

Chapel Hill Restaurant Property For Sale or Lease



137 E Franklin St
Development

Memorial
Hall



UNC



THE CAROLINA INN



crumbl

CURRENT

He's Not Here
CHAPEL HILL, NC

SPICY 9



AC
HOTELS
MARRIOTT

W Rosemary St
7K Cars Per Day

SUBJECT

W Franklin Street
11K Cars Per Day

Property Overview

Rare opportunity to own or lease a 6,800 SF second-generation restaurant space beneath Chapel Hill's premier condos. Featuring expansive outdoor areas, a unique indoor-outdoor bar, and top-of-the-line equipment, this property offers unmatched versatility. Prime location on Franklin Street with proximity to hotels and over 1,000 multi-family units.

SQUARE FOOTAGE	6,808
COUNTY	Orange
PARKING	Street & Garage
ASKING PRICE	\$2,490,000
LEASE RATE	\$23.5/SF + TICAM
UNIT LOCATION	End
BEST USE	Restaurant Space
BEER DRAUGHT SYSTEM	40-Tap
WALK-IN	Two Coolers & Freezer
KITCHEN HOODS	16' & 8'





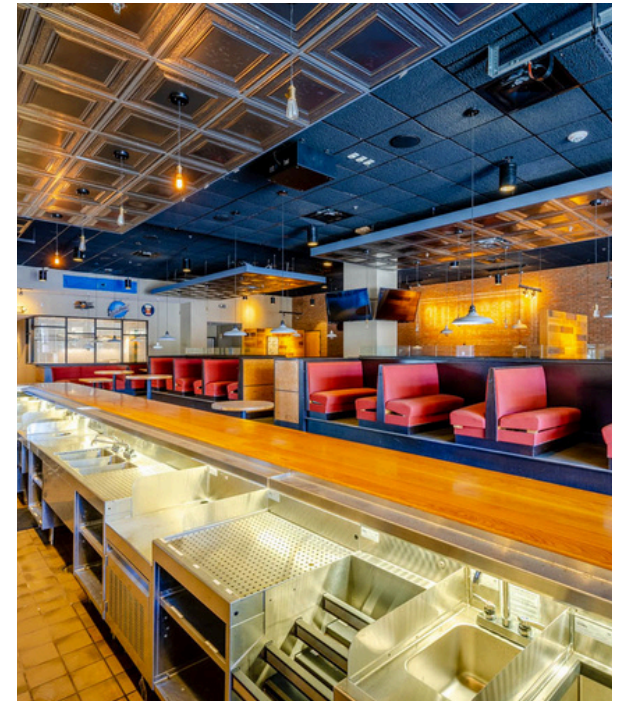
KITCHEN

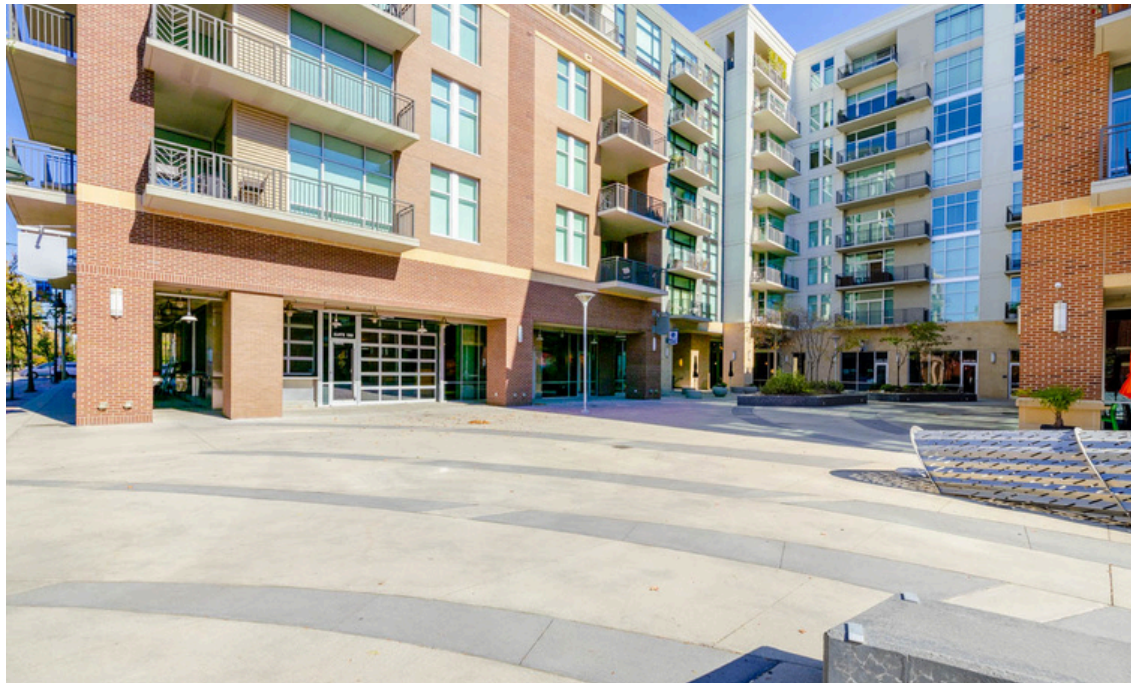
The kitchen is outfitted for efficiency, with a 16-foot hood alongside an extra 8-foot hood for ventilation. It includes a walk-in cooler, freezer, and ample refrigeration, shelving, and prep tables, ensuring seamless food preparation and storage for any culinary endeavor.



