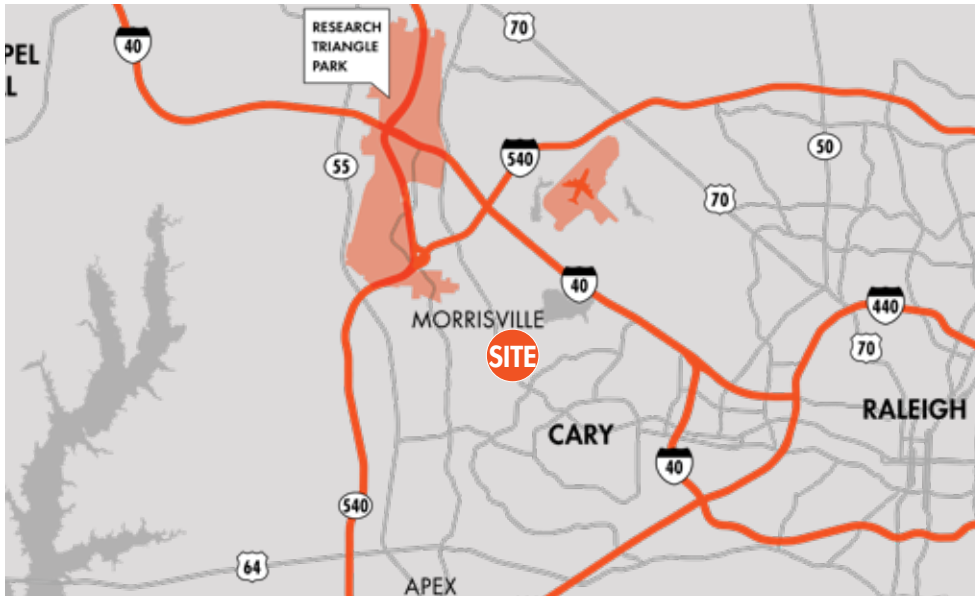


SHOPPES AT WESTON CORNERS

9906-9960 CHAPEL HILL ROAD
MORRISVILLE, NC 27560

FOR LEASE | ±1,780 SF 2ND GENERATION RESTAURANT & ±2,664 SF SHOP SPACE



PROPERTY FEATURES

- 2,664 SF inline shop spaces available
- Excellent visibility and heavily traveled corridor with over 19,000 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	3 MILE RADIUS
13,047 ESTIMATED POPULATION	84,046 ESTIMATED POPULATION
35.1 MEDIAN AGE	37.6 MEDIAN AGE
\$135,882 MEDIAN HOUSEHOLD INCOME	\$140,239 MEDIAN HOUSEHOLD INCOME
5,913 TOTAL EMPLOYEES	39,902 TOTAL EMPLOYEES
\$634,853 MEDIAN HOME VALUE	\$580,738 MEDIAN HOME VALUE
5 MILE RADIUS	
186,736 ESTIMATED POPULATION	88,690 TOTAL EMPLOYEES
37.7 MEDIAN AGE	\$561,683 MEDIAN HOME VALUE
\$137,368 MEDIAN HOUSEHOLD INCOME	

AREA RETAILERS



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54 CHAPEL HILL ROAD

BUILDING ONE			BUILDING TWO			BUILDING THREE			BUILDING FOUR		
UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
60	Sodabox	±1,231 SF	44	UDA Dental	±2,100 SF	28	Mamacita's	±3,583 SF	08	Salon Lofts	±4,654 SF
58	Mochinut	±1,330 SF	42	AVAILABLE	±2,664 SF	24	Shijiri Sushi	±1,234 SF	06	AVAILABLE 1/1/27	±1,780 SF
56	Original Mattress Factory	±2,044 SF	36	Alliance Animal Health	±2,161 SF	20	Glow Nail Spa	±2,161 SF			
54	Bottles & Cans	±2,025 SF	34	Jasminz	±2,545 SF	18	Guasaca	±2,500 SF			

