



POLKS VILLAGE BUILDING 6R

111 KNOX WAY • CHAPEL HILL, NC

Marcus & Millichap
AM GROUP

MARKETING FLYER

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2025 Marcus & Millichap. All rights reserved.
MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES OF NORTH CAROLINA, INC.
BROKER OF RECORD: CHARLES GALLAGHER
201 S. TRYON ST., STE. 1220
CHARLOTTE, NC 28202
NC: 351471, P: (804) 802-6881



\$3,075,000

LIST PRICE



6.50%

CAP RATE (YR 1)



8,928

TOTAL GLA (SF)



2014

YEAR BUILT



0.32

LOT SIZE (AC)



100%

OCCUPANCY



5.9 YRS

WEIGHTED AVG. LEASE
TERM REMAINING (WALT)



43+

PARKING SPACES

INVESTMENT HIGHLIGHTS



Multi Tenant Retail & Medical Building
8,928 Sq Ft | 2014 Construction



Adjacent to UNC Health Care and
Chatham Ridge Assisted Living



100-Percent Occupied | 5-Local Tenants
Avg Suite Size: 1,785 Sq Ft



Nearby Major Retailers: Harris Teeter,
Lowe's Food, CVS, Walmart, Town & Country



Carolina Physical Therapy, Szechuan
Village, Nail Salon, Salon Breeze, Massage



Easy Access to US Highway 15-501
Major Thoroughfare | 20,500+ VPD



Triple-Net (NNN) Leases | Modest Rents
WALT: 5.9 Years Remaining



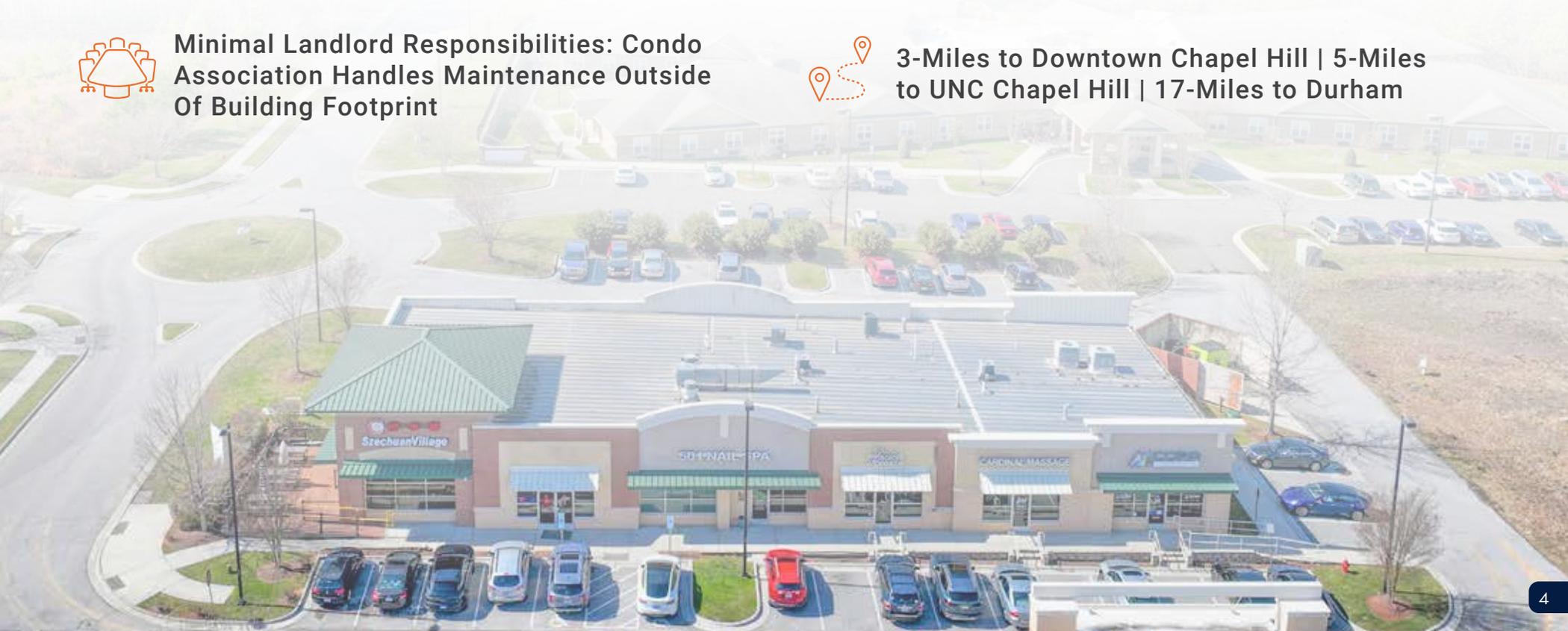
Town of Chapel Hill, NC | Chatham County, NC
Raleigh-Durham-Chapel Hill Metro