DINING

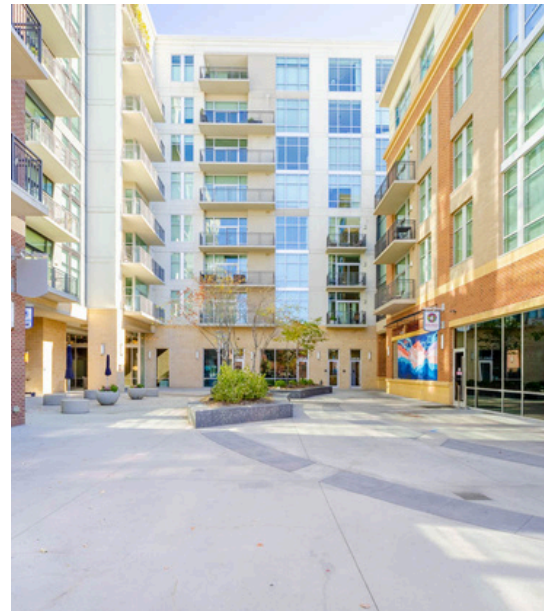
This clean, modern dining area has a large bar with top-of-the-line equipment in place including a 40-tap beer draught system. Ample table, booth, and bar seating combine to make the perfect space for many to gather and enjoy.





OUTDOOR SPACE

This end-unit suite has rear patio space and dual bar service, creating a charming indoor-outdoor atmosphere. Its adaptable infrastructure allows for diverse concepts, including traditional dining and event hosting, highlighted by its unique large garage door, distinguishing it as Chapel Hill's only indoor-outdoor bar.

