



FOR LEASE

ENO RIVER MILL

437 DIMMOCKS MILL RD, SUITE 45 | HILLSBOROUGH, NC 27278

WHIT BRANNON

919.287.3219 | whit.brannon@svn.com

CAREY GREENE

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±266,589 SF
SUITE 45 SIZE:	±13,000 SF
ZONING:	ARU (Adaptive Reuse)
SPACE TYPE:	Warehouse/Storage
LEASE TYPE:	Modified Gross (MG)
LEASE RATE:	\$5.00/SF

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suite 45 at 437 Dimmocks Mill Road, located at the historic Eno River Mill in Hillsborough, NC**. Built in 1896 and expanded through the 1960s, the mill was **added to the National Register of Historic Places in 2011**.

Blending history with a forward-thinking vision, the **Eno River Mill is a hub of creativity and business in Orange County**, part of the Research Triangle region. It houses local businesses like Weaver Street Market offices, the Orange County Arts Commission, and is adjacent to Eno River Brewing.

The Hillsborough Riverwalk, which runs alongside the Eno River and can be accessed behind the mill, and the adjoining 24-acre Gold Park offer tenants and visitors access to scenic outdoor spaces just a mile from downtown.

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SUITE LOCATION



Suite 45 ($\pm 13,000$ SF) is an affordable option ideal for storage or light assembly needs. The space features a loading dock, restrooms, and a small office area.

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SUITE 45 PHOTOS



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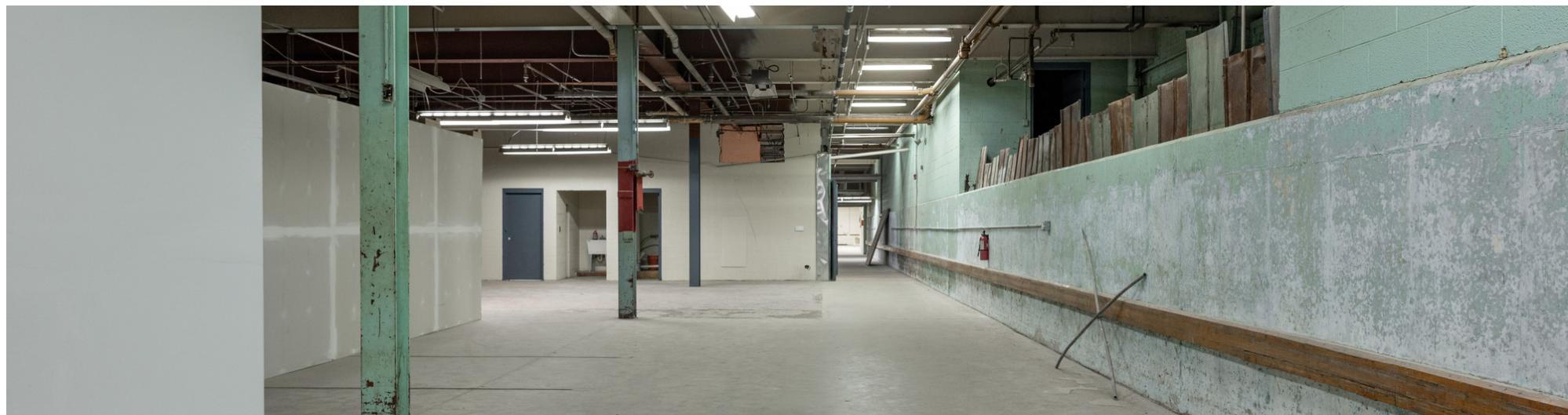
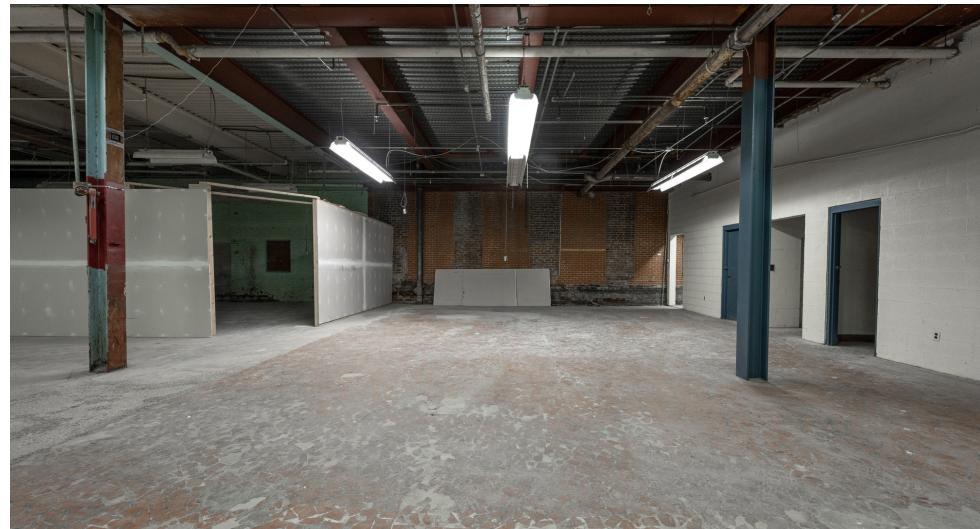
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SVN
REAL ESTATE ASSOCIATES

