

## Office building for lease or sale

517 S Greensboro Street  
Carrboro, NC 27510



## Entire office building for lease or sale in Carrboro, NC

### Offering Summary

Sale Price:	\$7,000,000
Lease Rate:	\$25.00 SF/yr (net utilities and janitorial)
Building Size:	27,900 SF
Available SF:	13,950 - 27,900 SF
Lot Size:	1.613 Acres
Year Built:	2002
Zoning:	M1/R75

- Broker incentive of \$1.00 per square foot (up to \$10,000) paid at lease signing for five years or more
- Free rent available for any leases with initial term of five years or longer

### Get more information

#### **Bill Aucoin**

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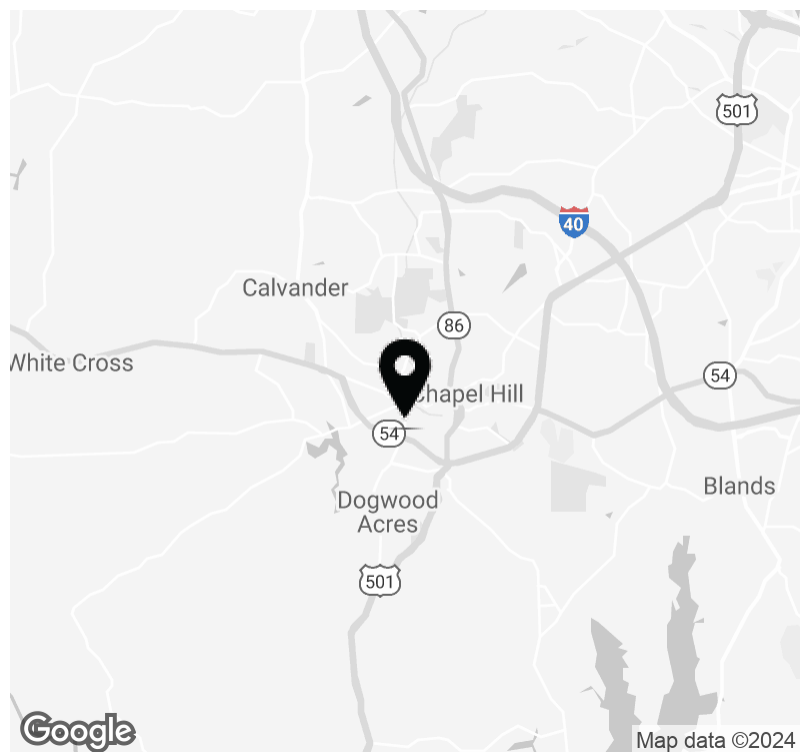
#### **Gary Lyons, CCIM SIOR**

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**Property Highlights**

- Prime location with easy access on South Greensboro Street just off NC Highway 54 in Carrboro
- Building is in excellent condition with elevator access on each floor
- Ample parking with 88 surface spaces (3.6/1,000 sf)
- Convenient to restaurants and shopping nearby
- Located five minutes from UNC Chapel Hill campus



