

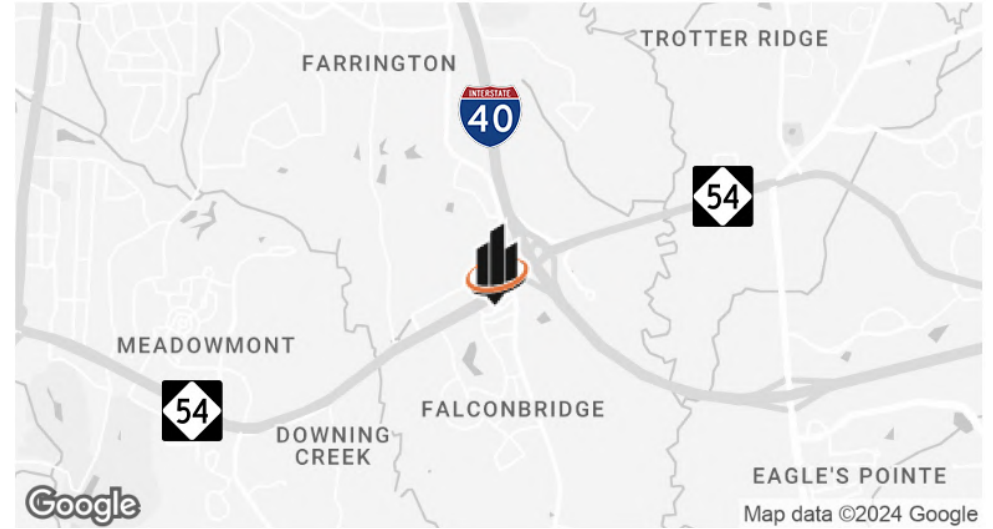


FOR LEASE

FALCONBRIDGE SHOPPING CENTER

6118 & 6120 FARRINGTON ROAD | CHAPEL HILL, NC 27517

PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL SF:	±72,735 SF
SUITE B SIZE:	±2,025 SF
ZONING:	Commercial Center (CC)
LEASE RATE/TYPE:	Negotiable/NNN

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for lease **Suite B at Falconbridge Shopping Center in Chapel Hill, NC**. With a high-traffic slate of retailers, Falconbridge remains a recognizable retail center with more visitors than ever before.

The center is actually located in the city/county of Durham, but has a Chapel Hill address, **with over 43,200 vehicles passing the center daily on NC Hwy 54**.

PROPERTY HIGHLIGHTS

- New Starbucks with drive-thru opened in February 2024
- Vape and tobacco sales are NOT permitted here
- Strong preference for a NON-restaurant user (neither space has the infrastructure)
- Located in close proximity to I-40 and just down the road from UNC and UNC Hospitals

