

PRIME RETAIL OPPORTUNITY IN PITTSBORO'S GROWTH CORRIDOR

ROCK CREEK SPRINGS CEMETARY ROAD

NEAR CHATHAM PARK

NORTH PITTSBORO



FOR MORE INFORMATION CONTACT:

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THE LEGION COMPANY WWW.LEGIONNC.NET

SERVING THE TRIANGLE AND SURROUNDING AREAS

MONTGOMERY CAROLINA LLC

NATIONAL DEVELOPERS



A PRIME OPPORTUNITY

Set in the heart of Pittsboro's dynamic growth corridor, this **8,400 square foot retail site** offers exceptional potential for tenants seeking visibility, access, and proximity to a fast-growing customer base. Located adjacent to a new daycare center and near thriving residential communities like **Chatham Park and Powell Place**, the site is ideally positioned to capture daily traffic and support a variety of retail uses.

More than just square footage, this site presents a chance to become part of the **everyday rhythm of a growing town**—serving the needs of families, professionals, and visitors alike. With flexible space and strong demographics, it's a compelling opportunity for both local businesses and regional brands.

Why This Location Stands Out

Expanding Market Demand

Pittsboro is one of North Carolina's fastest-growing towns, fueled by major developments like Chatham Park and new residential expansion.

Right-Sized for Retail Success

8,400 SF of flexible retail space suited for neighborhood shops, food & beverage, services, and specialty retail.

Visibility & Access

Easily accessible from **15-501 and Hillsboro Street**, with proximity to US 64 and surrounding high-traffic routes.

Surrounded by Strong Anchors

Adjacent to a daycare center and near **Mosaic, Powell Place, Lowes Foods, Medley at Northwood Landing**, and multiple established and planned communities.

Ready to Meet the Market

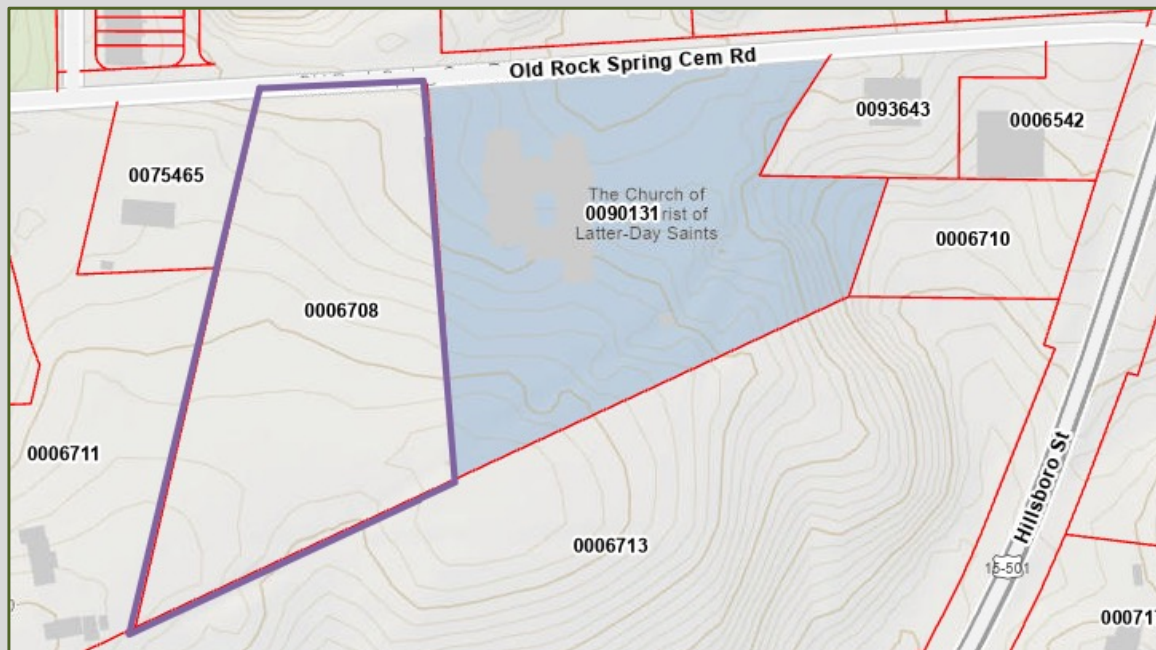
Offers a strategic opportunity to meet unmet demand for quality retail close to home—and to grow with one of the Triangle's most promising submarkets.



