

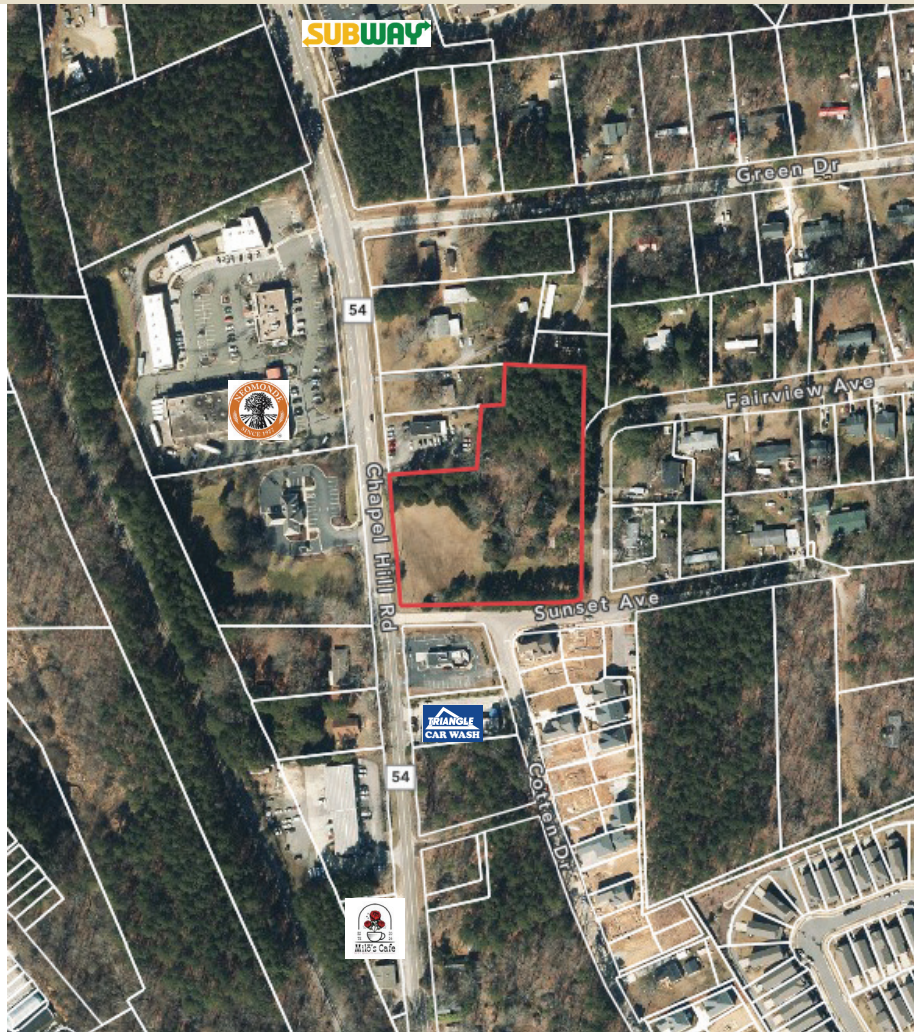
# COMMERCIAL LAND FOR SALE

10212 CHAPEL HILL ROAD, MORRISVILLE, NC 27560

FOR SALE

SALE PRICE: \$2.4 MILLION

PARCEL ID: 0755165771



## 3.00+ ACRE SITE

- Frontage on Chapel Hill Road provides high traffic opportunity
- Average Daily Traffic Volume: 14,276 vehicles per day
- Zoned Town Center Commercial (TCC): Ideal for mixed use residential and commercial uses including residential, restaurant, retail, office, and medical office
- Permitted uses include: restaurant, office park, shopping center, hotel, brewery/distillery, multi-family, single family
- Immediate availability



