

THE COMMONS AT GOVERNORS VILLAGE

CLASS A RETAIL/MEDICAL/OFFICE
SPACE FOR LEASE

± 1,000 - 6,300 SF OF
SPACE AVAILABLE

GOVERNORS DRIVE
CHAPEL HILL, NORTH CAROLINA



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



LISTING AGENTS
CHELA TU
LEWIS HENDRICKS

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

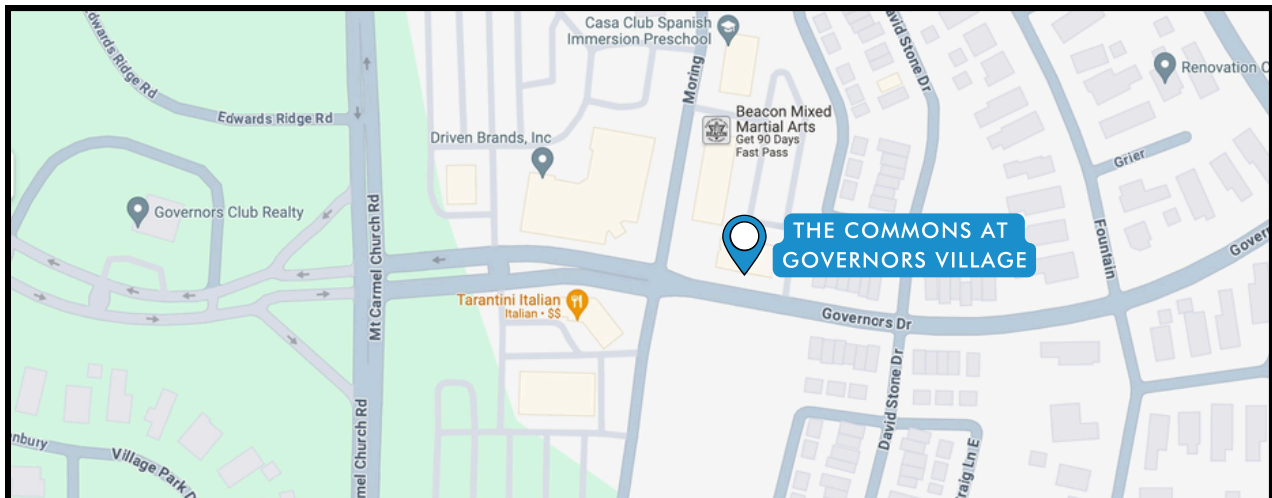
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PROPERTY LOCATION



- 10 minutes to Chapel Hill & UNC
- 15 minutes to the Streets at Southpoint
- 20 minutes to:
 - Durham
 - Duke University
 - Pittsboro
 - MOSAIC and Chatham Park
 - Research Triangle Park
 - Cary
 - Apex
- 25 minutes to Raleigh-Durham Airport



COLLECTION ST // CROSS ST

- Mt Carmel Church Rd // Governors Dr
- Old Farrington Point Rd // Whippoorwill Ln
- Whippoorwill Ln // Moring
- US Hwy 15-501 N // Mt Carmel Church Rd

