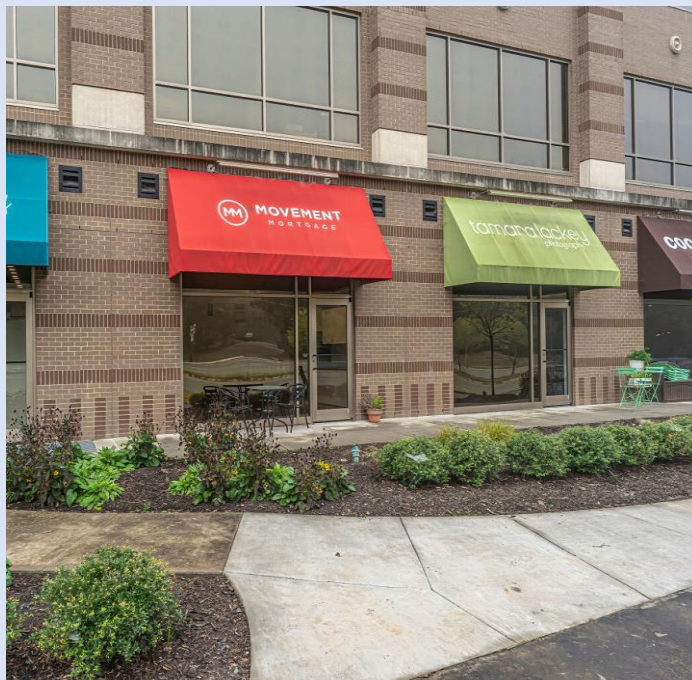
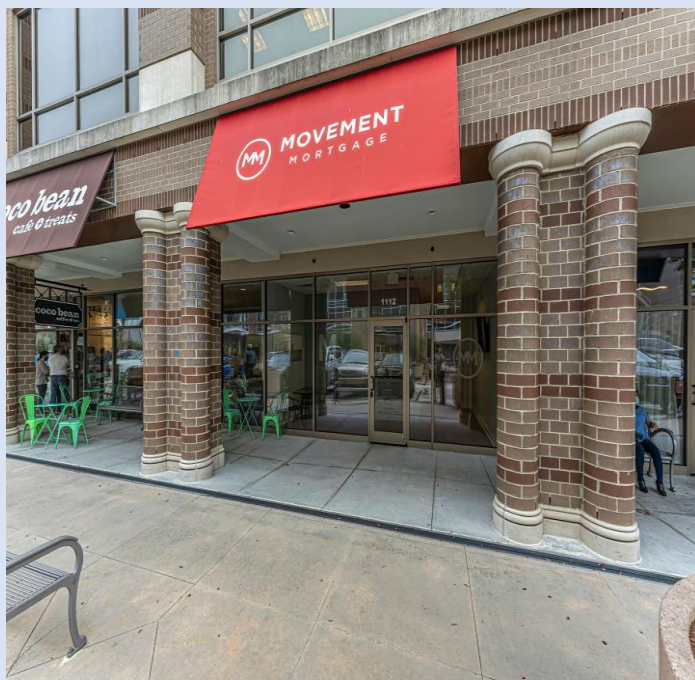


Prime Class A Office or Retail – East 54

SHORT TERM SUBLEASE – 1,300± SF
Available through September, 30, 2022

1112 Environ Way
Chapel Hill, NC 27517

FOR LEASE



PROPERTY

Located in the prestigious East 54 Development, this space offers unparalleled visibility and signage on NC Highway 54 – the gateway to UNC. Join other premium office, retail, and restaurant users.

- Outstanding Signage Opportunities
- Parking Available
- Exposure to Highway 54
- Partially Furnished (if desired)
- Reception
- 3 Private Offices
- Work Area
- Kitchenette

LEASING DETAILS

Available Immediately!

LEASE RATE

\$4,000/Month

Tenant covers janitorial and data.

NEARBY AMENITIES:

Fresh Market, Harris Teeter, Bin 54 Steak & Cellar, Brixx Wood Fired Pizza, Meadowmont Village, Tobacco Road Sports Café, Elements, Hawthorne & Wood, Walgreens

Aloft Chapel Hill, Courtyard by Marriot, Hampton Inn

Bank of America, SECU, Wells Fargo Banks

STEELE
COMMERCIAL

867 Washington St.
Raleigh, NC 27605

Stephen Dahlem, Principal
c. (919) 909-6725
sdahlem@steelecommercial.com



Overview & Demographics



Project Highlights

- 113,000 sf of class-A office
- 55,000 sf of retail/shops
- 4 restaurants
- 130-room Aloft hotel
- 200 exclusive condominiums
- US Green Building Council's GOLD LEED certified in Neighborhood Development
- US Green Building Council's PLATINUM LEED certification in Core & Shell

<https://product.costar.com/detail/lookup/6010662/images>



2020 DEMOGRAPHICS

	< 2 Mile	< 5 Miles	< 10 Miles
Population	26,387	129,548	346,027
2025 Est. Population	27,806	137,320	371,596
Daytime Employment	40,116	81,743	205,974
Total # Businesses	3,321	7,751	19,120
Average HH Income	\$124,241	\$114,400	\$82,645



1112 Environ Way



Property Photos