HIGHLIGHTS

8400 SF Retail Space on 2.25 acres

Aerial View



SOURCE: CHATHAM COUNTY GIS

- **Padded lot**
- **Utilities County Water and Sewer**
- **57 Parking Spaces**
- **Inside Pittsboro City Limits**



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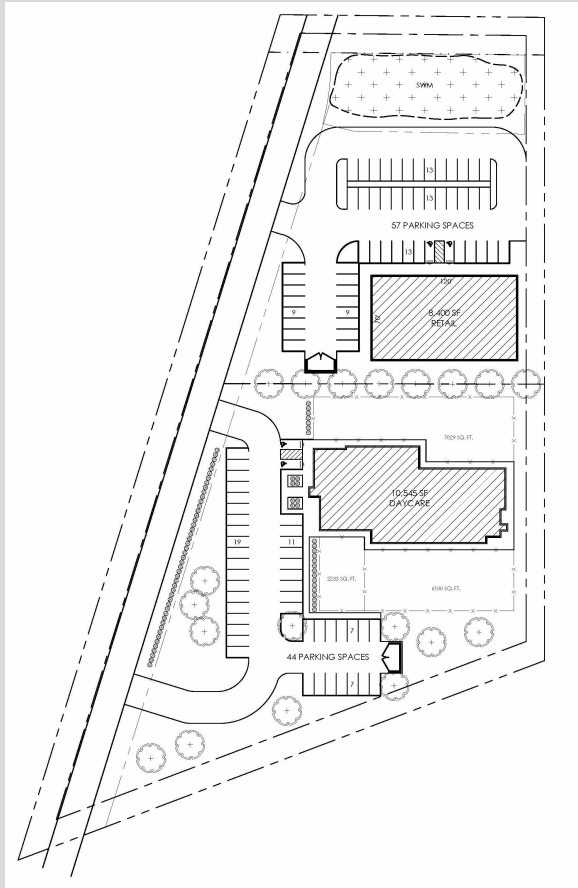
SITE OVERVIEW



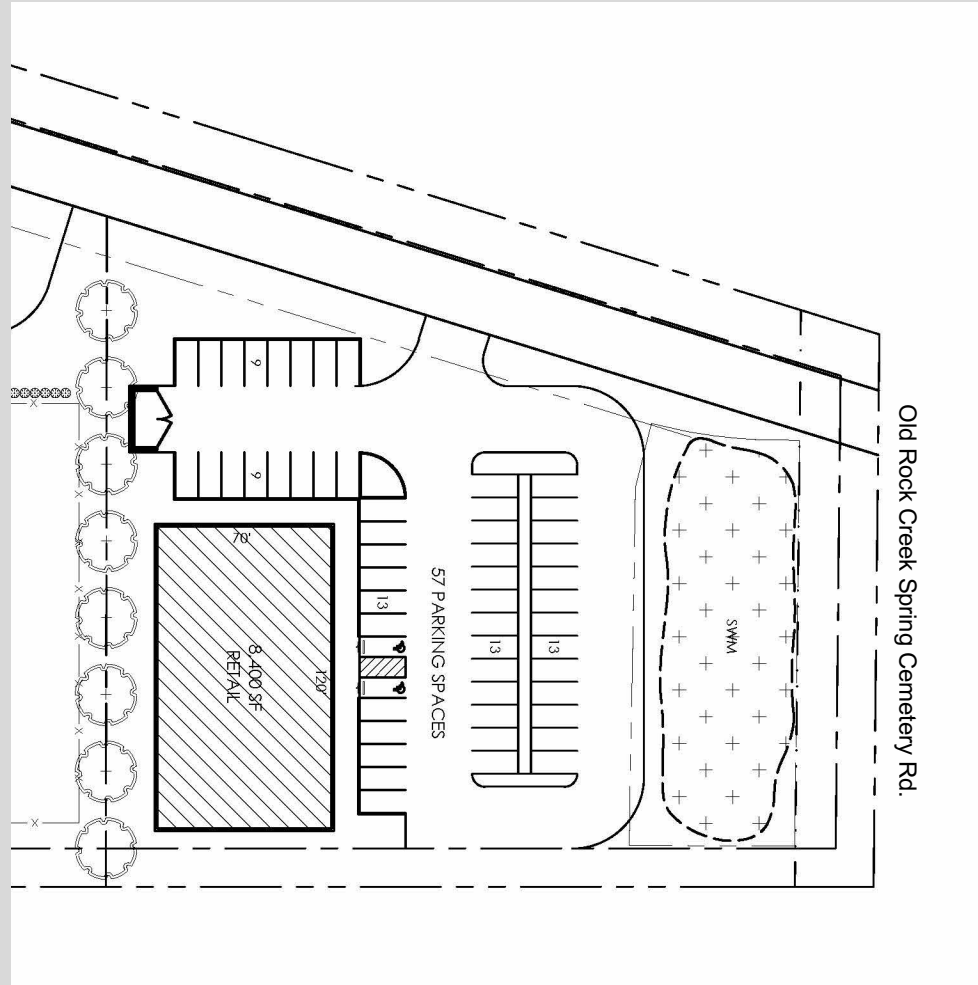
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SITE CONCEPT