Minimal Landlord Responsibilities: Condo
Association Handles Maintenance Outside
Of Building Footprint



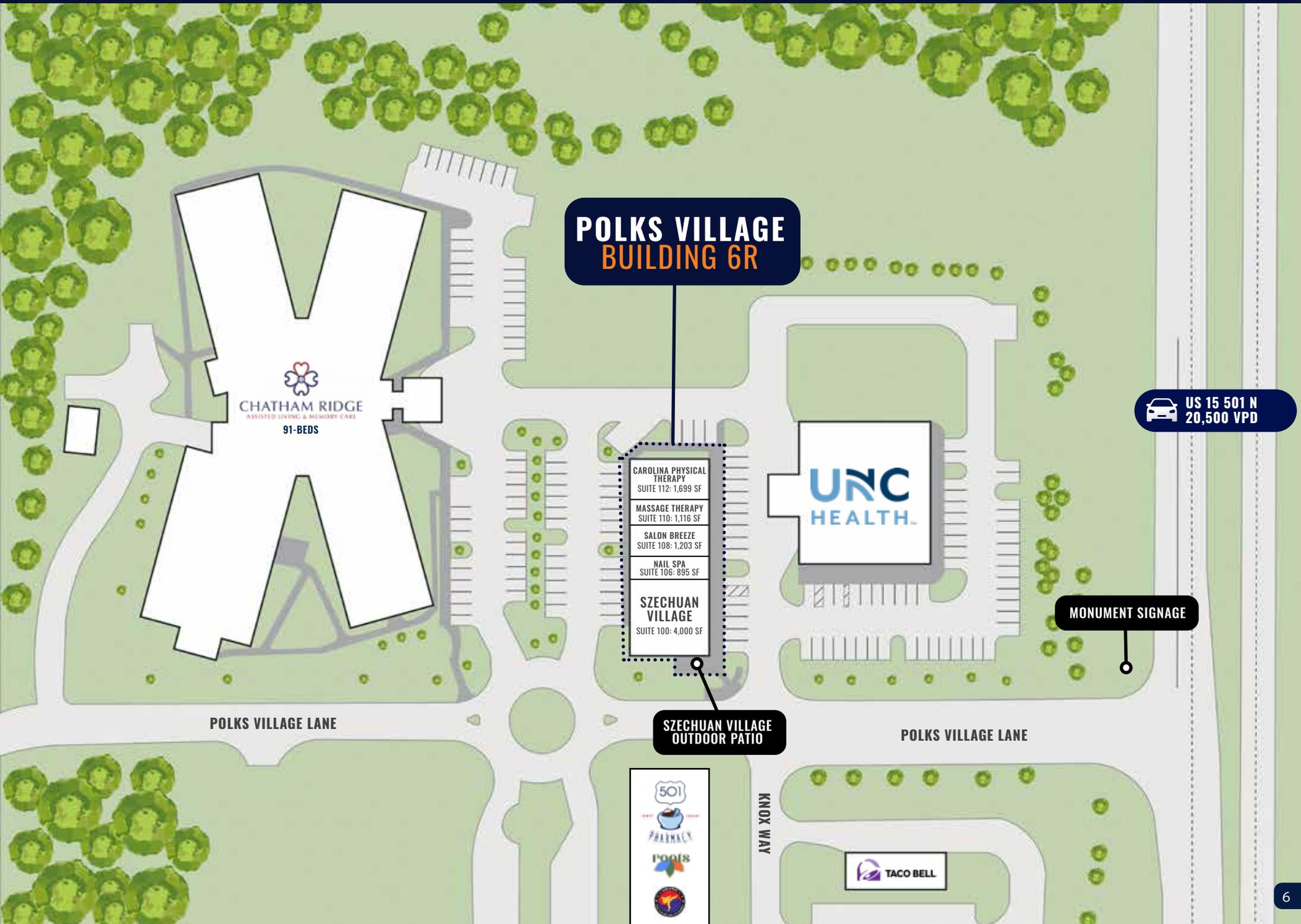
3-Miles to Downtown Chapel Hill | 5-Miles
to UNC Chapel Hill | 17-Miles to Durham