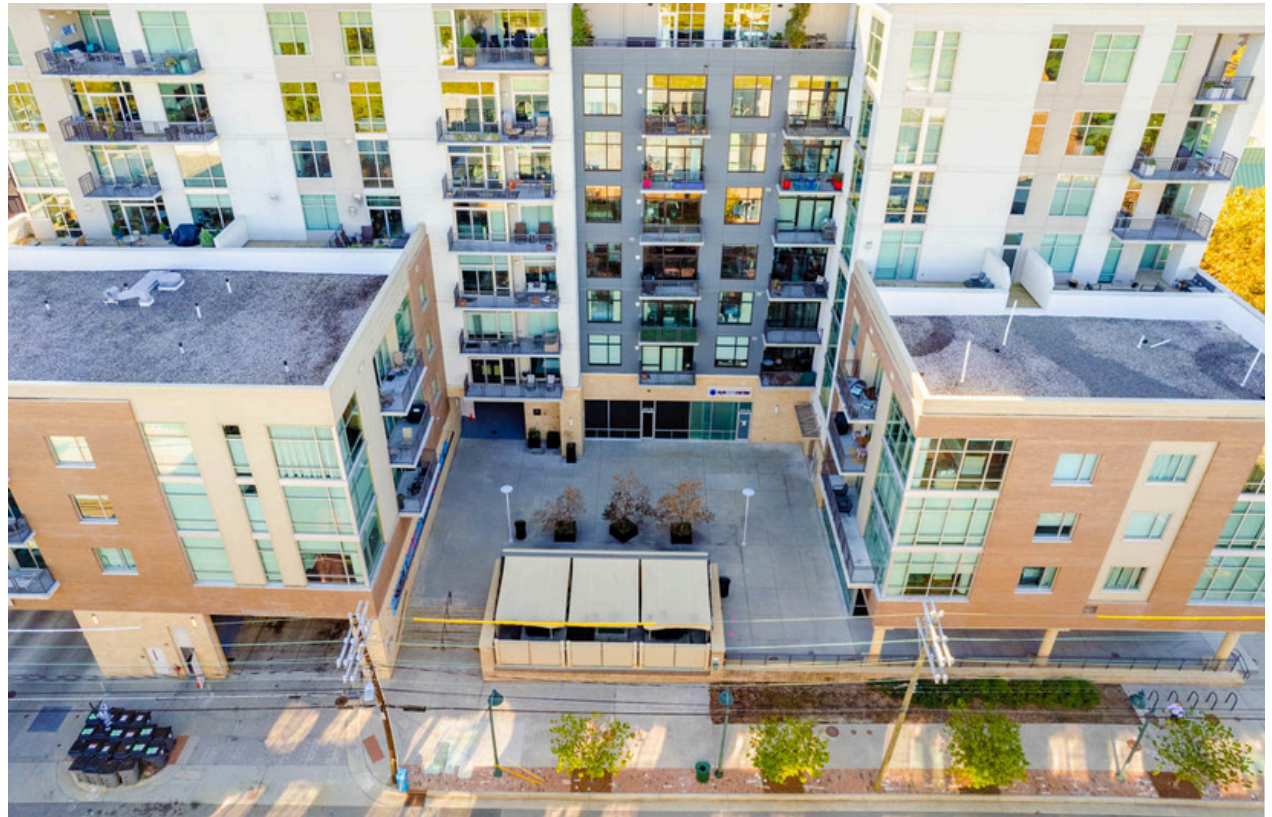


Additionally, a covered area with heaters and fans ensures comfortable outdoor dining year-round, adding to its allure. Offering ample event space potential, this property is ideal for operators seeking a versatile establishment.

NEIGHBORHOOD PRESENCE

The condos above the second-generation restaurant are renowned as the most prestigious and sought-after residences in Chapel Hill.

Situated within walking distance of over 1,000 multifamily units and bustling neighborhoods teeming with students and graduate students, the location offers unparalleled convenience and access to vibrant community life.