■ AVAILABLE ■ LEASED

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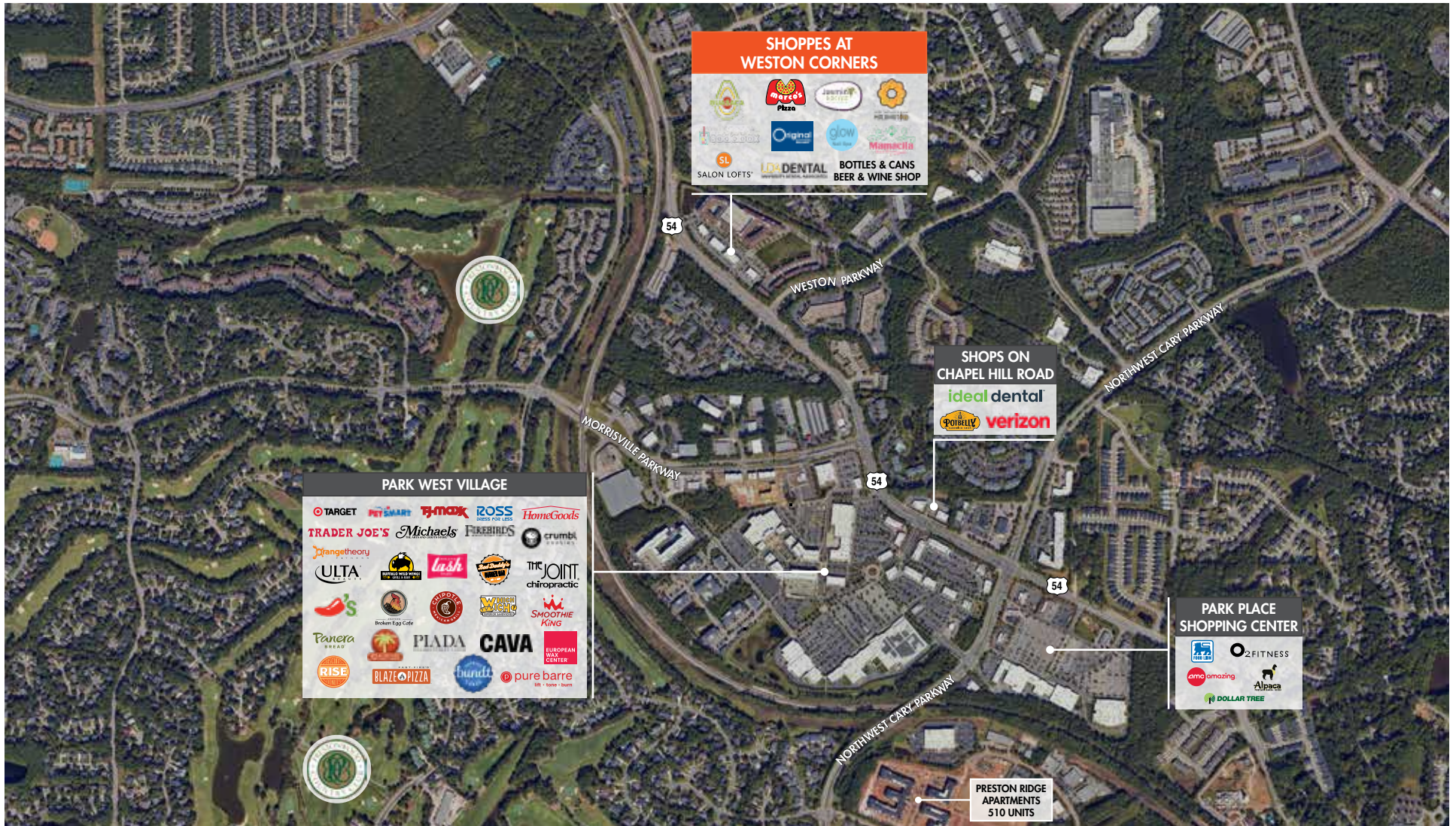
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