TRAFFIC VOLUME

8,000
6,300
2,300
36,000

DISTANCE

0.1 miles
0.4 miles
0.5 miles
3.0 miles

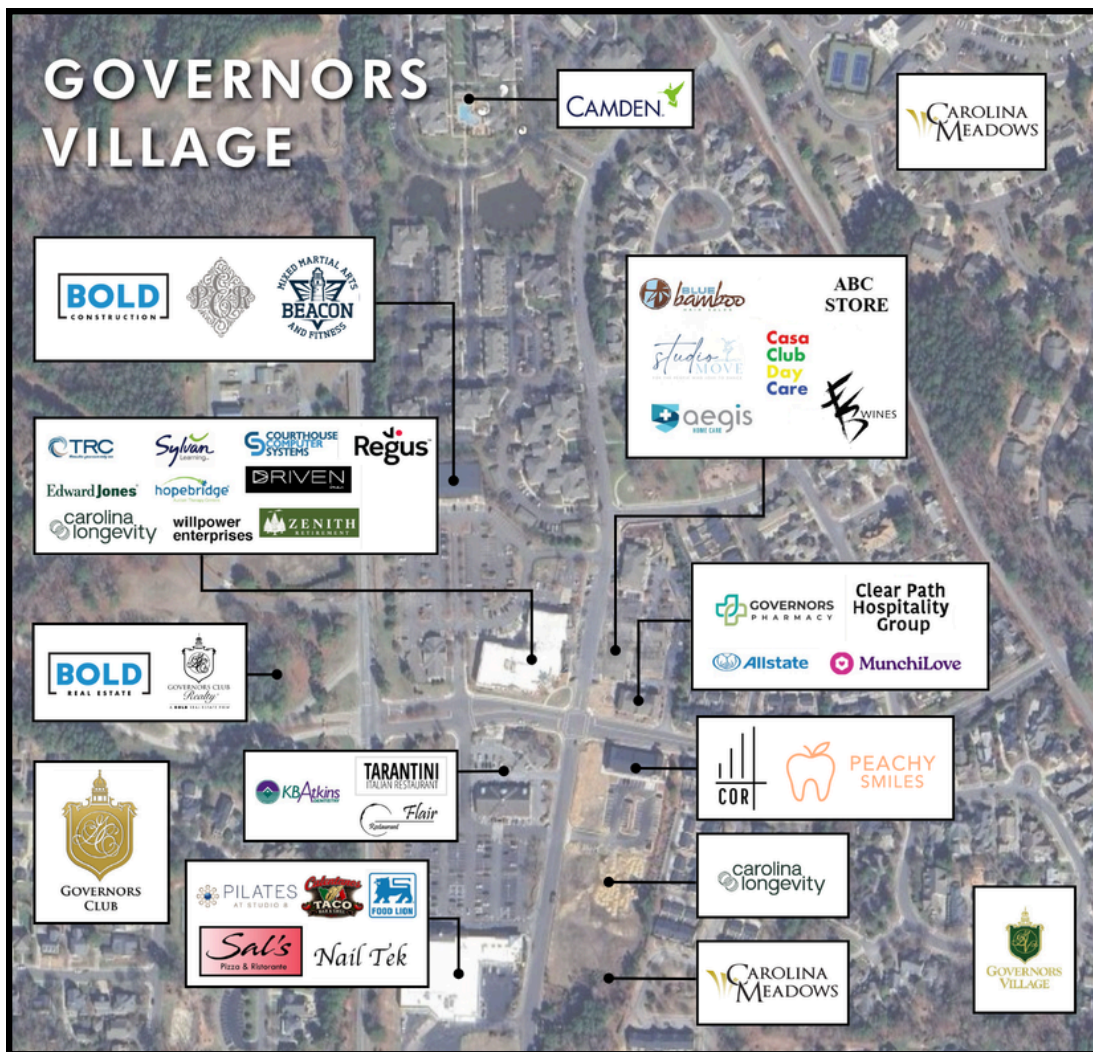
Information obtained from Esri

PROPERTY COMMUNITY

Governors Village is a master-planned community located in close proximity (less than 10 minutes) to downtown Chapel Hill. It consists of professional and medical office space, retail, and upscale residential that features apartments, townhomes, and homes. Governors Village is a Chapel Hill address with easy access to Durham, Pittsboro, Research Triangle Park, and the Raleigh-Durham International Airport.

Join a community of local and national businesses in:

- IT
- Finance
- Franchising
- Research
- Archaeology
- Wellness
- Law
- Recruiting
- Medical
- Insurance
- Renovations



PROPERTY OVERVIEW & FEATURES

The Commons at Governors Village is located in a distinguished Class A community in a village setting and unique boutique neighborhood adjacent to the award-winning Governors Club. The Commons at Governors Village is prominently situated steps away from various retail and service businesses.