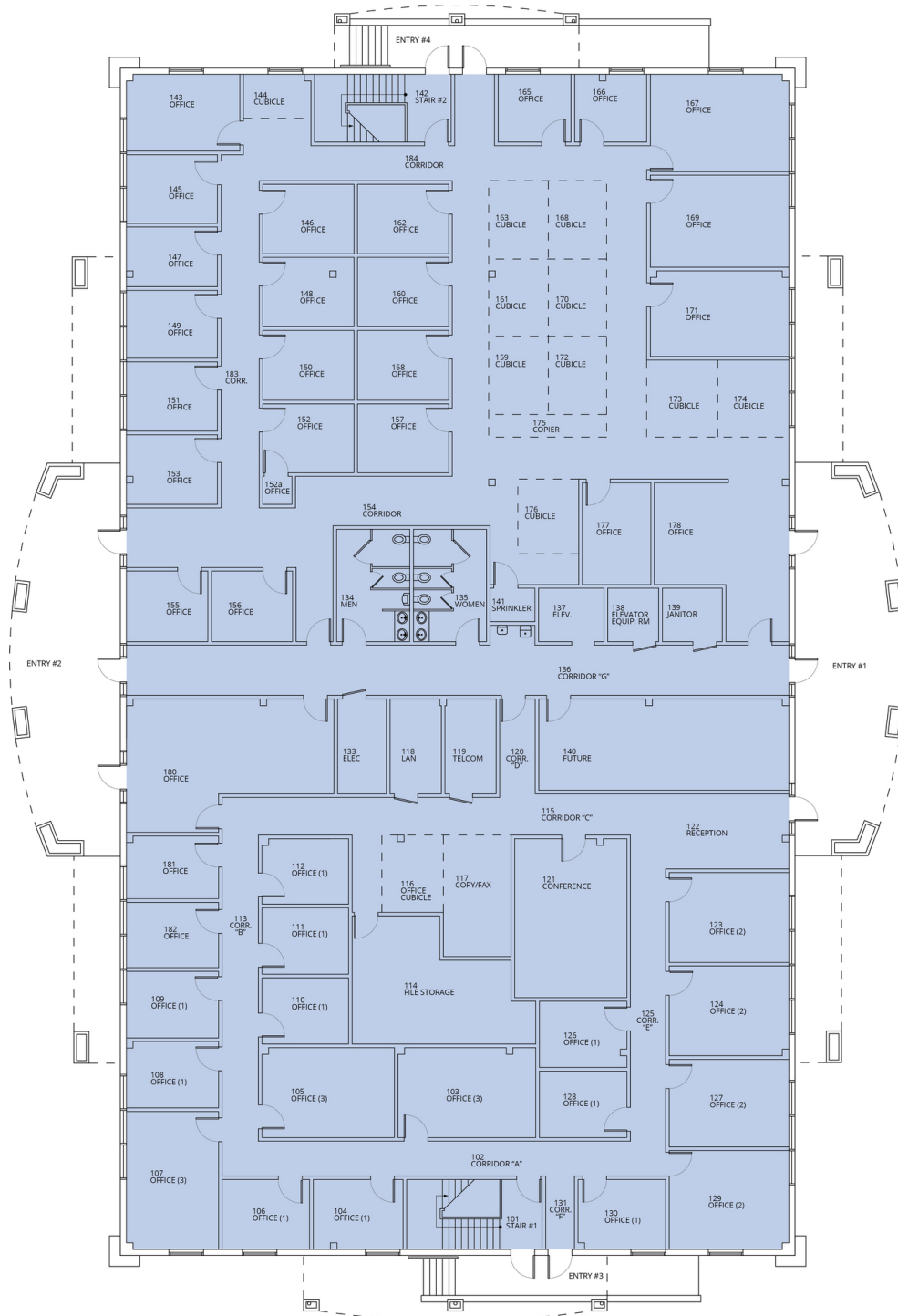
Spaces	Lease Rate	Space Size
First Floor	\$25.00 SF/yr	13,950 - 27,900 SF
Second Floor	\$25.00 SF/yr	13,950 - 27,900 SF

Traffic Counts 2022	Vehicles per day
S Greensboro Street	12,604
Merritt Mill Road	11,974



