

# RETAIL FOR SALE & LEASE

±1,815 SF PRIME RETAIL OPPORTUNITY ON US HIGHWAY 70 – SIGNALIZED INTERSECTION, FLEXIBLE GC ZONING



580 Cornelius Street, Hillsborough, NC 27278



## OFFERING SUMMARY

Sale Price:	\$499,400
Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	1,815 SF
Available SF:	1,815 SF
Lot Size:	0.16 Acres
Price / SF:	\$275.15
Year Built:	1975
Zoning:	GC
Market:	Raleigh/Durham
Submarket:	Orange County

## PROPERTY OVERVIEW

580 Cornelius St features a ±1,815 square-foot freestanding retail building situated on approximately 0.16 acres. Built in 1975, the single-story structure offers a functional layout suitable for a variety of commercial uses.

The property is zoned General Commercial (GC), allowing for a wide range of retail and service-oriented uses, making it an ideal opportunity for investors or owner-operators. The building includes front access from US Highway 70 and rear access from Revere Road, improving accessibility and circulation for customers and deliveries.

Additional features include an open floor plan, on-site parking, and potential for a drive-thru configuration, offering flexibility for restaurants, retail, or other service-based businesses. Its freestanding design and prominent road frontage provide strong visibility and signage opportunities along this busy commercial corridor.

## PROPERTY HIGHLIGHTS

- Prime visibility along US Highway 70 at a signalized intersection, capturing strong traffic exposure
- ±1,815 SF freestanding retail building ideal for a variety of commercial uses
- Flexible General Commercial (GC) zoning allows retail, service, or restaurant operations
- Dual access with front entry from US 70 and rear access via Revere Road for convenience and flow
- Highly connected location near NC-86 (±0.5 miles) and I-85 (±2.5 miles), just minutes from Mebane, Durham, and Burlington

