



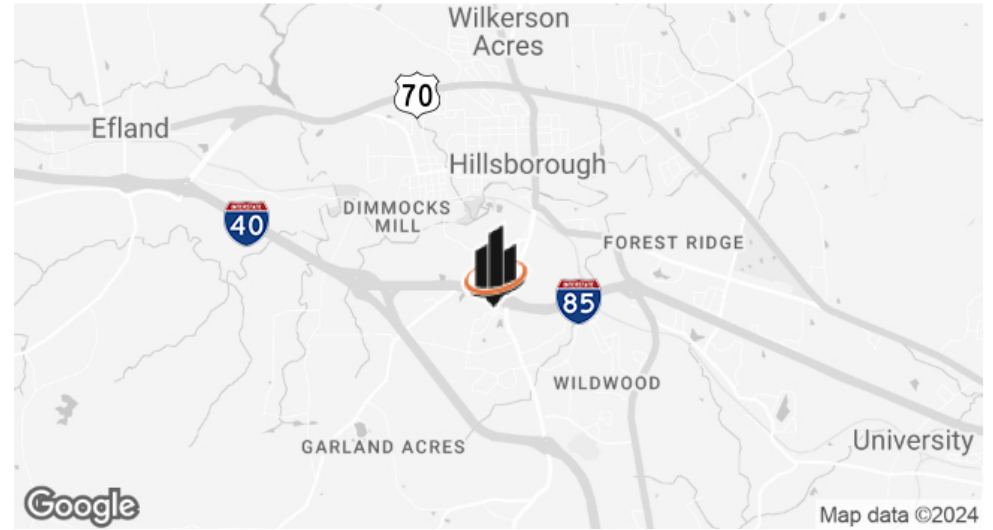
±1.40 ACRES

GROUND LEASE

111 CARDINAL DRIVE

HILLSBOROUGH, NC 27278

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±1.40 Acres
PARCEL ID:	9863886897
ZONING:	HIC (High Intensity Commercial)
LEASE RATE:	Negotiable

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for **ground lease this ±1.40-acre parcel perfect for a commercial, retail, or food establishment building.**

Located in Hillsborough, NC near the **intersection of I-85 and Old NC-86, the lot features convenient access to I-40, UNC Hospital, Holiday Inn Express, multiple food and beverage options/retail stores, and several large residential subdivisions and apartment communities.**

PROPERTY HIGHLIGHTS

- Flexible zoning allows for a **wide variety of uses**
- **Excellent site for a bank, QSR, or auto-related service**
- **Sits near signalized intersection with easy access** to Exit 164 of I-85 (54,000 VPD) and only ±1.3 miles north of Exit 261 of I-40 (65,500 VPD)

WHIT BRANNON

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PROPERTY OVERVIEW



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SITE TOPOGRAPHY



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

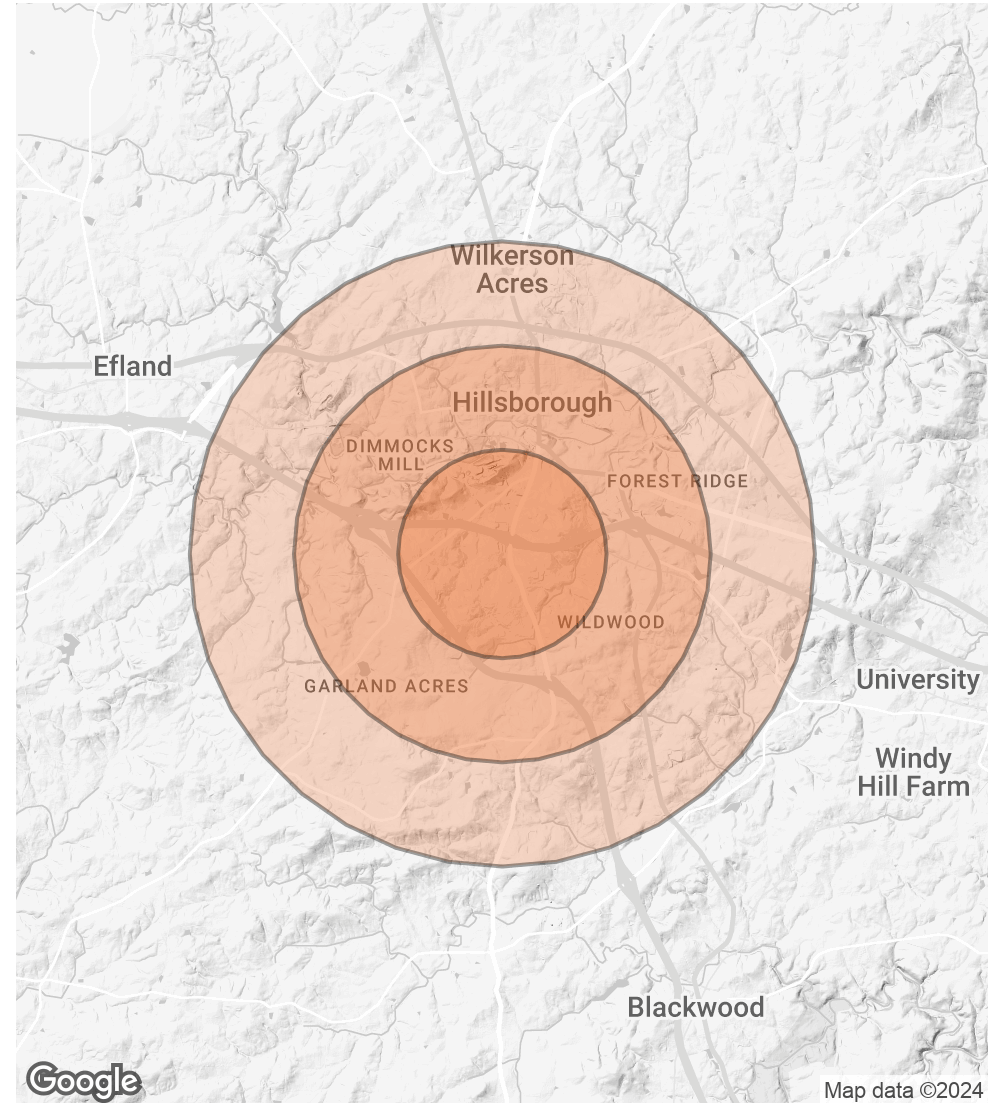
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,596	11,627	19,186
AVERAGE AGE	39	41	42
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,856	4,713	7,655
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$103,141	\$113,768	\$128,450
AVERAGE HOUSE VALUE	\$351,421	\$392,795	\$424,005

Demographics data derived from AlphaMap



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ADVISOR BIO



WHIT BRANNON

Advisor

whit.brannon@svn.com

Direct: **919.287.3219** | Cell: **919.667.6226**

PROFESSIONAL BACKGROUND

Whit started his real estate career at Morris Commercial in 2016. Having grown up in Chapel Hill and residing in Durham, Whit brings local knowledge to SVN | REA, where his primary focus is on retail infill opportunities and industrial. He loves spending time with his wife and dogs and, together, they enjoy running and competing in local races, such as The Tar Heel 10 Miler, Running of the Bulls 8K, and The Bull City Half Marathon.

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®
- Member, National Association of Realtors®

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