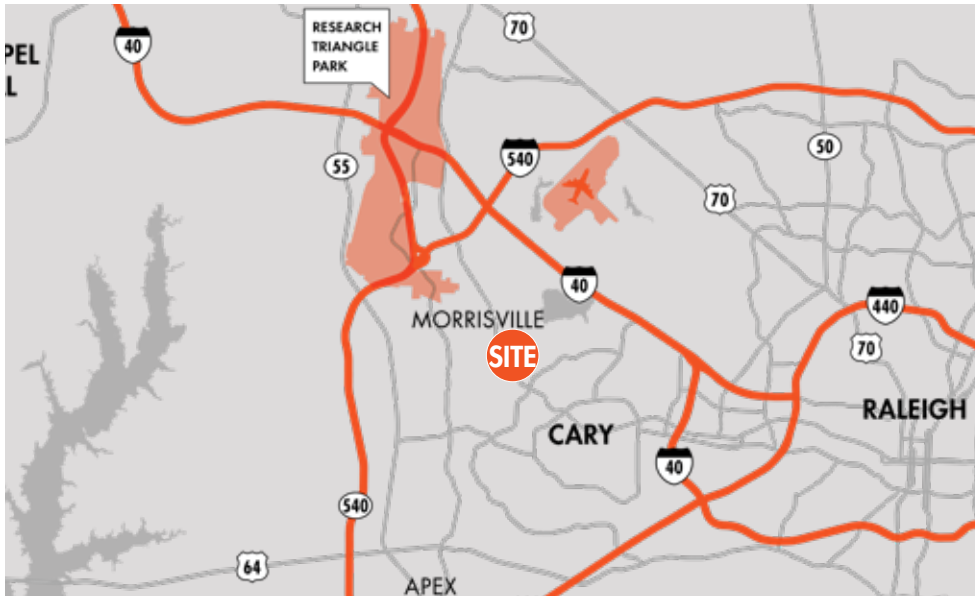


SHOPPES AT WESTON CORNERS

9906-9960 CHAPEL HILL ROAD
MORRISVILLE, NC 27560

FOR LEASE | 2ND GENERATION RESTAURANTS & SHOP SPACE



PROPERTY FEATURES

- 2nd generation restaurants and shop space available
- Excellent visibility and heavily traveled corridor with over 20,000 VPD
- High income area with affluent demographics
- Signalized intersection with multiple points of ingress/egress
- Surrounded by large residential communities including Weston Estates, Prestonwood Country Club, and abuts to the Manor at Weston consisting of over 330 residential units
- Less than 1 mile from Park West Village, consisting of over 625,000 SF of retail space and 500+ multifamily units

DEMOGRAPHICS

1 MILE RADIUS

	12,525 ESTIMATED POPULATION
	34.7 MEDIAN AGE
	\$137,773 MEDIAN HOUSEHOLD INCOME
	6,339 TOTAL EMPLOYEES
	\$725,216 MEDIAN HOME VALUE

3 MILE RADIUS

	80,799 ESTIMATED POPULATION
	37.4 MEDIAN AGE
	\$141,321 MEDIAN HOUSEHOLD INCOME
	41,787 TOTAL EMPLOYEES
	\$621,880 MEDIAN HOME VALUE

5 MILE RADIUS

	181,394 ESTIMATED POPULATION
	37.5 MEDIAN AGE
	\$140,166 MEDIAN HOUSEHOLD INCOME
	93,160 TOTAL EMPLOYEES
	\$605,723 MEDIAN HOME VALUE

