



PROFESSIONAL OFFICE OWNER USER OPPORTUNITY
300 SILVER CEDAR CT | CHAPEL HILL, NC 27514

ÀCRE

PARTNERS
Marketing in Cooperation with

Just Be Home

Realty

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OFFERING SUMMARY

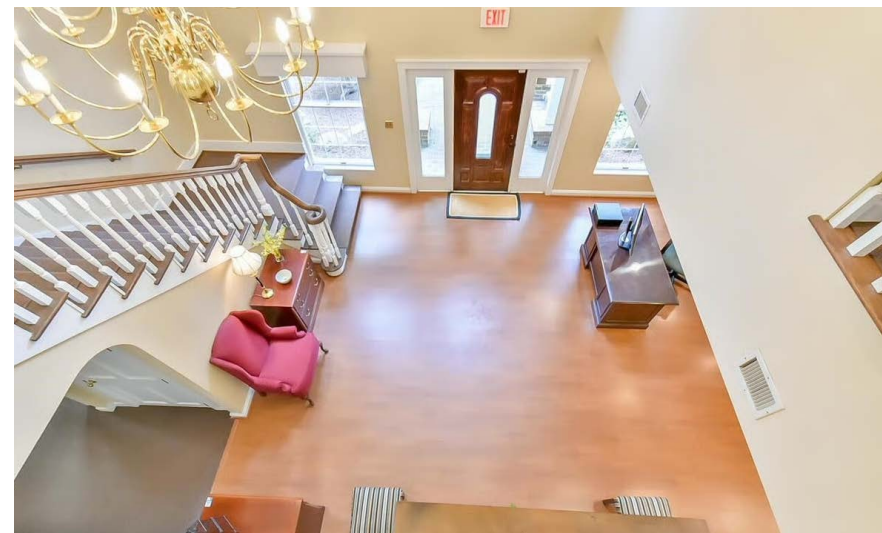
AiCRE Partners, marketed in cooperation with Just Be Home Realty, is pleased to present the opportunity to acquire a professional office building located at 300 Silver Cedar Court in Chapel Hill, North Carolina. Situated in the highly desirable Orange County submarket, this ±14,739 square foot, two-story Class B office asset offers flexible configuration options and strong fundamentals for both owner-users and value-add investors.

The property features a well-appointed main lobby, numerous private offices, multiple large meeting and training rooms, and functional workspace layouts suitable for a variety of professional uses. Dock-high loading provides additional operational flexibility rarely found in traditional office product, supporting users with light distribution, equipment delivery, or specialized operational needs. The existing floor plan allows for multi-tenant demising or single-tenant occupancy, creating adaptability for a wide range of business models.

Currently 100% vacant, the building presents a compelling opportunity for an owner-user to establish a presence in one of the Triangle's most sought-after markets, or for an investor to execute a lease-up strategy in a supply-constrained submarket. The vacancy allows immediate occupancy and full control over buildout and branding, eliminating rollover risk and providing a blank canvas for customization.

Strategically positioned with convenient access to I-40 via NC-86, the property offers excellent regional connectivity throughout the Research Triangle, including Durham, Raleigh, and RTP. Raleigh-Durham International Airport is approximately 30 minutes away, enhancing accessibility for corporate users and traveling professionals. The surrounding area is supported by strong demographics, including an average household income exceeding \$105,000 within a one-mile radius, reflecting the area's affluent and highly educated population base.

Chapel Hill's proximity to the University of North Carolina, major healthcare institutions, and the broader Research Triangle Park employment corridor continues to drive long-term economic stability and demand for professional services. 300 Silver Cedar Court represents a rare opportunity to acquire a well-located, functional office asset with immediate availability in one of North Carolina's most dynamic and resilient markets.



PROPERTY HIGHLIGHTS



LIST PRICE
\$2,900,000



PRICE PER SF
\$196.76



ADDRESS
300 SILVER CEDAR CT
CHAPEL HILL, NC 27514



CONSTRUCTION TYPE
MASONRY W/ BRICK



YEAR BUILT
2000



BUILDING AREA
14,739 SF



LOT AREA
1.18 AC



TENANT
MEDICAL OFFICE USERS



EXISTING ZONING
O1-2/R-1

INVESTMENT HIGHLIGHTS

Versatile Multi-Use Building - Flexible floor plan accommodates education, training, medical, or call center operations with dock-high loading and ample private offices.

Excellent Owner-User Opportunity - 14,739 SF building on 1.18 AC provides significant space and land for expansion with elegant lobby, multiple conference rooms, elevator access, and professional Class B finishes at a competitive basis of \$196.76/SF.

Prime Chapel Hill Location - Direct I-40 access, 30 minutes to RDU Airport, surrounded by affluent demographics (\$105K+ median household income), and excellent parking ratio of 3.5 spaces per 1,000 SF.