- Walkable amenities consisting of restaurants, grocery, townhomes, daycare, apartments, pharmacy, and more

- On-site property management

- Customer-centric and committed ownership

- Flexibility on new construction:

- Four pads each approved for approximately 7,000 SF per floor up to 2 floors

- Can accommodate buildings to be all medical, retail, office, or a mix (e.g. medical over retail, office over medical)

- Upfit costs incurred by Landlord with long-term lease

- Buildings can be combined

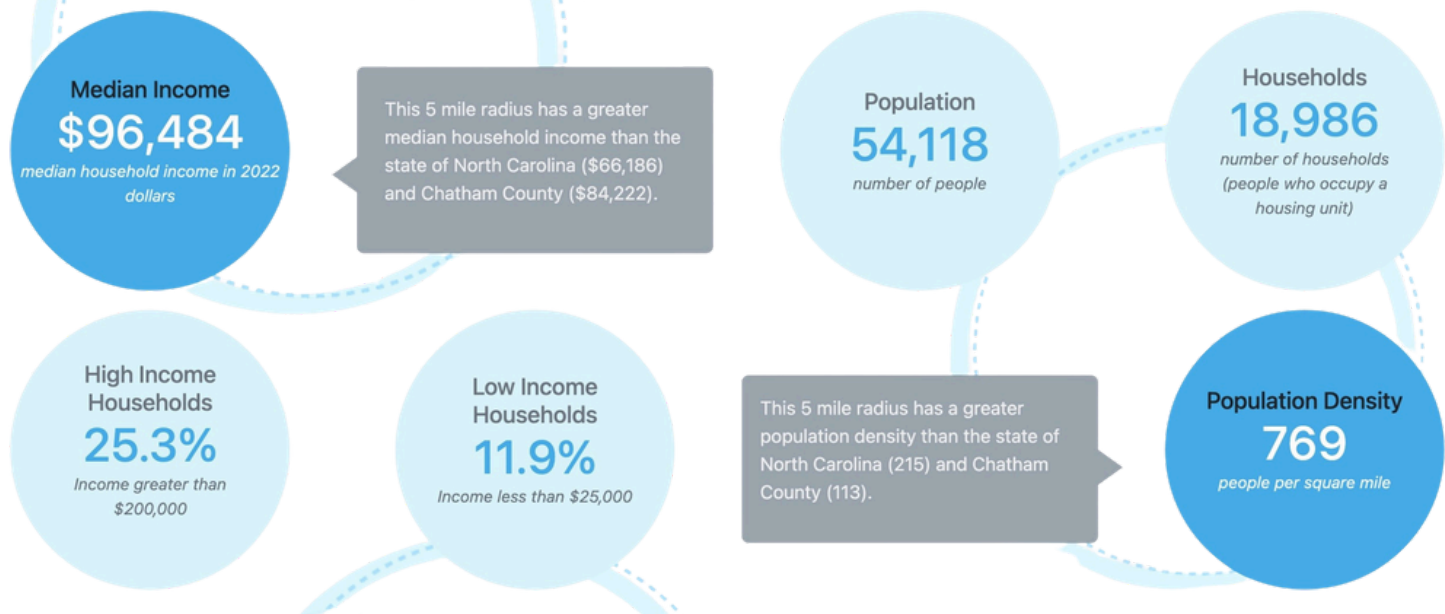
- Negotiable lease terms

Property Overview

ADDRESS	Governors Drive Chapel Hill, NC 27517
AVAILABLE SPACES	COMMONS 1,000 - 6,300 - Subdividable Office/Medical/Retail
LEASE RATE	Inquire for details
RESTAURANTS WITHIN WALKING DISTANCE	• Flair Restaurant & Wine Bar • Tarantini Italian Restaurant • Calentano Tacos Bar & Grill • Sal's NY Pizza

DEMOGRAPHICS

Governors Club, NC Demographics By Radius



COMMONS 1, 2, 3



COMMONS 4, 5, 6



PROPERTY PHOTOS





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