



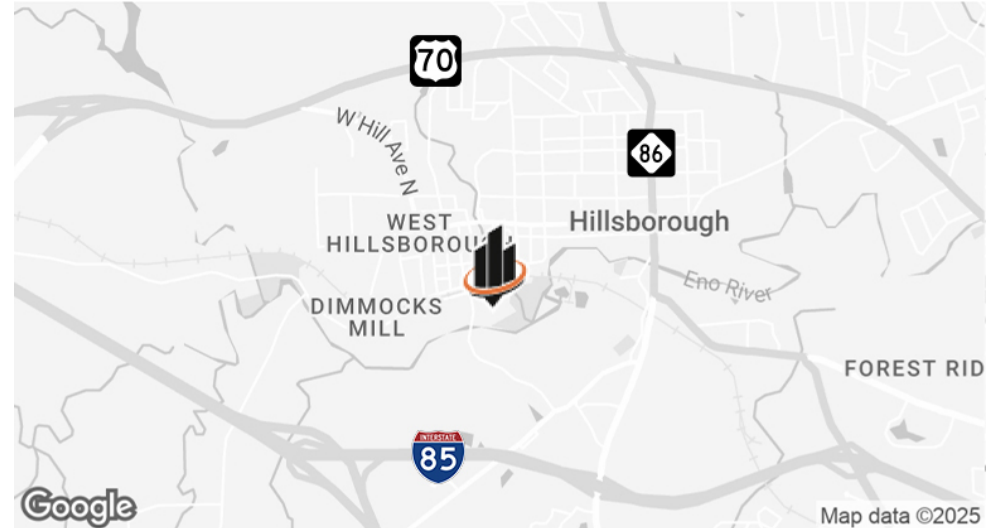
**FOR LEASE**

# ENO RIVER MILL

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



## PROPERTY SUMMARY



## OFFERING SUMMARY

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

**WHIT BRANNON**  
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**CAREY GREENE**  
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**ENO RIVER MILL** | 437 Dimmocks Mill Road Hillsborough, NC 27278





## SUITE LOCATION



**Suite 45** (±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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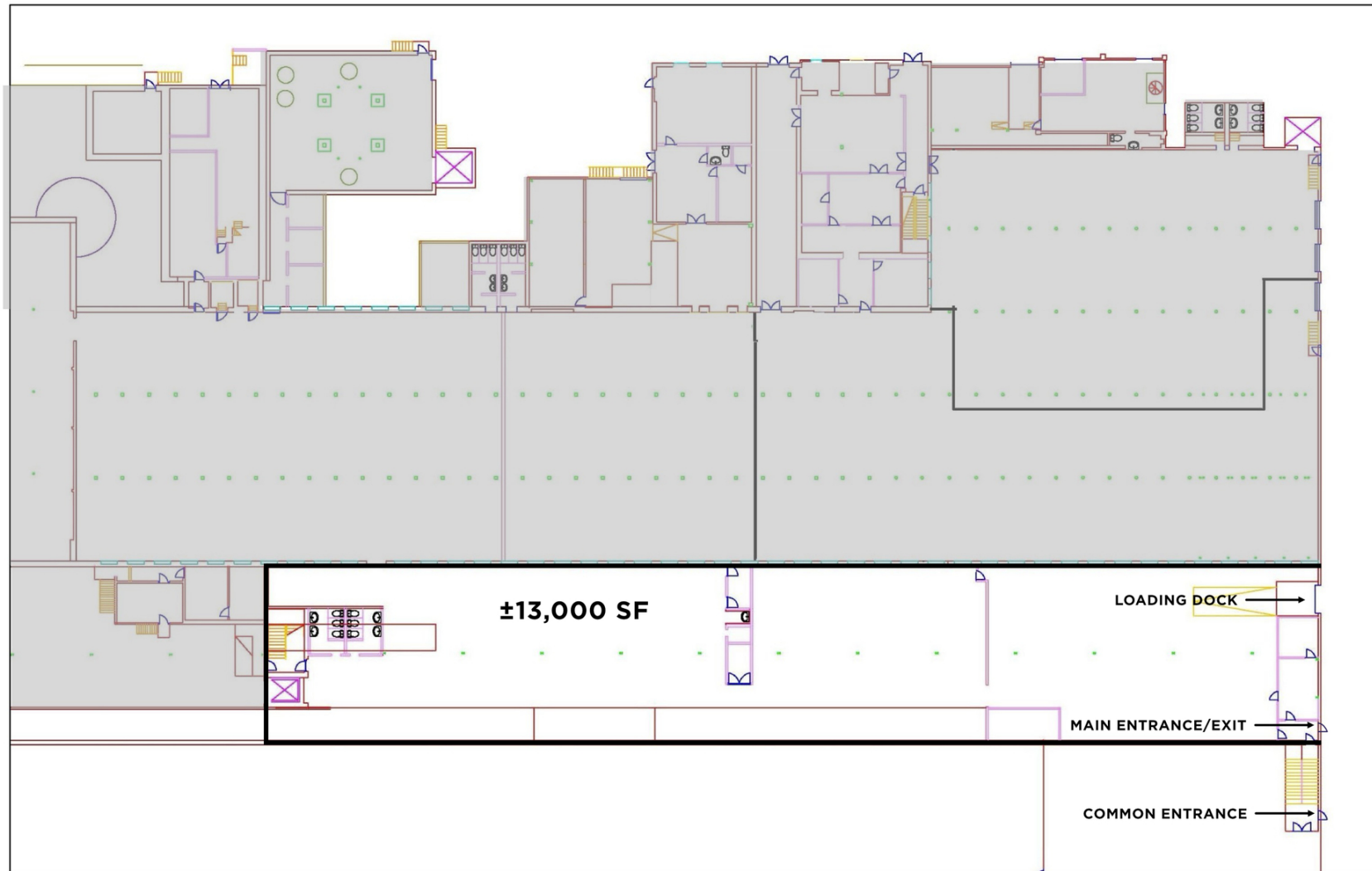
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## SUITE 45 FLOOR PLAN