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

ROSS DIACHENKO | **336.337.2683**

Ross.Diachenko@foundrycommercial.com

Licensed Real Estate Broker

NOLAN MILLS IV | **704.999.5745**

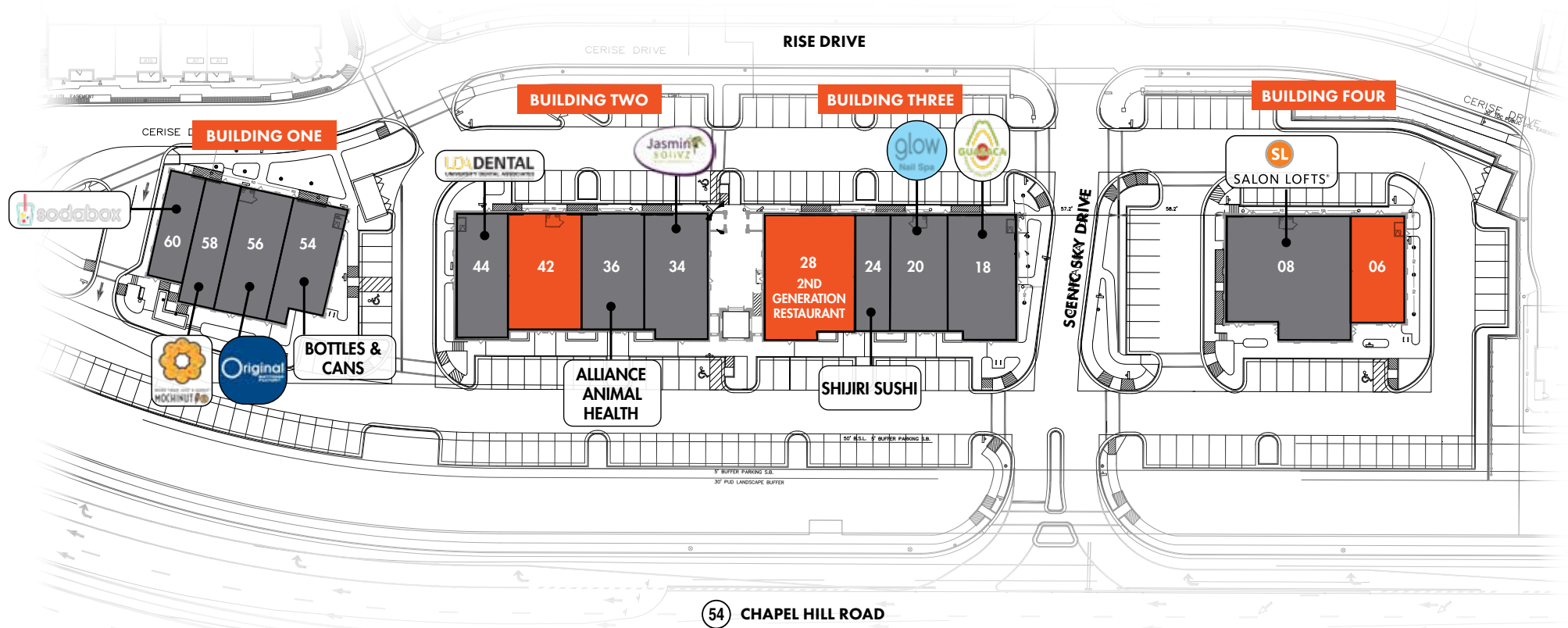
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**BUILDING ONE**

UNIT	TENANT	SIZE
60	Sodabox	±1,231 SF
58	Mochinut	±1,330 SF
56	Original Mattress Factory	±2,044 SF
54	Bottles & Cans	±2,025 SF

BUILDING TWO

UNIT	TENANT	SIZE
44	UDA Dental	±2,100 SF
42	AVAILABLE	±2,664 SF
36	Alliance Animal Health	±2,161 SF
34	Jasminz	±2,545 SF

BUILDING THREE

UNIT	TENANT	SIZE
28	AVAILABLE 2ND GEN REST.	±3,583 SF
24	Shijiri Sushi	±1,234 SF
20	Glow Nail Spa	±2,161 SF
18	Guasaca	±2,500 SF