Full Site Plan



8400 SF Retail Space



SITE IMAGE



SITE

APARTMENT
AND HOTEL
SITE



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CONCEPTUAL VIEWS



Building Option #1 with
parking underneath



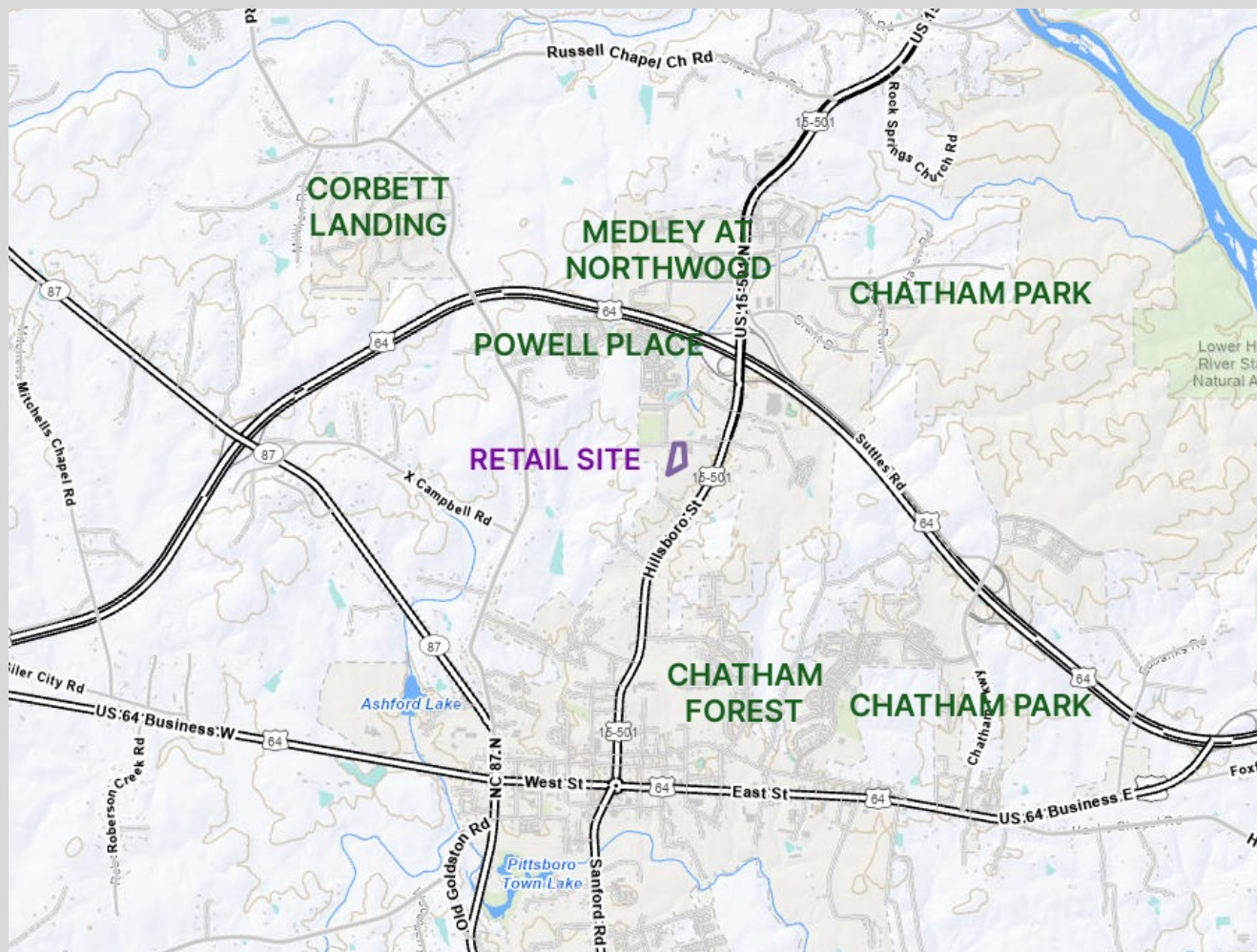
Building Option #2



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AREA OVERVIEW



Location	Drive Time
Chapel Hill	18 min.
Pittsboro	5 min.
UNC	21 min.
Apex	27 min.
RTP	34 min.
Siler City	21 min.
Fearrington Village	12 min.
Bynum	6 min
Triangle Innovation Point	20 min.
Briar Chapel	13 min.

