

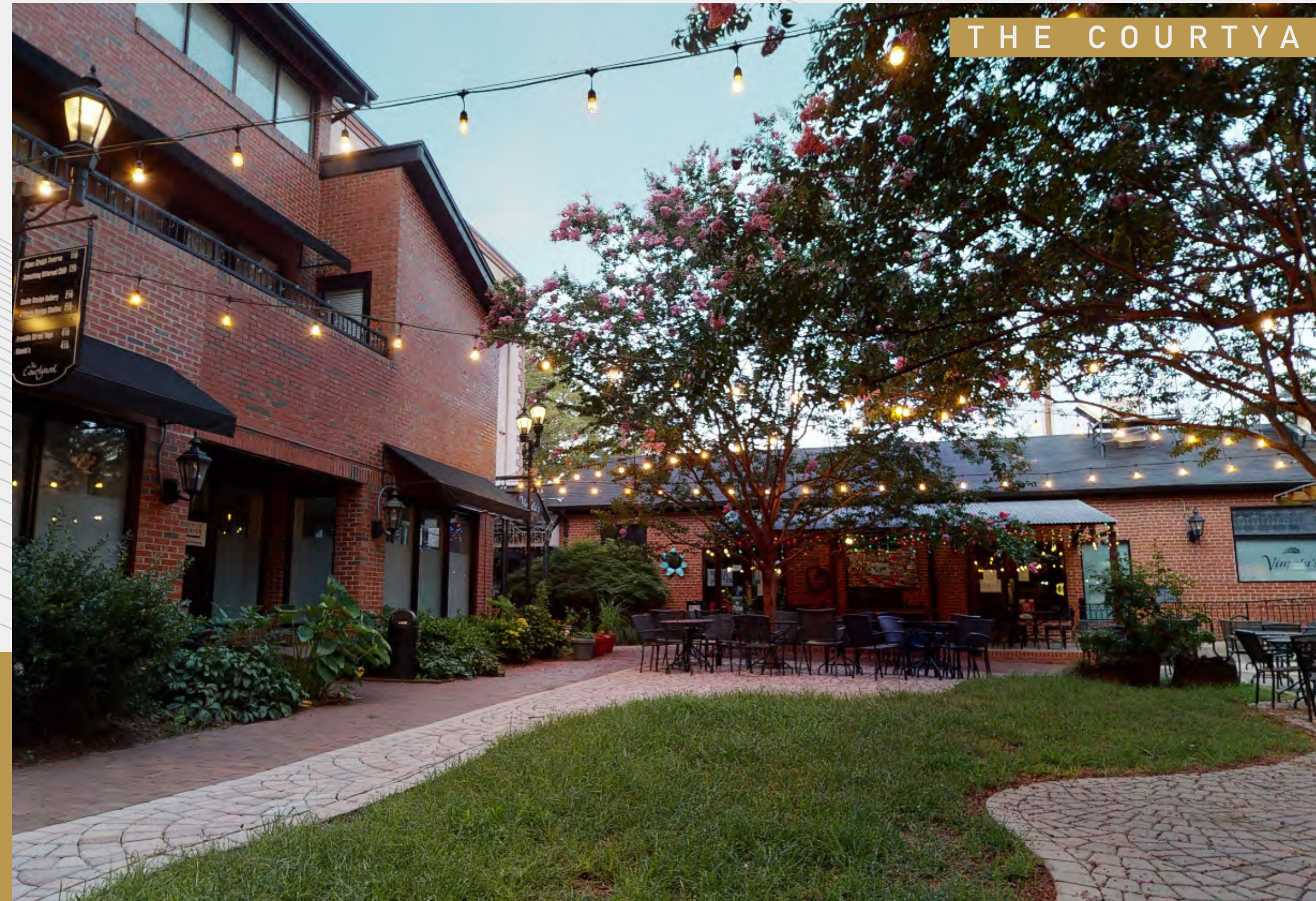
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DOWNTOWN CHAPEL HILL RETAIL SPACE

