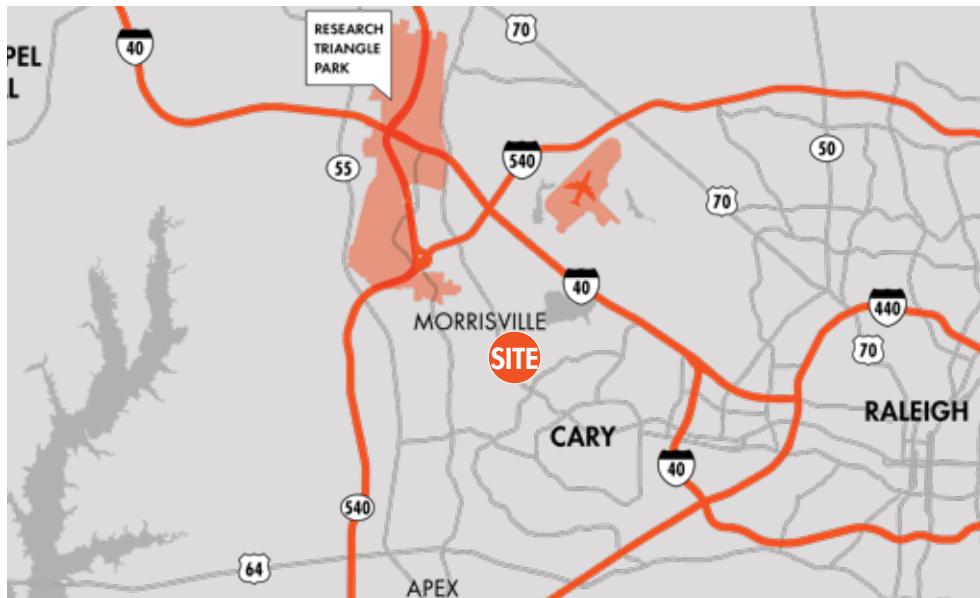


SHOPPES AT WESTON CORNERS

9906-9960 CHAPEL HILL ROAD
MORRISVILLE, NC 27560

FOR LEASE | ±2,664 SF SHOP SPACE



PROPERTY FEATURES

- 2,664 SF inline shop spaces available
- Excellent visibility and heavily traveled corridor with over 19,000 VPD
- High income area with affluent demographics
- Signalized intersection with multiple points of ingress/egress
- Surrounded by large residential communities including Weston Estates, Prestonwood Country Club, and abuts to the Manor at Weston consisting of over 330 residential units
- Less than 1 mile from Park West Village, consisting of over 625,000 SF of retail space and 500+ multifamily units

DEMOGRAPHICS

1 MILE RADIUS

13,047
ESTIMATED POPULATION

35.1
MEDIAN AGE

\$135,882
MEDIAN HOUSEHOLD INCOME

5,913
TOTAL EMPLOYEES

\$634,853
MEDIAN HOME VALUE

3 MILE RADIUS

84,046
ESTIMATED POPULATION

37.6
MEDIAN AGE

\$140,239
MEDIAN HOUSEHOLD INCOME

39,902
TOTAL EMPLOYEES

\$580,738
MEDIAN HOME VALUE

5 MILE RADIUS

186,736
ESTIMATED POPULATION

37.7
MEDIAN AGE

\$137,368
MEDIAN HOUSEHOLD INCOME

AREA RETAILERS

TARGET **TRADER JOE'S** **T.J.maxx** **HomeGoods**

Panera
BREAD

CAVA

ROSS
DRESS FOR LESS

CHIPOTLE
MEXICAN GRILL

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BUILDING ONE		
UNIT	TENANT	SIZE
60	Sodabox	±1,231 SF
58	Mochinut	±1,330 SF
56	Original Mattress Factory	±2,044 SF
54	Bottles & Cans	±2,025 SF

BUILDING TWO		
UNIT	TENANT	SIZE
44	UDA Dental	±2,100 SF
42	AVAILABLE	±2,664 SF
36	Alliance Animal Health	±2,161 SF
34	Jasminz	±2,545 SF

BUILDING THREE		
UNIT	TENANT	SIZE
28	Mamacita's	±3,583 SF
24	Shijiri Sushi	±1,234 SF
20	Glow Nail Spa	±2,161 SF
18	Guasaca	±2,500 SF