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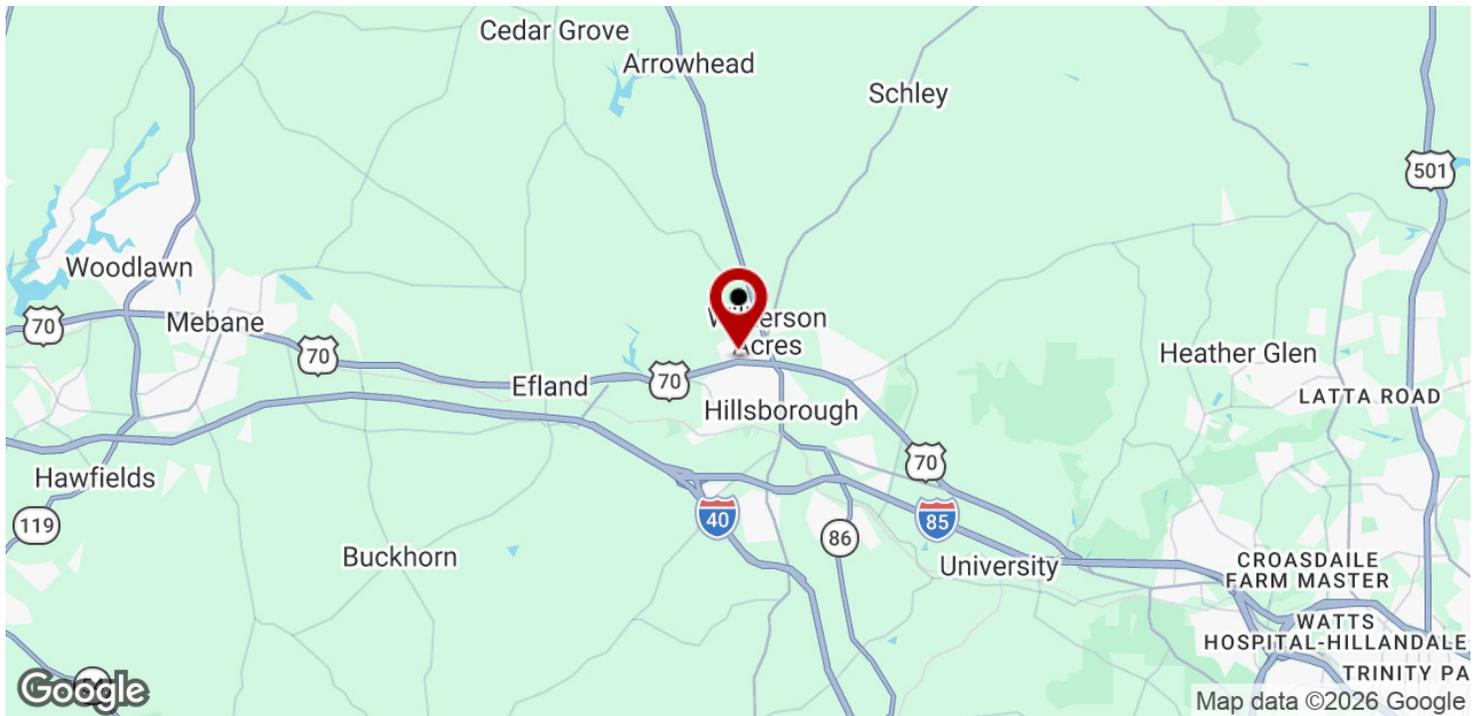
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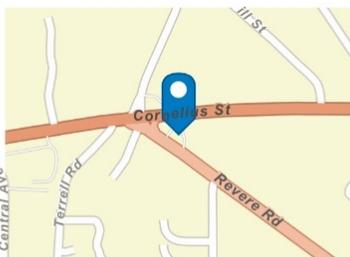
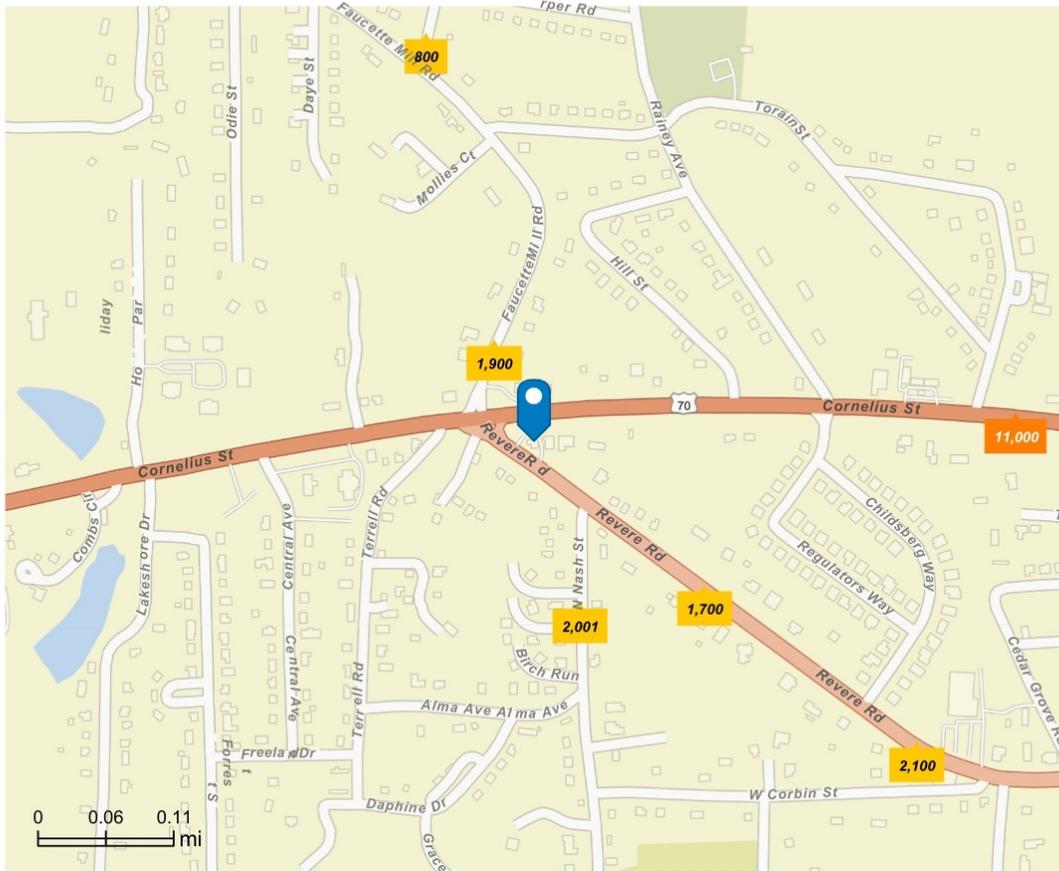
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**Traffic Count Map - Close Up**  
 580 Cornelius St, Hillsborough, North Carolina, 27278  
 Rings: 1, 3, 5 mile radii