ABOUT THE AREA

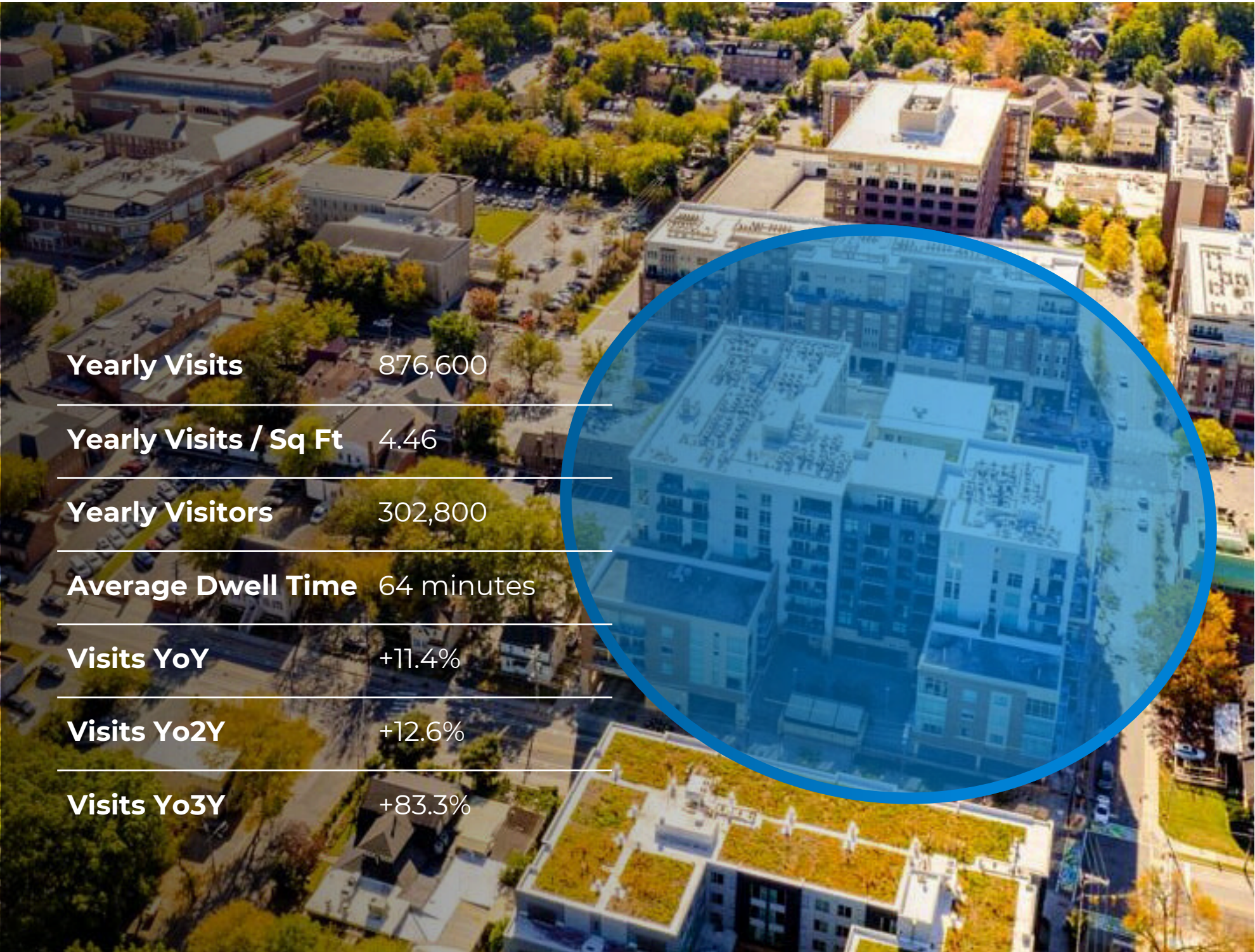
Memorial Hall is a historic performing arts venue located on the campus of the University of North Carolina at Chapel Hill, hosting a diverse array of cultural events and performances.

The Carolina Inn is an iconic historic hotel nestled on the campus of the University of North Carolina, offering elegant accommodations and renowned Southern hospitality.

The AC Hotel is a stylish and contemporary hotel brand known for its sophisticated design, European-inspired ambiance, and focus on providing a refined travel experience for guests.

Carolina Square is a vibrant mixed-use development featuring modern apartments, upscale retail spaces, and convenient amenities, situated in the heart of downtown Chapel Hill.

The Graduate Hotel is a unique boutique hotel chain offering nostalgic charm, collegiate-themed décor, and a vibrant atmosphere, tailored to capture the spirit of its university town locations.