**FOR FULL OFFERING MEMORANDUM,
PLEASE VISIT OUR CONFIDENTIAL DEAL ROOM**

[CLICK HERE TO ACCESS DEAL ROOM](#)

SITE PLAN



Harris Teeter
YOUR NEIGHBORHOOD MARKET
#21/42 HARRIS TEETER
IN 30-MILE RADIUS

ACE Hardware

Great Clips

marco's Pizza

CLUB PILATES

First Citizens Bank

A Cleaner World

FOOD LION

CENTRAL CAROLINA COMMUNITY COLLEGE

STRETCH LAB

SHRED NATIONS
SHRED SMARTER

ALPINE FAMILY DENTAL

dermatology & laser center of crouse hill

MONUMENT SIGNAGE

The Kid's Gym

EVERBRIGHT DENTAL
FAMILY • COSMETIC • IMPLANTS

KinderCare

TACO BELL

501 PHARMACY

UNITED

ROOTS

CHATHAM RIDGE
ASSISTED LIVING & MEMORY CARE

MONUMENT SIGNAGE

UNC HEALTH

US 15 501 N
20,500 VPD

POLKS VILLAGE BLDG 6R





The University of North Carolina at Chapel Hill

34,000+ STUDENTS
<6-MILES • 10-MIN DRIVE

POLKS VILLAGE BLDG 6R



Walmart

#3/6 TOWN & COUNTRY HARDWARE IN 30-MILE RADIUS

CHATHAM RIDGE
ASSISTED LIVING & MEMORY CARE

UNC HEALTH

TACO BELL

MONUMENT SIGNAGE

The Kids Gym
EVERBRIGHT DENTAL
FAMILY • COSMETIC • IMPLANTS

KinderCare

POLKS LANDING ROAD

MONUMENT SIGNAGE

US 15 501 N
20,500 VPD



The University of North Carolina at Chapel Hill

34,000+ STUDENTS
<6-MILES • 10-MIN DRIVE



17-MILES TO DOWNTOWN DURHAM

POLKS VILLAGE BLDG 6R



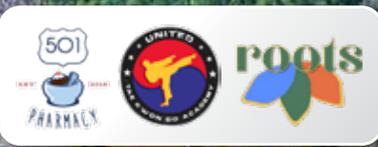
US 15 501 N
20,500 VPD



BRIAR CHAPEL
BY
NEWLAND

MASTER PLANNED COMMUNITY
1,600 ACRES, 1,650+ RESIDENTS
1ST GREEN COMMUNITY IN TRIANGLE

POLKS VILLAGE BLDG 6R



 **US 15 501 N**
20,500 VPD



MARKET OVERVIEW

CHATHAM COUNTY Located in the center of North Carolina, Chatham County is situated between two of the state's three largest centers of population and commerce – the Research Triangle and the Piedmont Triad. Chatham County is an attractive place to live and do business, best known for its low cost of living, abundant recreation opportunities, and energetic historic main streets.

Chatham County is one of the fastest growing counties in North Carolina. The region and the state are frequently ranked as best places for business in the United States.