BUILDING FOUR

UNIT	TENANT	SIZE
08	Salon Lofts	±4,654 SF
06	AVAILABLE 1/1/27	±1,780 SF

AVAILABLE **LEASED**

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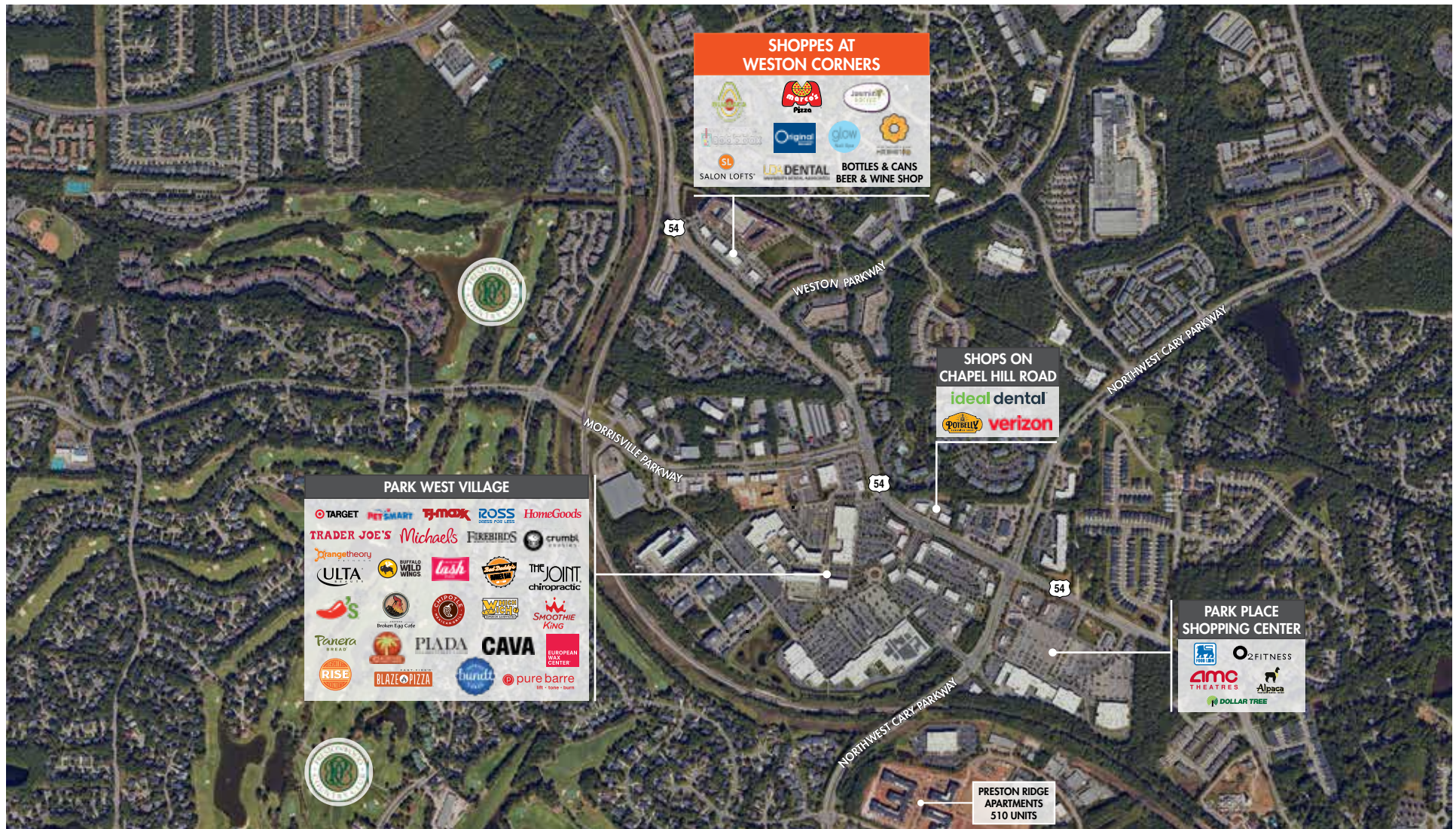
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