431 FRANKLIN STREET
CHAPEL HILL, NC 27516

SUITE 120 - 796 SF | TURN KEY READY
SUITE 310 - 645 SF
SUITE 315 - 1885 SF



CONTENTS

ABOUT	01
SITE MAP	02
EXISTING FLOOR PLANS	03
BUILDING SITE MAP	05
CONTACT	06

A HISTORIC LANDMARK

Built in 1946, The Courtyard in Chapel Hill is an established and well known landmark. It was renovated in 2010 + consists of 33,962 square feet with a tenant mix that includes mixed use, 20 loft apartments and 17,389 square feet of mostly ground floor retail as well as an interior courtyard. It fronts historic Franklin Street with a consistent flow of walk-by traffic.

- Ample parking available
- Former coffee shop - Suite 120 (move in ready)
- Former yoga studio - Suite 315
- Former barber shop - Suite 310
- Signage available
- 3 blocks from UNC's campus
- Walkable area to many restaurants, retail, museums + hotels



VICINITY MAP / Downtown Chapel Hill

LEASE DETAILS

Suites 120, 310 + 315 available
Rent: \$27/ft
TICAM: \$7.45 PSF

Size: 796 SF | Turnkey Coffee Shop | Suite 120
645 SF | Suite 310
1,885 SF | Suite 315