A strong quality of life attracts a diverse resident workforce and innovative companies that value strong education, recreation opportunities and vibrant communities. A strategic location provides an avenue to the urban amenities found in nearby Chapel Hill, Durham, Raleigh, Greensboro and other great cities.



TOWN OF CHAPEL HILL Chapel Hill is a place known for education, but it is also a great community to do business in. Known for a vibrant Downtown, an active business ecosystem, and an inclusive community, everyone is welcome here. Chapel Hill is known as a place to learn and education will continue to be one of our strengths for years to come! 74% of our residents hold a bachelor's degree or higher.



UNC-CHAPEL HILL UNC-Chapel Hill ranks among the world's leading research universities. A member of the prestigious Association of American Universities, Carolina regularly ranks as the best value for academic quality in U.S. public higher education.

Carolina's vibrant people and programs attest to the University's long-standing place among leaders in higher education since it was chartered in 1789 and opened its doors for students in 1795 as the nation's first public university. UNC has earned a reputation as one of the best universities in the world. Carolina prides itself on a strong, diverse student body, academic opportunities not found anywhere else, and a value unmatched by any public university in the nation.



UNC HEALTH The UNC Health Care System is a statewide not-for-profit integrated health care system of eight hospitals and numerous physician practices, owned by the State of North Carolina and based in Chapel Hill. It exists to further the teaching mission of the University of North Carolina and to provide state-of-the-art patient care. A distinguishing characteristic of UNC Health Care is its association with the UNC-Chapel Hill School of Medicine, a nationally eminent research institution. This relationship gives UNC Health Care a powerful pathway for moving the results of biomedical research from medical school laboratories to patient care settings. UNC Health Care has been granted broad powers by the North Carolina General Assembly to assure its management flexibility and competitiveness in a rapidly changing health care business environment. The enterprise is governed by a board of directors appointed by the University of North Carolina

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECTION	1,631	18,641	48,975
2025 ESTIMATE	1,482	17,356	46,774

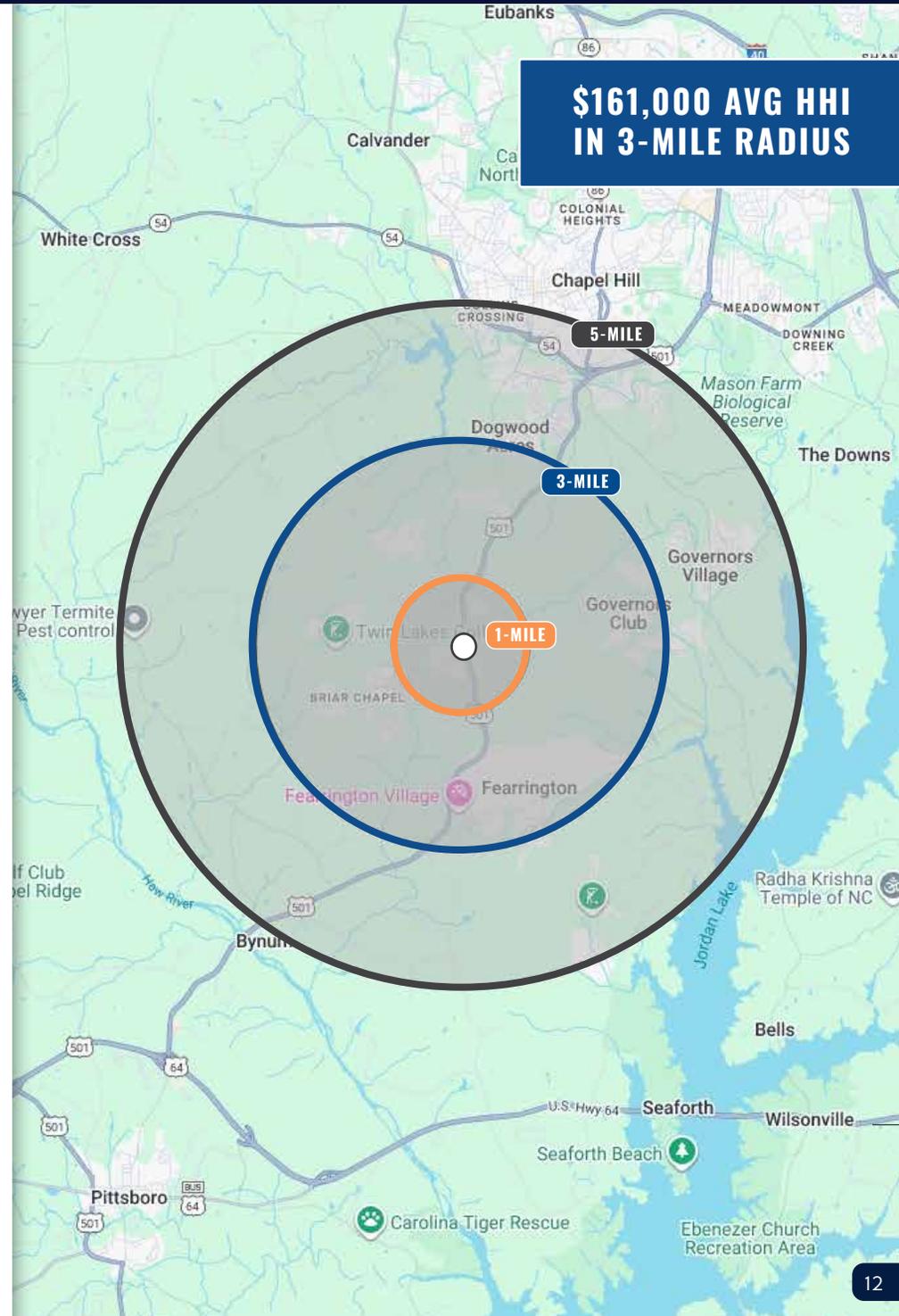
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2025 ESTIMATE	1,086	13,087	40,599