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## RETAILER MAP



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AREA ANALYTICS

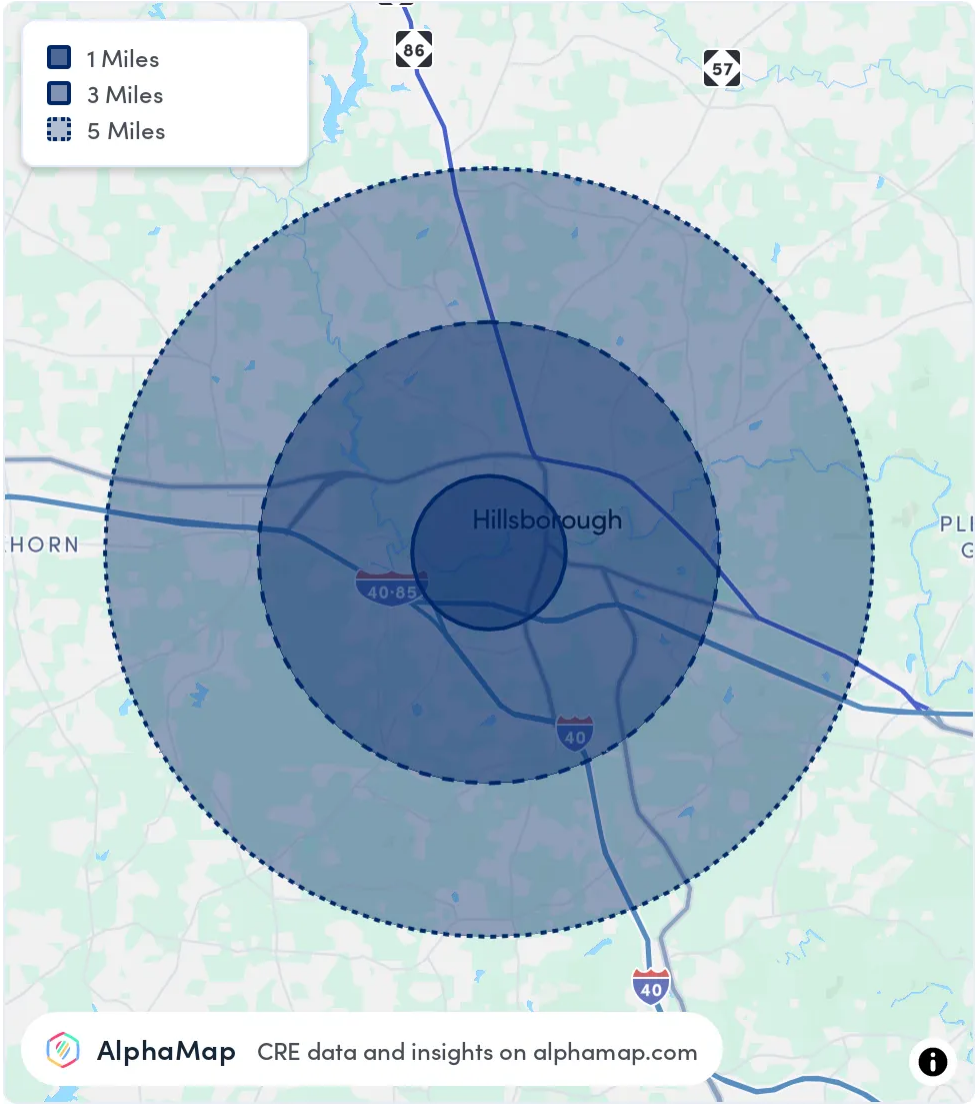
POPULATION1 MILE3 MILES5 MILES

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 & INCOME1 MILE3 MILES5 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.**

**SVN | Real Estate Associates**

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