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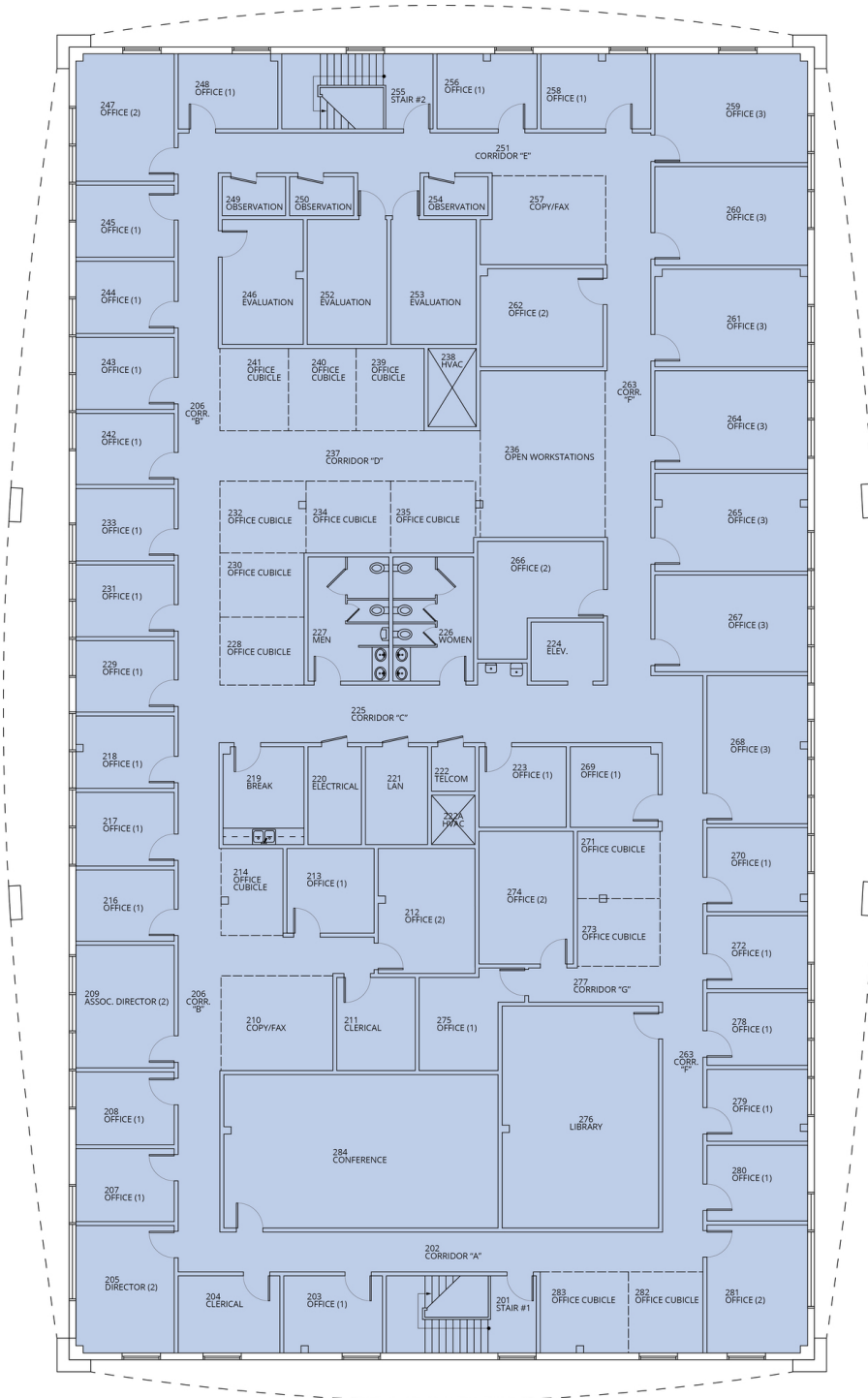


First floor plan - 13,950 SF



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Second floor plan - 13,950 SF