SOURCE: GOOGLE MAPS

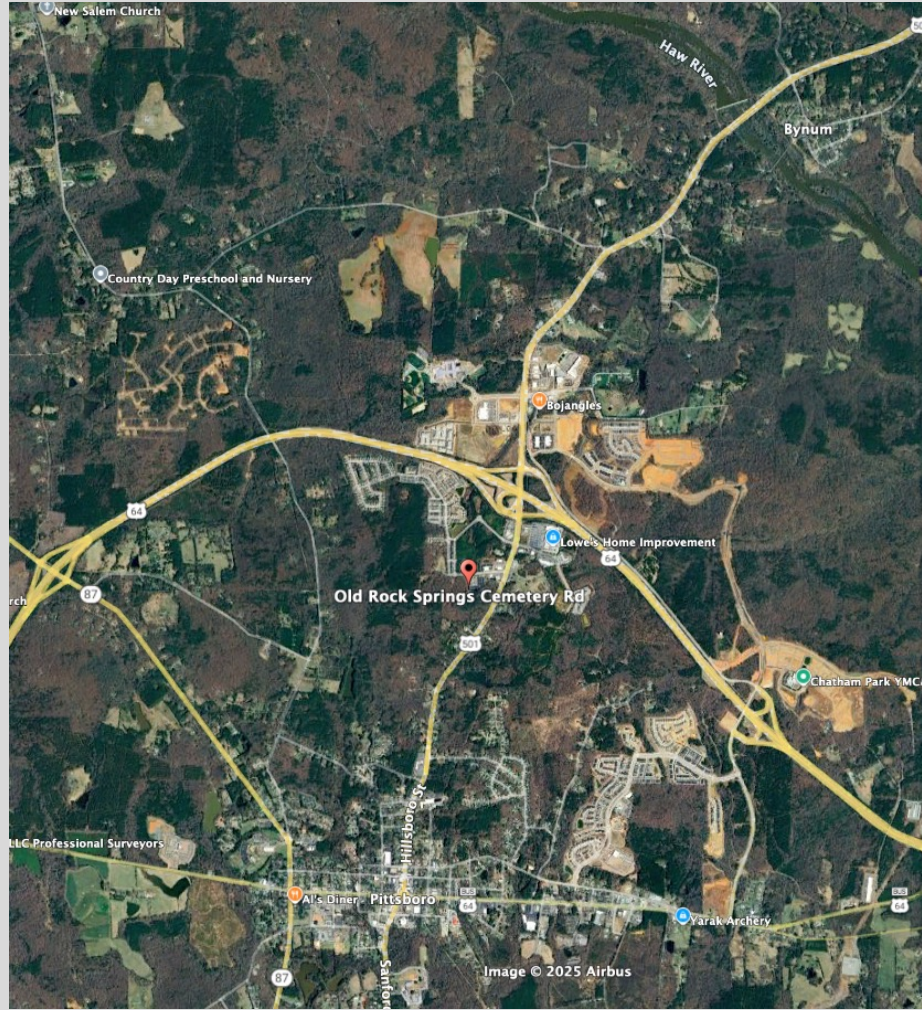


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CHATHAM COUNTY

Pittsboro Communities:

The area surrounding the Rock Creek Springs Cemetery Road site is one of the fastest growing in Chatham County.



- US 15-501 and Rock Spring Cemetery Rd 13,031 AADT (2025)
 - 14,799 people live within 5-mile radius (2024)
 - 6,112 HH within 5-mile radius (2024)
 - 14.9% HH growth expected by 2029
 - Average HH income of \$100,646 within 5-mile radius (2024)
- Existing developments adjacent or nearby: Powell Place, Bellemont Place, Medley at Northwood Landing, Chatham Forest, Potterstone.
- Developments in process within 2-mile radius: Cooper's Ridge, Bellemont Place, Womble Tract, Bland Tract, Robeson's Walk, Asteria Phase 1, Madison Ridge, Chatham Park Phase 7.1, 6.2, 5.1 Firetower Rd, Comet Pittsboro Apartments, Del Webb at Chatham Park, Corbett Landing, Roberts Run and Asteria – Storyliving by Disney in Chatham Park.

SOURCE: GIS, COSTAR, GOOGLE EARTH



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