

**FOR SALE / LEASE**

# Retail | Office Available

**601 W ROSEMARY ST, SUITES 106, 110 & 111**

Chapel Hill, NC 27514

**PRESENTED BY:**

**KIM MILLS**

O: 919.418.8456

[kim.mills@svn.com](mailto:kim.mills@svn.com)

**LIZ ARCOS**

O: 786.877.8866

[liz.arcos@svn.com](mailto:liz.arcos@svn.com)





PROPERTY SUMMARY



PROPERTY OVERVIEW

Flexible Retail/Office Opportunity: Three units available for sale or lease—individually or together—within the Greenbridge mixed-use development. Suitable for investors or owner-occupants.

Prime Downtown Location: Steps from Franklin Street in a high-visibility, walkable district with strong year-round foot traffic. Walk Score: 90.

Ideal Uses: Perfect for boutique retail, wellness, creative studios, professional services, or startups seeking an energetic urban setting.

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OFFERING SUMMARY

|                  |                                      |
|------------------|--------------------------------------|
| AMENITIES:       | Sky Lounge                           |
|                  | Beautiful Event Space                |
|                  | Outdoor Terrace with Expansive Views |
|                  | Bridge Garden Outdoor Space          |
|                  | Concierge                            |
| ZONING:          | Fitness Center                       |
|                  | LEED Gold Standard of Design         |
|                  | TC-3-CZD                             |
|                  | Two (2) Assigned Spaces Per Unit     |
|                  | Free Street Parking                  |
| NUMBER OF UNITS: | Pay Lots Across the Street           |
|                  |                                      |
| AVAILABILITY:    | Negotiable                           |
|                  |                                      |

\*Units may be sold or leased together or separately.  
\*\*Modified Gross Lease excludes janitorial, voice, and data.

| UNIT* | PIN#           | SF    | SALE PRICE     | LEASE RATE** |
|-------|----------------|-------|----------------|--------------|
| 111   | 9788066395.130 | 1,116 | \$362,700.00   | \$36.00/RSF  |
| 106   | 9788066395.003 | 1,298 | \$421,850.00   | \$36.00/RSF  |
| 110   | 9788066395.002 | 1,291 | \$419,575.00   | \$36.00/RSF  |
| TOTAL |                | 3,705 | \$1,204,125.00 |              |