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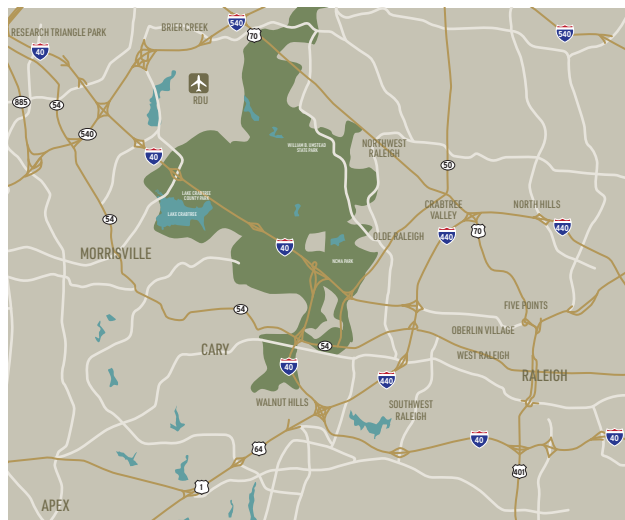
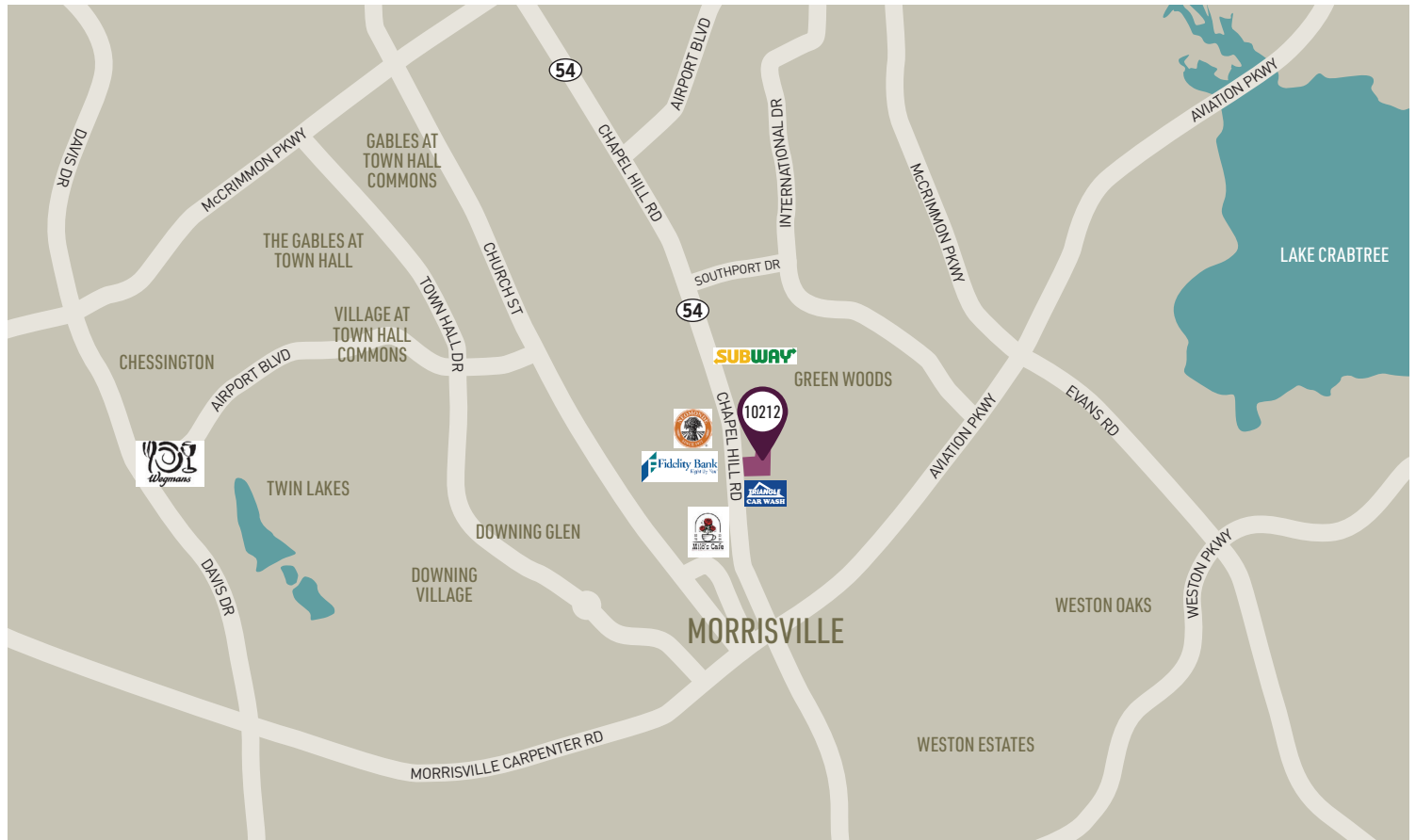
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## LOCATION & DEMOGRAPHICS

- 6 minutes from I-40, 5 minutes from I-540, 8 minutes from RDU Airport, 6 minutes from RTP, 14 Minutes from Lenovo Center (formerly PNC Arena)
- Nearby amenities include Walmart Supercenter, Fenton, North Hills, Neomonde Mediterranean, Subway, Wegmans, Chick-Fil-A, Publix, and Target
- Median Household Income: \$125,404
- Median Property Value: \$481,800
- Population: 30,471
- Median Age: 34.5

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