Yearly Visits 876,600

Yearly Visits / Sq Ft 4.46

Yearly Visitors 302,800

Average Dwell Time 64 minutes

Visits YoY +11.4%

Visits Yo2Y +12.6%

Visits Yo3Y +83.3%

POINTS OF INTEREST



North Columbia Street
11,241 Cars Per Day

W Rosemary Street
7,021 Cars Per Day

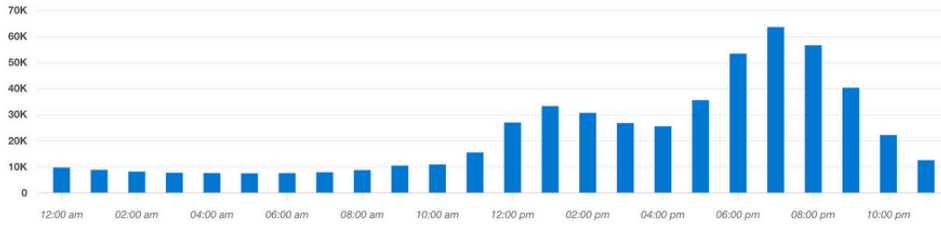
SUBJECT

Church Street
2,154 Cars Per Day

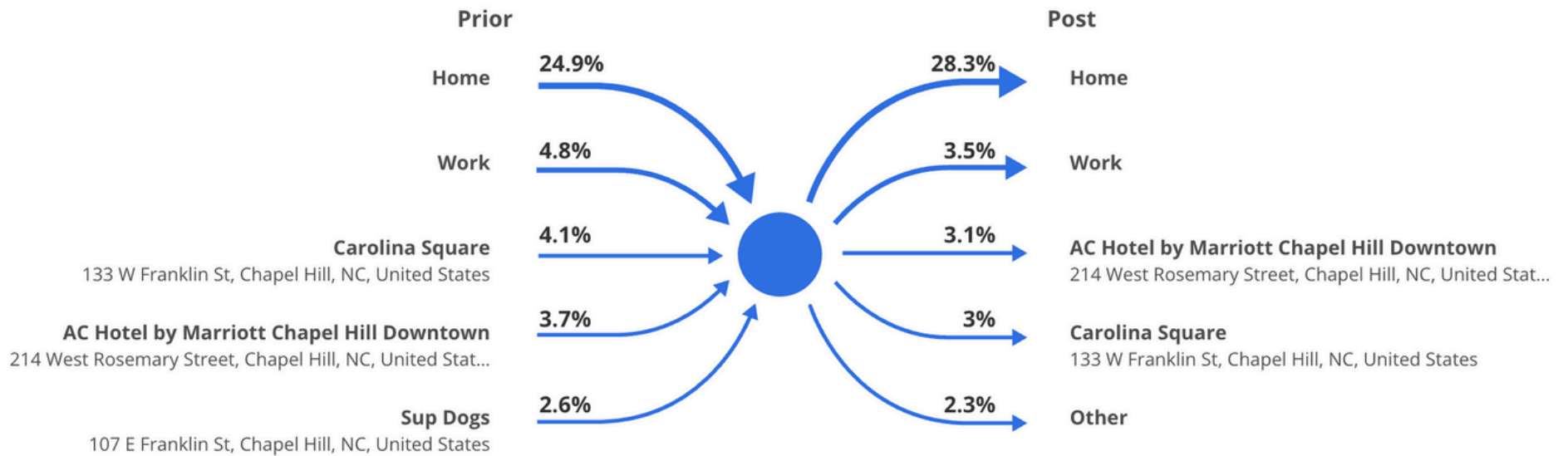
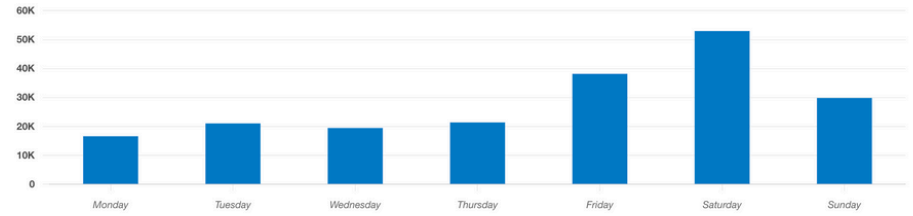
W Franklin Street
11,665 Cars Per Day

VISIT BREAKDOWN

HOURLY VISITS



DAILY VISITS



POPULATION DEMOGRAPHICS

	1 mile	5 mile	10 mile
2023 Population	18,736	111,207	286,710
2028 Population Projection	18,893	112,529	293,165
2023 Households	5,550	43,788	117,514
2028 Household Projection	5,610	44,365	120,327

Around 77% of visitors are young singles starting out and some starter families living a city lifestyle

	1 mile	5 mile	10 mile
Avg Household Income	\$94,607	\$117,336	\$105,663
Median Household Income	\$51,942	\$81,866	\$73,859





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