JOHNNY WEHMANN

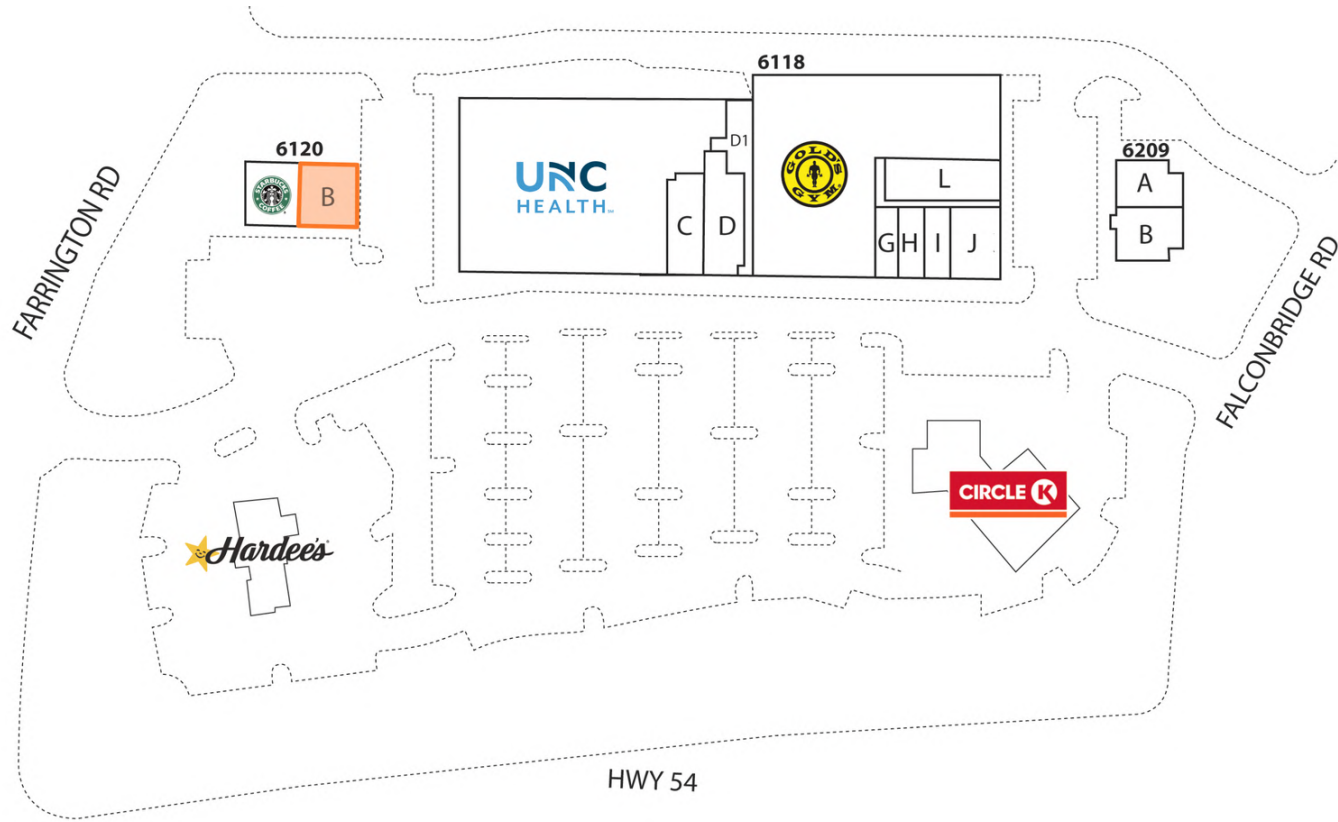
O: 919.287.3218

johnny.wehmann@svn.com

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SITE PLAN & TENANT ROSTER



A & B	UNC Health Care	G	El Tesoro Mexican Grill	6120-A	Starbucks
C	Jersey Mike's	H	Carolina Blue Pharmacy	6120-B	VACANT
D	Courtney's Drop in Kids Care	I	Prime IV Hydration & Wellness	6209-A	Vin Nails & Spa
D1	Simply You Esthetics	J	Quest Martial Arts	6209-B	Bangkok 54
F	Gold's Gym	L	Perfect Image Cleaners		

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PROPERTY PHOTOS



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SUITE B PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

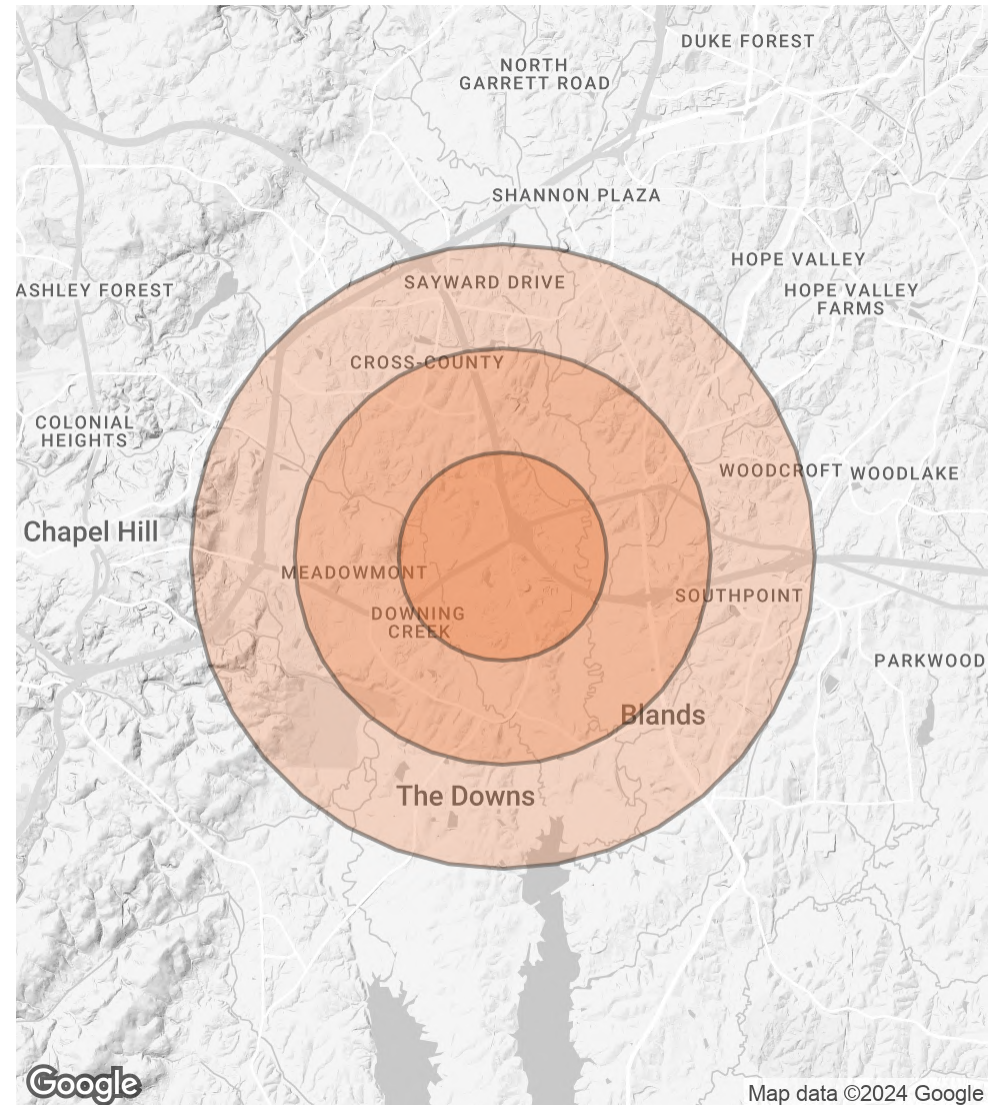
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,413	15,504	40,776
AVERAGE AGE	44	43	41
AVERAGE AGE (MALE)	42	42	40
AVERAGE AGE (FEMALE)	45	44	42

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,707	7,395	18,910
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$137,201	\$149,166	\$144,279
AVERAGE HOUSE VALUE	\$534,533	\$600,485	\$556,211

Demographics data derived from AlphaMap



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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