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2030 PROJECTIONS	698	8,301	21,751
2025 ESTIMATE	635	7,790	20,800

OWNER OCCUPIED HOUSING	1 MILE	3 MILE	5 MILE
2030 OWNER OCCUPIED HOUSING UNITS	70.57%	78.31%	60.81%
2030 RENTER OCCUPIED HOUSING UNITS	17.91%	15.40%	33.14%
2025 OWNER OCCUPIED HOUSING UNITS	70.71%	78.25%	60.32%
2025 RENTER OCCUPIED HOUSING UNITS	17.92%	15.45%	33.62%

2025 EST. HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$200,000 or More	19.85%	27.18%	24.68%
\$150,000 - \$199,999	13.36%	14.89%	11.12%
\$100,000 - \$149,999	16.96%	18.74%	17.04%
\$75,000 - \$99,999	10.98%	8.69%	9.49%
\$50,000 - \$74,999	10.58%	12.84%	13.33%
\$35,000 - \$49,999	8.90%	6.53%	7.56%
\$25,000 - \$34,999	10.11%	4.61%	6.52%
\$15,000 - \$24,999	5.66%	2.76%	4.74%
\$10,000 - \$14,999	2.33%	1.65%	2.13%
UNDER \$9,999	1.26%	2.10%	3.38%
EST. AVERAGE HOUSEHOLD INCOME	\$139,010	\$161,235	\$148,462
EST. MEDIAN HOUSEHOLD INCOME	\$107,629	\$133,183	\$120,167
EST. MEDIAN HOUSEHOLD INCOME	\$60,789	\$70,666	\$64,605

[CLICK HERE FOR COMPLETE DEMOGRAPHIC REPORT](#)





ANDREW MARGULIES (LEAD)
SENIOR MANAGING DIRECTOR • INVESTMENTS
(312) 543-0090
Andrew.Margulies@marcusmillichap.com
NC: 264059 • IL: 475147606

HARRISON CREASON
SENIOR DIRECTOR • INVESTMENTS
(803) 556-6446
Harrison.Creason@marcusmillichap.com
SC: 91161

PATRICK BARRATT
ASSOCIATE • INVESTMENTS
(984) 356-1285
Patrick.Barratt@marcusmillichap.com
NC: 351056

Marcus & Millichap
AM GROUP