Value-Add / Lease-Up Opportunity - Currently 100% vacant, the property offers investors the ability to implement a strategic lease-up plan and capture upside through new tenancy at market rental rates.

Functional Two-Story Layout with Elevator Access - The building's efficient two-story configuration, served by elevator access, supports single-tenant occupancy or potential multi-tenant demising. Clearly defined office suites, large meeting areas, and collaborative spaces allow for adaptable layouts that reduce future reconfiguration costs and downtime.

Strong Research Triangle Positioning - Located within the greater Research Triangle region, the property benefits from proximity to major employment drivers including UNC-Chapel Hill, healthcare institutions, and Research Triangle Park. The area's stable economic base, anchored by education, healthcare, and technology sectors, supports long-term office demand fundamentals.

Limited Comparable Owner-User Inventory - Chapel Hill remains a highly desirable yet supply-constrained office market, particularly for buildings of this size with dedicated parking and land area.







East Chapel Hill High School

HOLMAN Family Dental Care | Harris Teeter Neighborhood Food & Pharmacy

ups | OPTICAL reflections | Great Clips

Jensen Mix & Grill | Home Appliance | EXON

Public Storage

CHASE

Starbucks | Wendy's

Weaver Dairy Rd

FAMILY FARE. In Your Neighborhood

Chapel Hill | PIG

Walmart | Burlington | Michaels

five BELOW | DICK'S Sporting Goods | OLD NAVY

DOLLAR TREE | UPS | BEST BUY | BARNES & NOBLE

Chipotle | FIVE GUYS | Freddy's

DukeHealth | Panera Bread

15,000 VPD

300 Silver Cedar Ct

goodwill | FOOD LION | O'Reilly

THEATER | Orangetheory FITNESS | Children's Art Classes

MAGONE | Town & Country HARDWARE

LOWE'S

Onlife FITNESS | Davita Kidney Care

McDonald's | Sheraton | Residence Inn Marriott

Wegmans

THE HOME DEPOT | KOHL'S | BOOT BARN

SHERWIN WILLIAMS | DSW | Total Wine & More

CVS | FOOD LION | PIZZA HUT

TRADER JOE'S

Planet Fitness | Planet Fitness

Harris Teeter | SILVERSPOT CINEMA

CHASE | Starbucks | Bath & Body Works



AREA OVERVIEW

CHAPEL HILL, NORTH CAROLINA

Chapel Hill serves as one of the primary economic and cultural anchors of Orange County and is a core component of North Carolina's Research Triangle region, which encompasses Raleigh, Durham, and Chapel Hill and supports a combined population exceeding two million residents. The town is internationally recognized as the home of the University of North Carolina at Chapel Hill (UNC), one of the nation's premier public research universities, enrolling more than 30,000 students and employing thousands of faculty and staff. UNC and its affiliated UNC Health system act as foundational economic drivers, generating stable employment, research funding, and sustained demand for professional services, medical space, and administrative offices throughout the market. Chapel Hill's vibrant downtown corridor along Franklin Street blends institutional presence, boutique retail, dining, and cultural venues, contributing to steady foot traffic and long-term community vitality.

Direct access to I-40 and NC-86 provides efficient travel to Durham, Raleigh, and RTP, while Raleigh-Durham International Airport (RDU) is approximately 25-30 minutes away, offering national and international connectivity. The broader Research Triangle economy is anchored by education, healthcare, biotechnology, pharmaceuticals, and technology, with major employers including UNC Health, Duke Health, IBM, Cisco, and numerous life sciences firms operating within RTP.

In addition to its institutional strength, Chapel Hill maintains a high quality of life that continues to attract residents and businesses alike. Strong public schools, cultural amenities, healthcare access, and recreational assets reinforce housing stability and long-term population retention. As part of one of the fastest-growing metropolitan regions in the Southeast, Chapel Hill offers a compelling blend of academic prestige, economic durability, and demographic strength.



623K

TRADE AREA POP.

4.0%

UNEMPLOYMENT RATE

\$85,825

MEDIAN HOUSEHOLD INCOME

109,003

5-MILE POP.



DEMOGRAPHICS



109,003
5-MILE POPULATION



\$145,199
5-MILE AVG. HH INCOME



±15,000 VPD
Weaver Dairy Rd



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,554	40,618	109,003
Households	2,863	17,522	44,348
Average Household Size	2.24	2.28	2.23
Median Age	43.1	36.2	31.7
Median Household Income	\$134,042	\$106,106	\$90,064
Average Household Income	\$184,448	\$163,889	\$145,199

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,543	44,132	113,577
Households	1,910	19,483	47,170
Average Household Size	2.20	2.23	2.19
Median Age	44.2	37.0	32.9
Median Household Income	\$154,075	\$122,155	\$104,875
Average Household Income	\$184,448	\$178,895	\$160,548

TRAFFIC COUNTS	
Weaver Dairy Rd	±15,000 VPD

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