**Average Daily Traffic Volume**

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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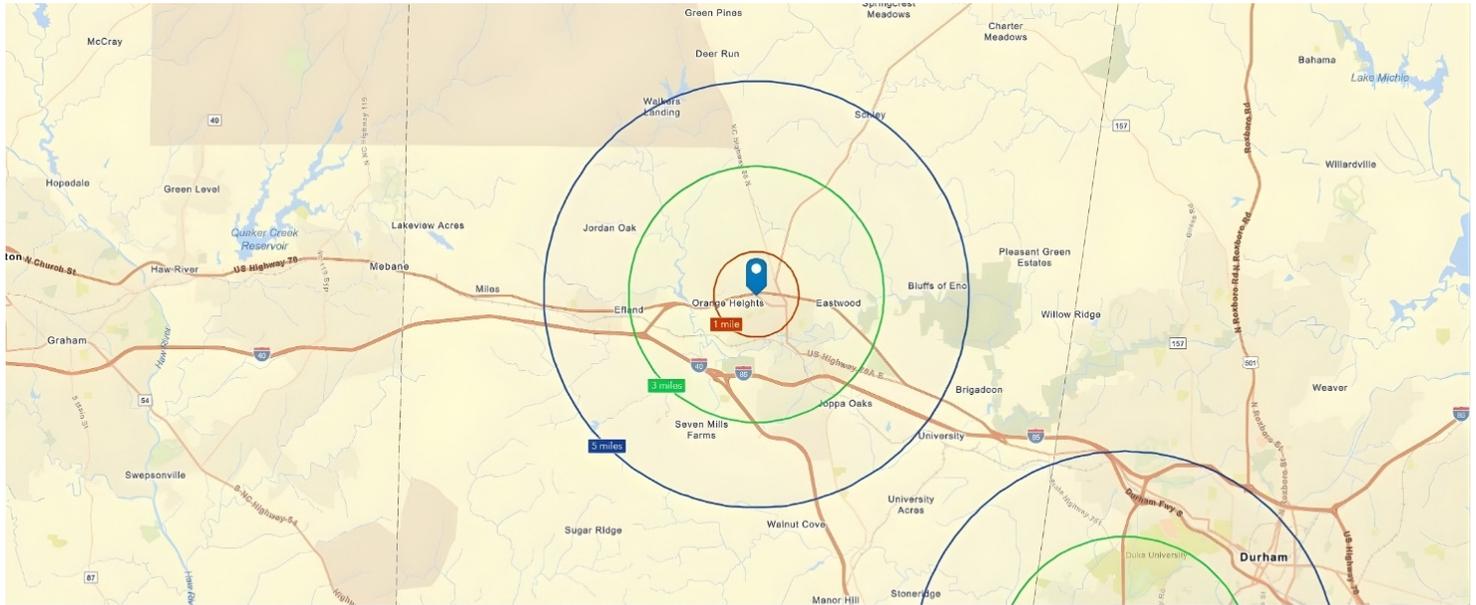
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**1 MILE                      3 MILES                      5 MILES**

	1 MILE	3 MILES	5 MILES	
<b>2025 Estimated Population</b>	3,722	16,262	26,493	<b>POPULATION</b>
<b>2030 Projected Population</b>	3,656	16,180	26,360	
<b>2025 Estimated Household</b>	1,583	6,559	10,668	<b>HOUSEHOLD</b>
<b>2030 Projected Household</b>	1,577	6,627	10,777	
<b>2030 Estimated Owner Occupied Housing</b>	1,076	4,774	8,160	<b>HOUSING</b>
<b>2030 Estimated Renter Occupied Housing</b>	501	1,853	2,617	
<b>2025 Estimated Total Business</b>	202	915	1,143	<b>BUSINESS</b>
<b>2025 Estimated Total Employees</b>	1,731	10,541	12,904	<b>EMPLOYEES</b>

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