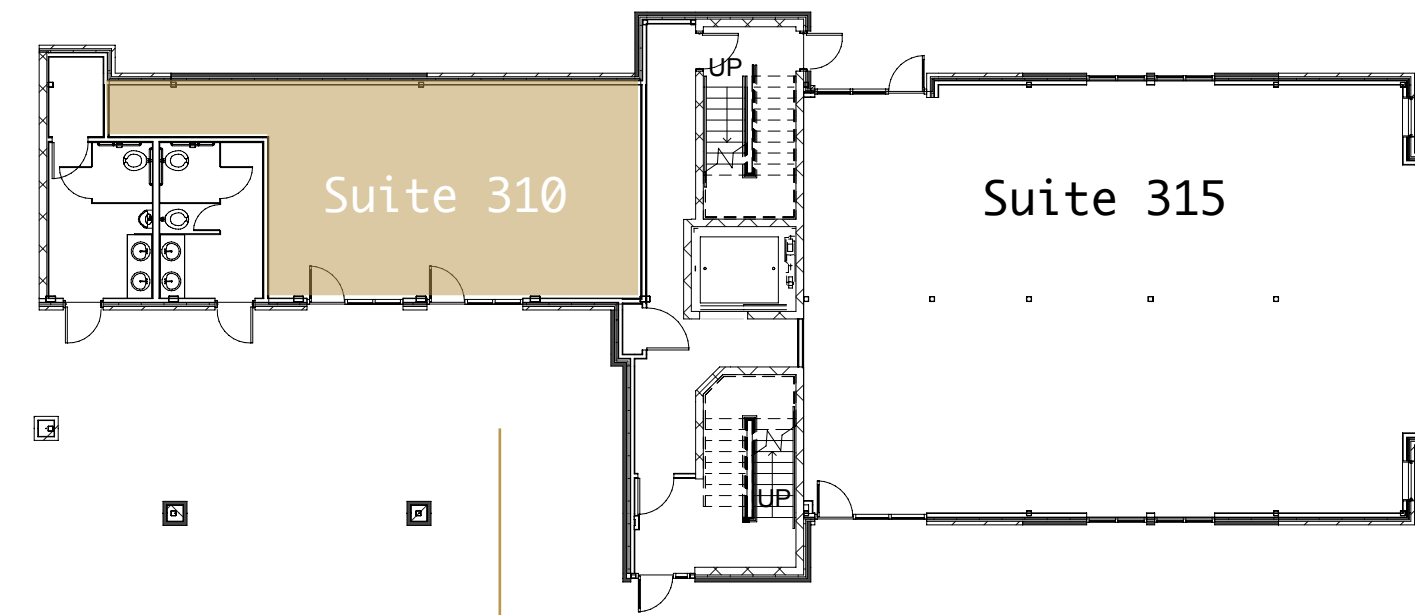
HISTORIC CHAPEL HILL

Nearby small businesses, venues and hotels + museums

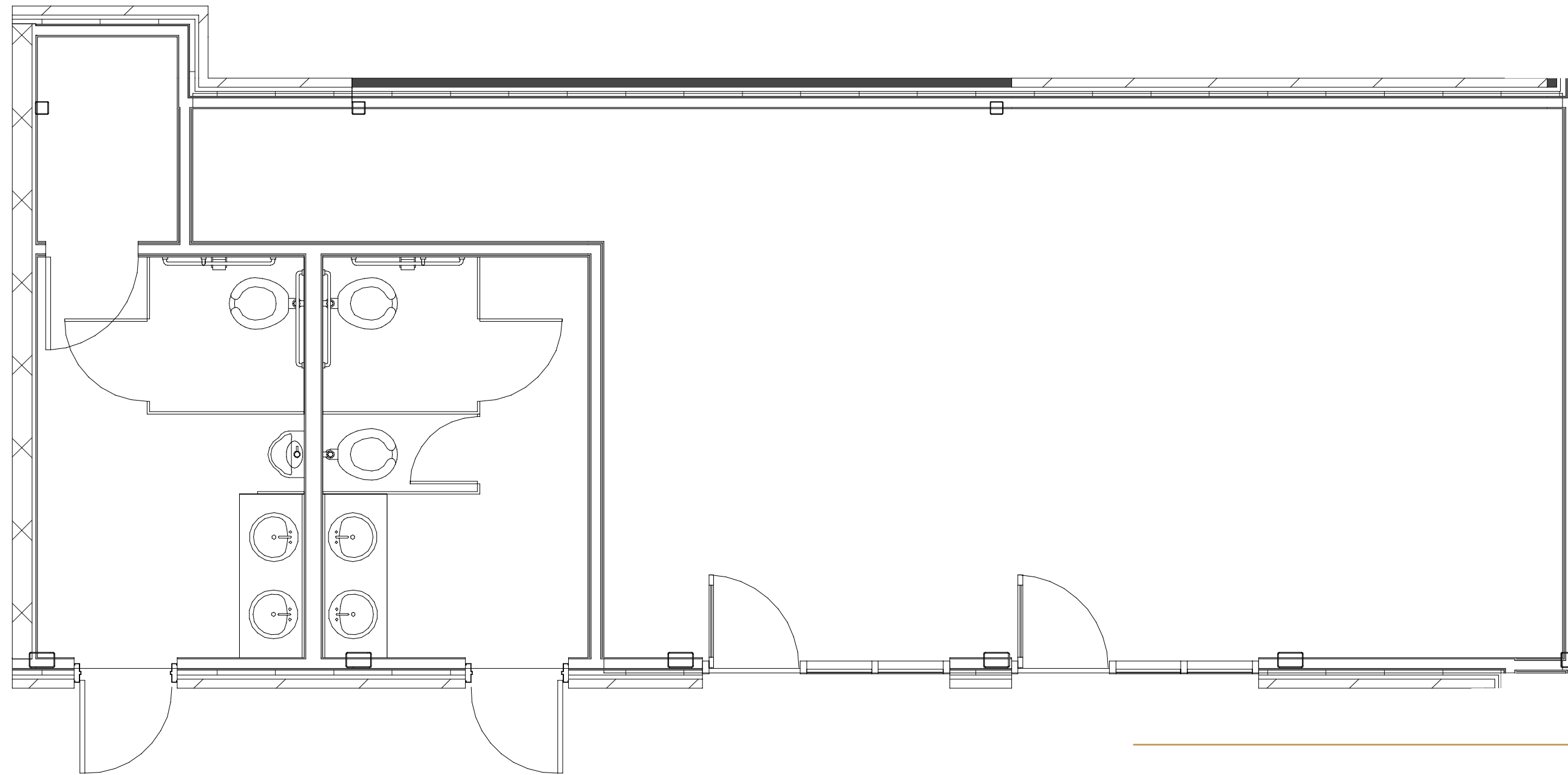
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|-----------------------------|----|
| Morehead Planetarium | 1 |
| Top of the Hill | 2 |
| Ackland Art Museum | 3 |
| Carolina Square | 4 |
| Latern / 411 West | 5 |
| Al's Burger Shack | 6 |
| Hickory Tavern | 7 |
| Hilton Hotel | 8 |
| Rise Biscuits | 9 |
| Weaver Street Market | 10 |
| Carr Mill | 11 |
| Harris Teeter | 12 |
| Hampton Inn + Suites | 13 |
| Elaine's / Carolina Brewery | 14 |
| Blue House Cafe / The Cave | 14 |
| Shortbread Lofts | 15 |
| AC Hotels | 16 |
| The Warehouse | 17 |
| 140 Plaza | 18 |
| University Apartments | 19 |