BUILDING FOUR		
UNIT	TENANT	SIZE
08	Salon Lofts	±4,654 SF
06	Marco's Pizza	±1,780 SF

■ AVAILABLE ■ LEASED

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FOR LEASE | ±2,664 SF SHOP SPACE

SHOPPES AT WESTON CORNERS | 9906-9960 CHAPEL HILL ROAD, MORRISVILLE, NC 27560



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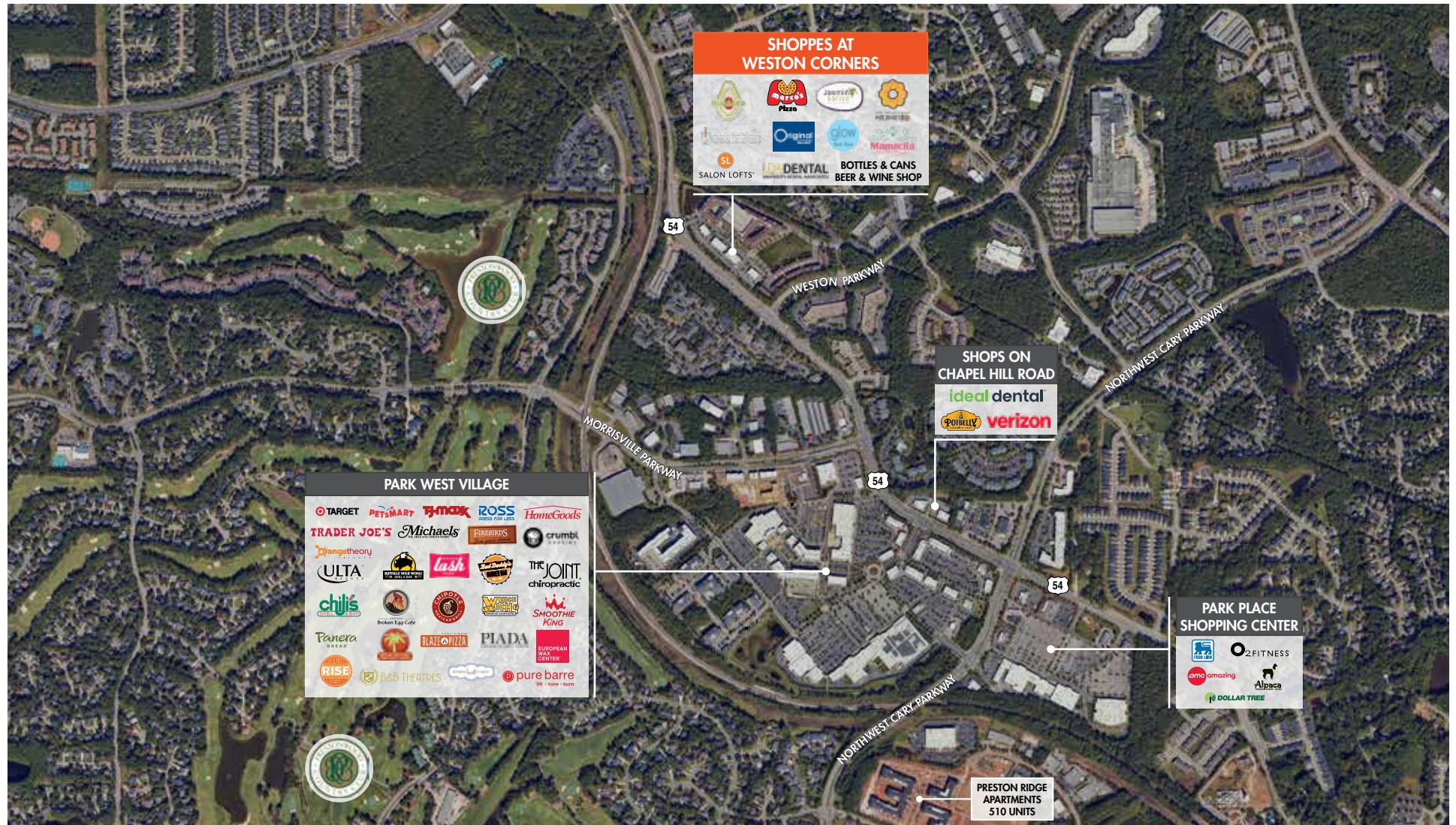
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