SUITE 45 PHOTOS



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SUITE 45 FLOOR PLAN



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RETAILER MAP



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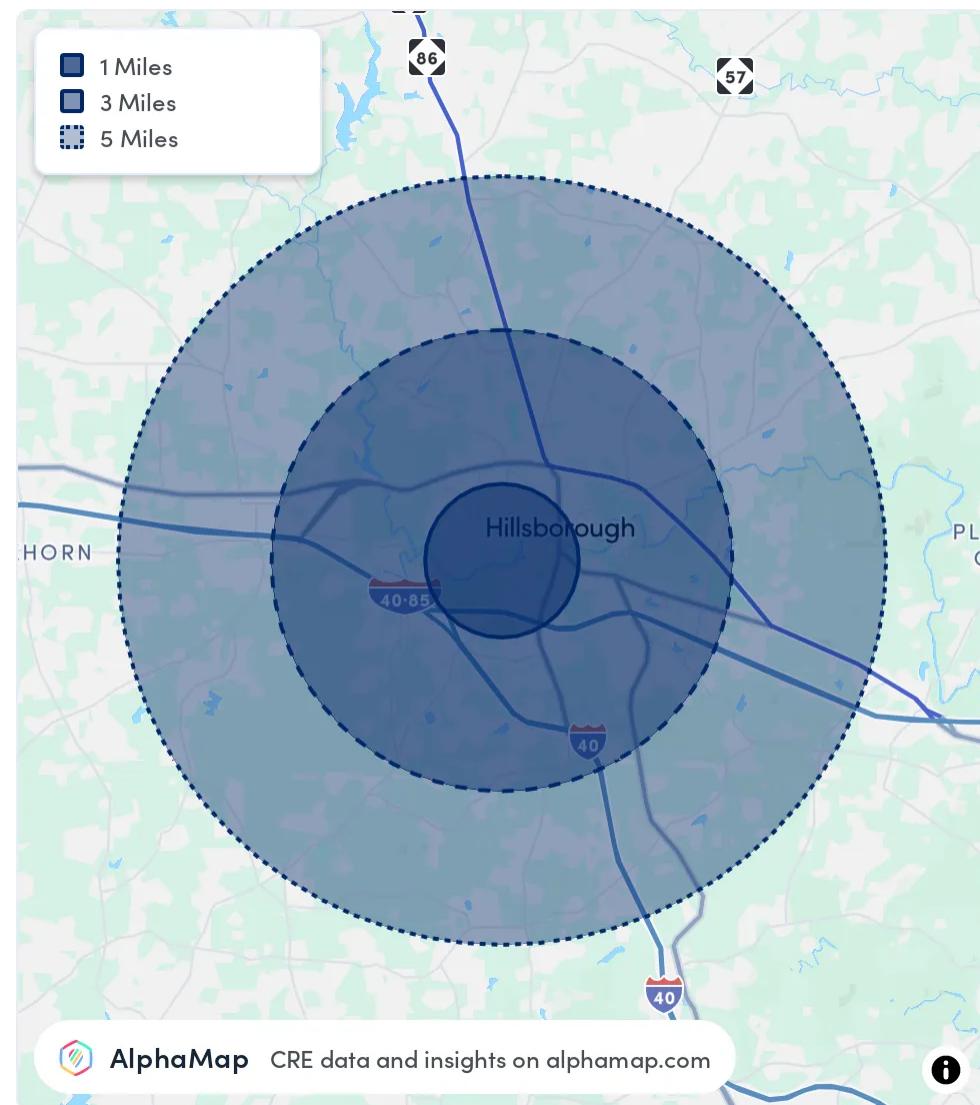
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,911	19,230	27,803
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	44	43	43
HOUSEHOLD & INCOME			
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,734	7,658	10,961
PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$102,146	\$130,963	\$128,608
AVERAGE HOUSE VALUE	\$441,427	\$432,904	\$418,613
PER CAPITA INCOME	\$44,411	\$52,385	\$51,443

Map and demographics data derived from AlphaMap



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Local Expertise.
National Reach.

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