03

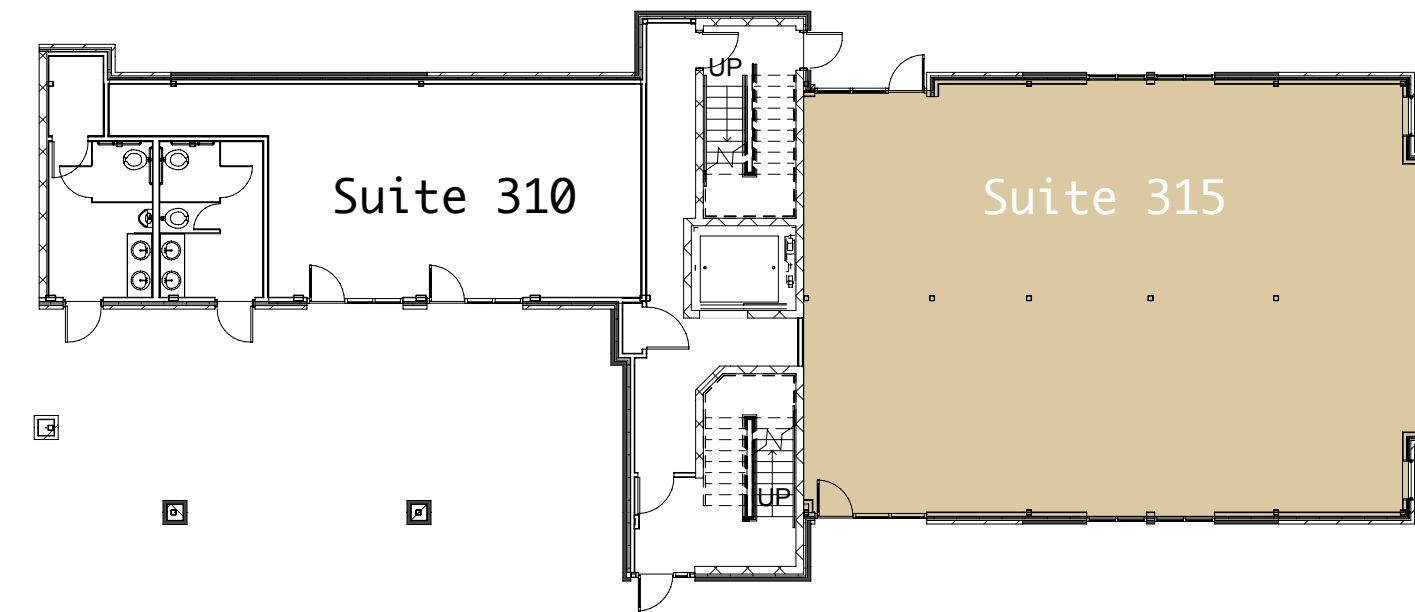


Building Floor Plan

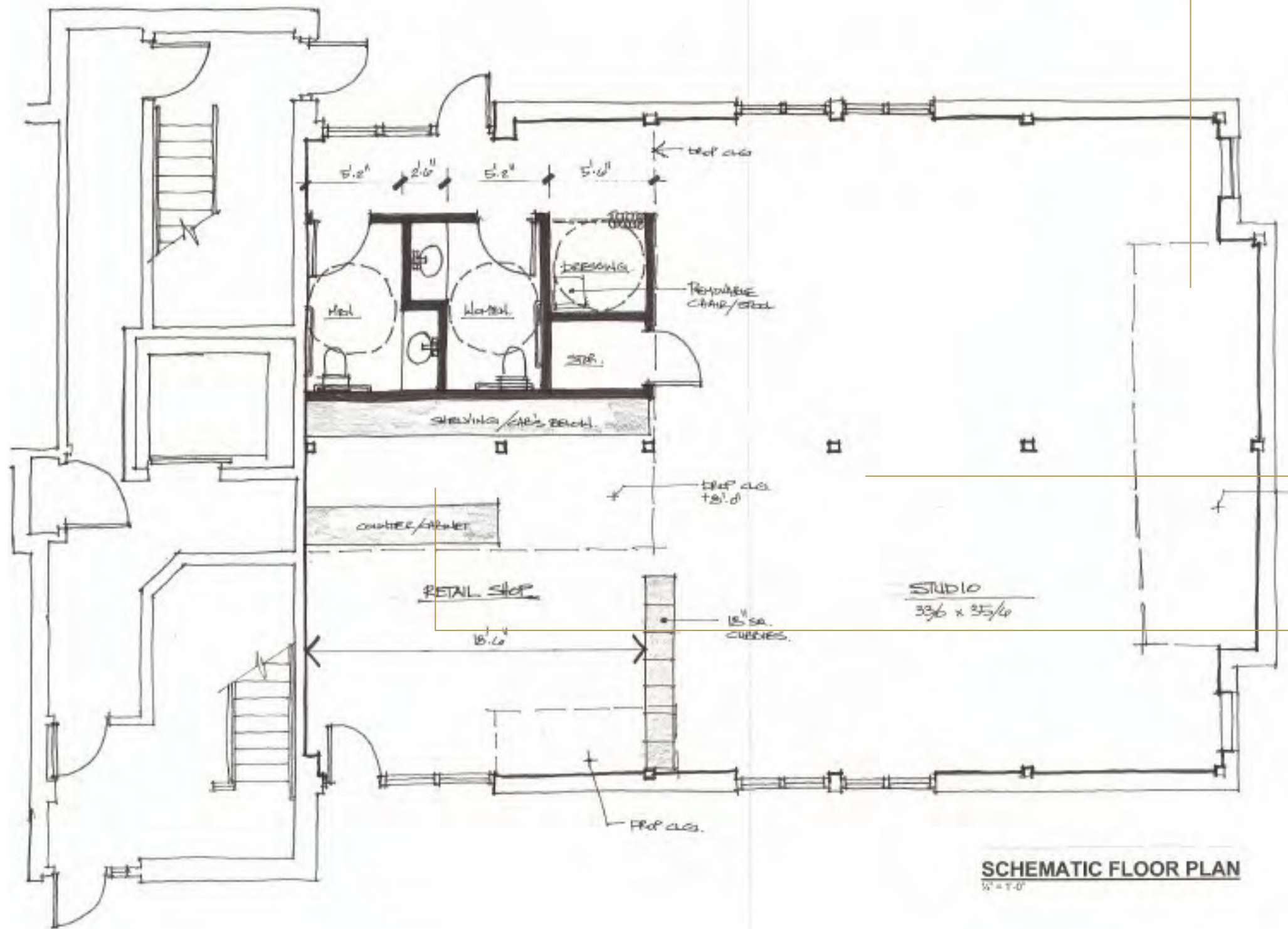