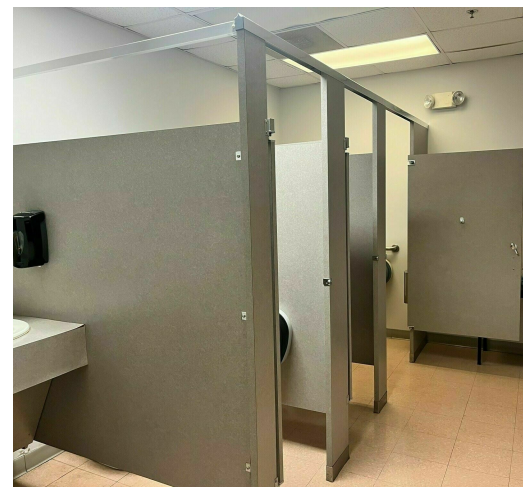
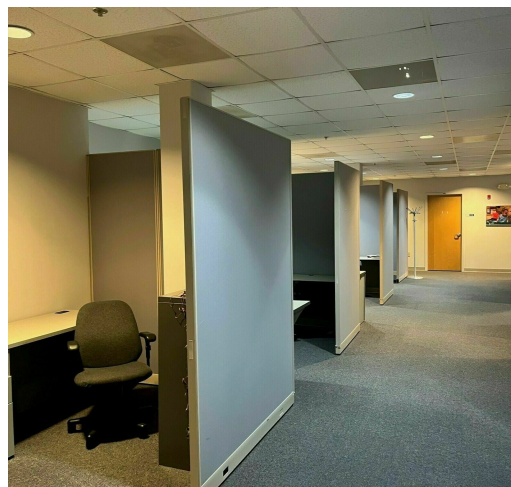
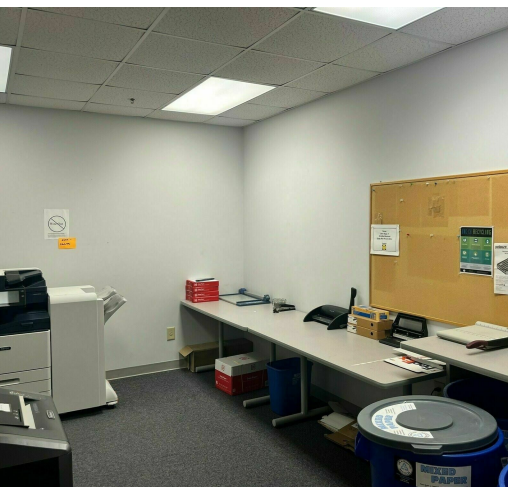
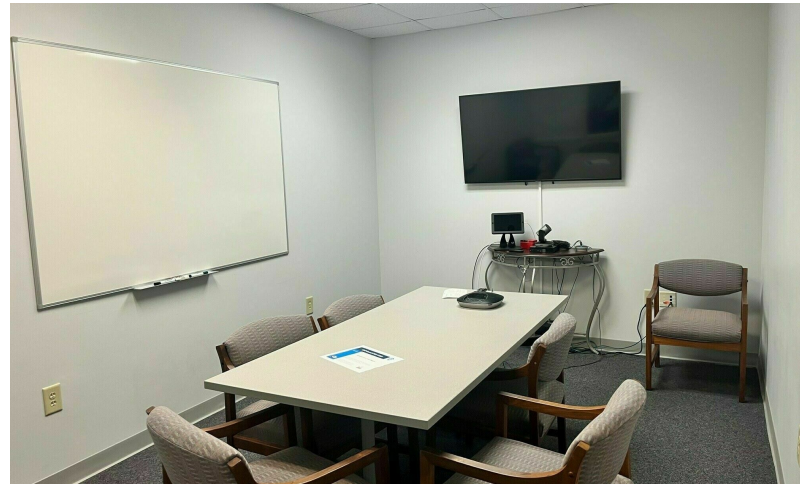


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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	14,775	56,145	99,194
Average Age	28.3	31.0	36.3
Average Age (Male)	27.8	31.1	34.7
Average Age (Female)	28.3	30.6	36.9
<b>Households &amp; Income</b>			
Total Households	6,318	20,876	39,570
# of Persons per HH	2.3	2.7	2.5
Average HH Income	\$67,139	\$95,005	\$111,443
Average House Value	\$265,818	\$351,172	\$376,653

2020 American Community Survey (ACS)



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