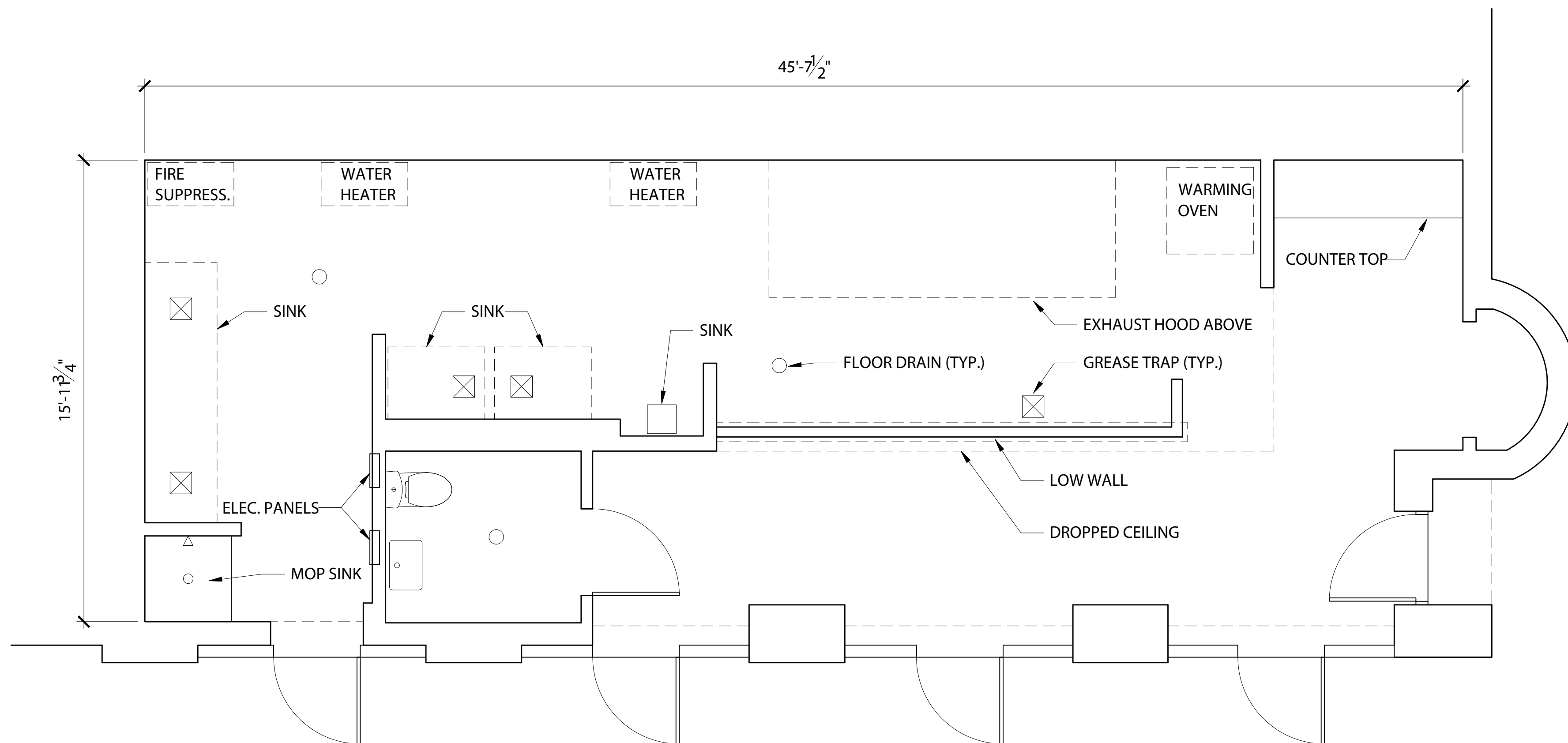
Schematic Floor Plan | Total Square Footage: 645 SF





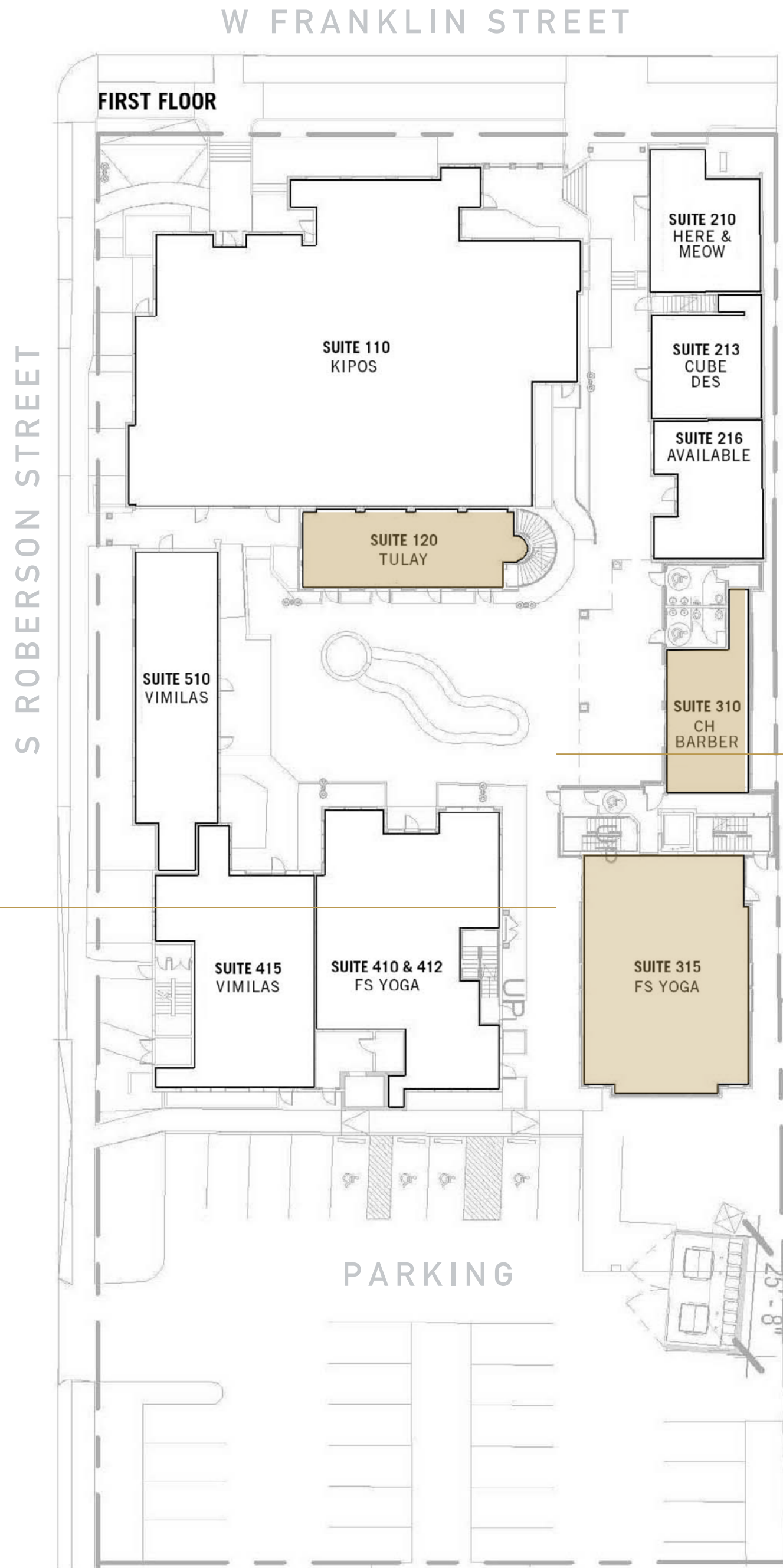
Building Floor Plan



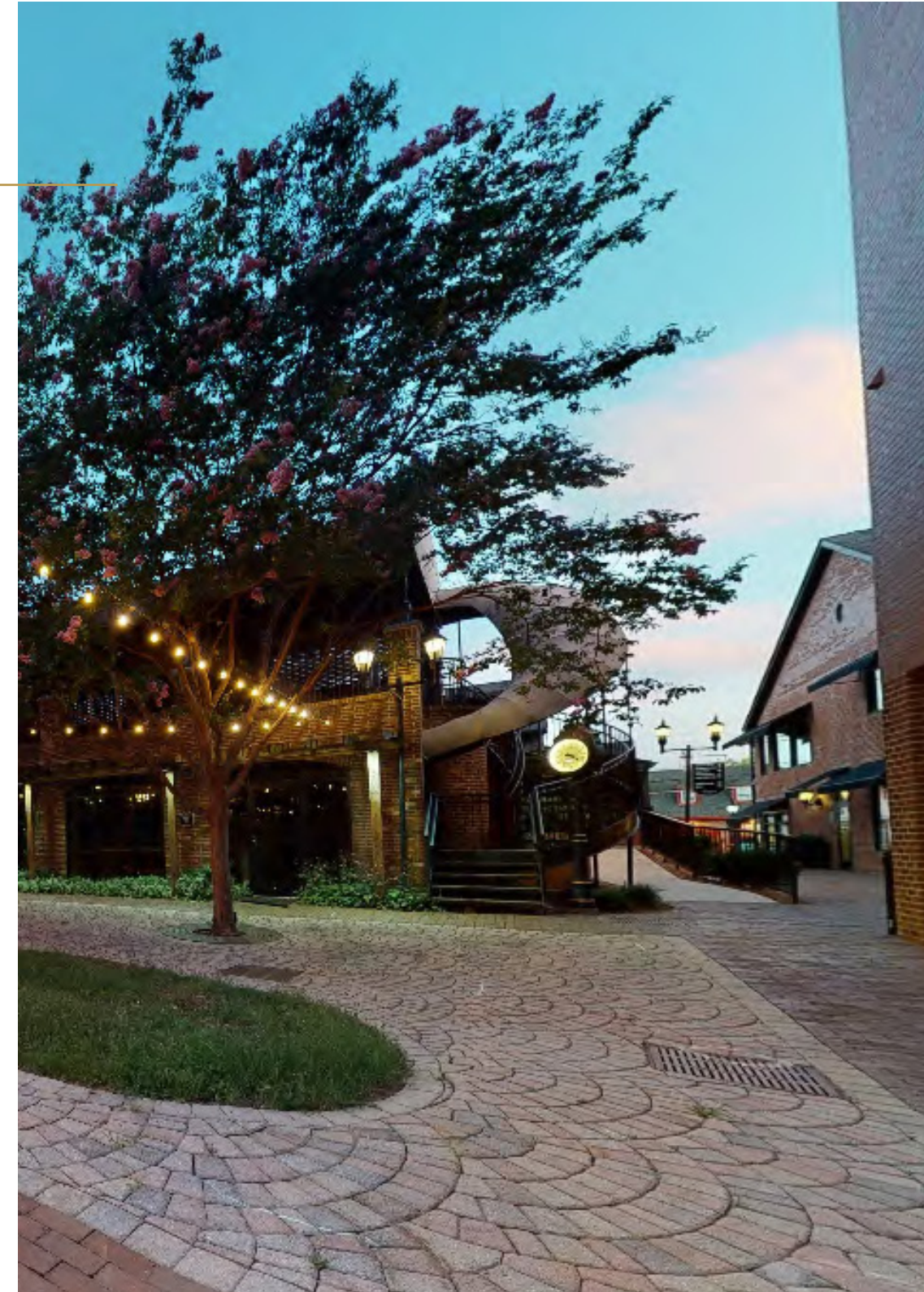




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SECOND FLOOR



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