## ADDITIONAL PHOTOS



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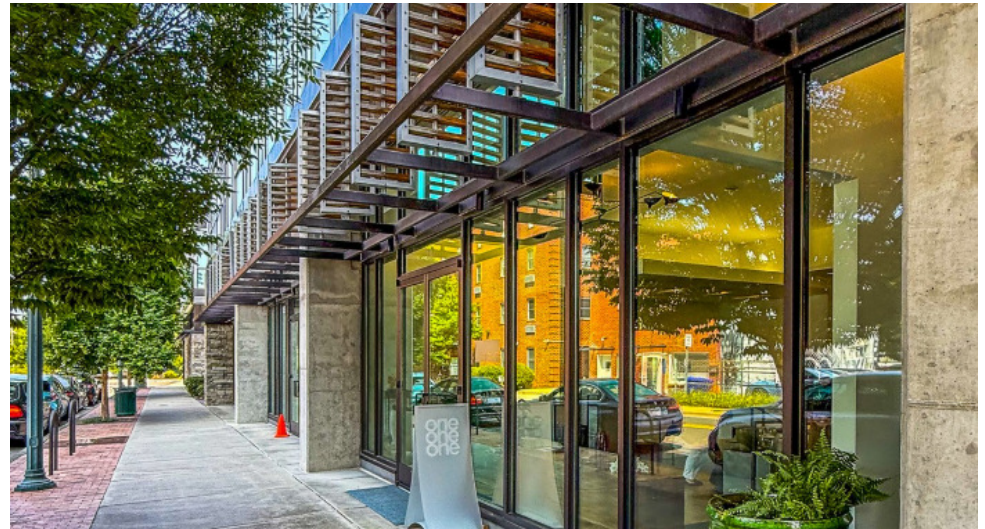
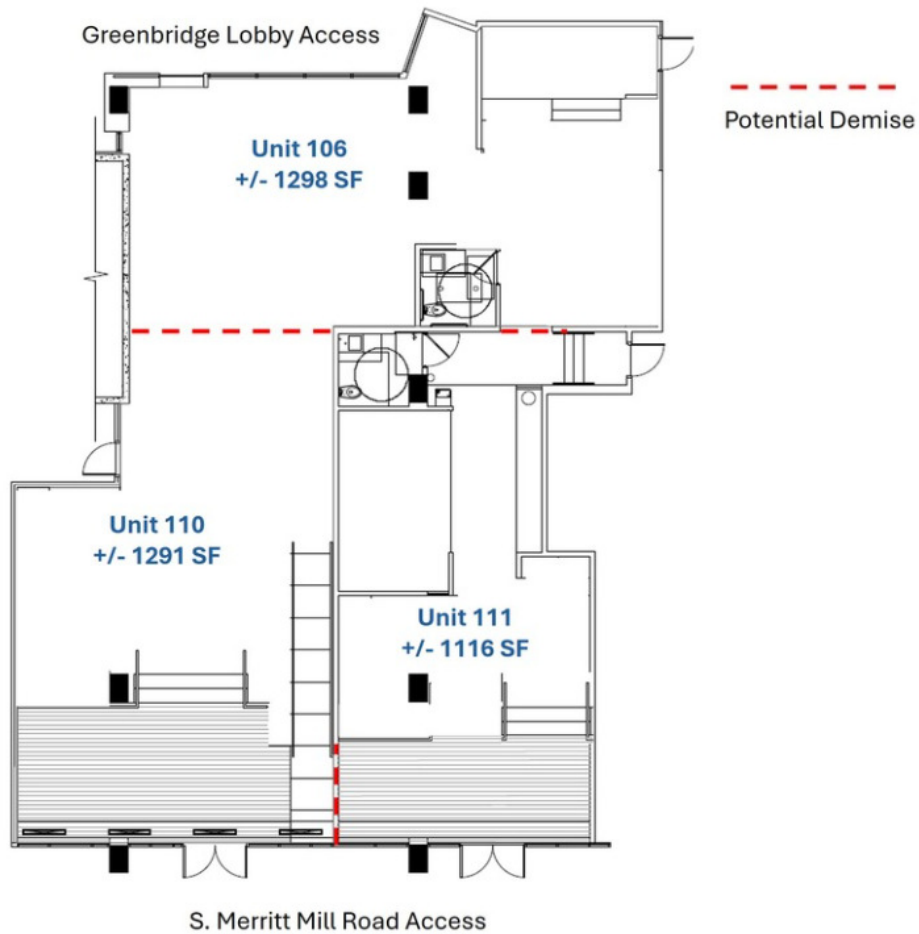
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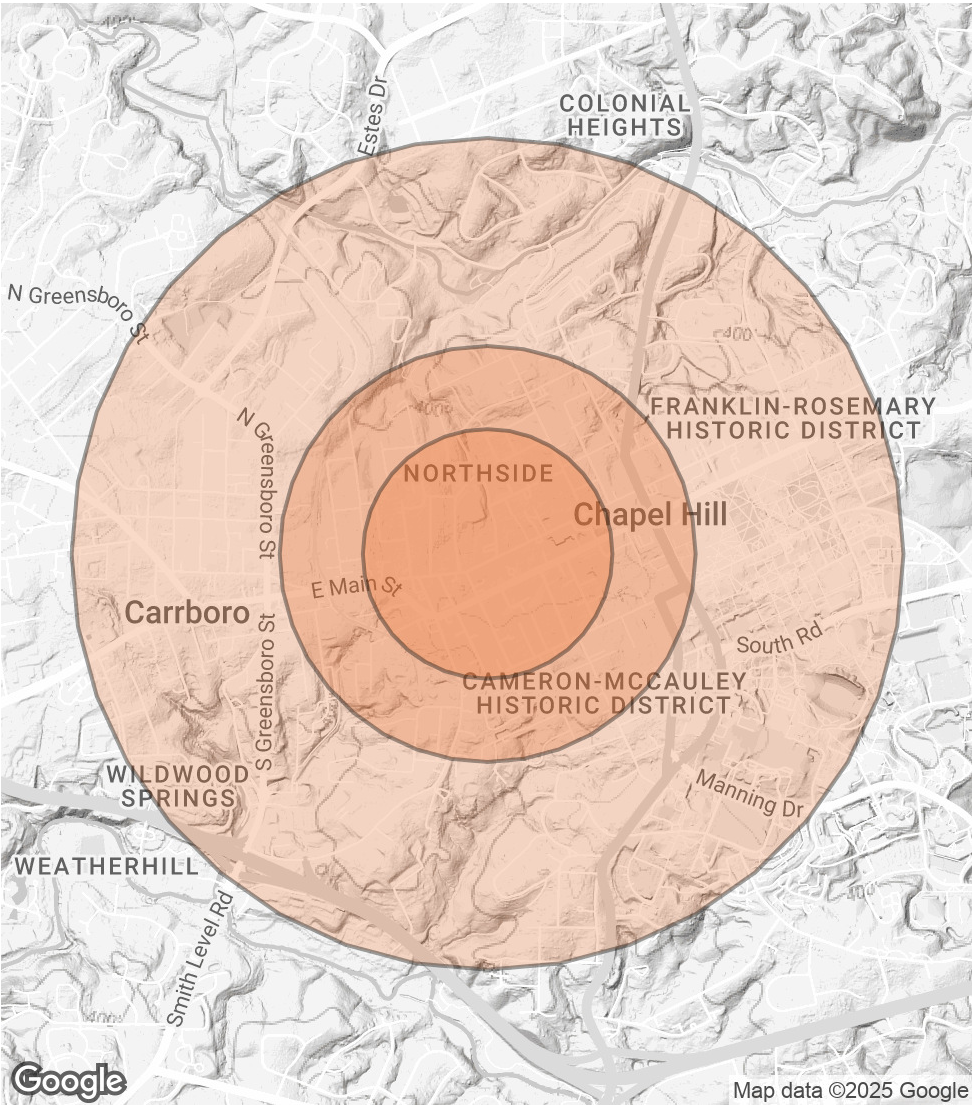


DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION     | 1,996     | 6,520     | 18,963 |
| AVERAGE AGE          | 28        | 28        | 30     |
| AVERAGE AGE (MALE)   | 28        | 28        | 30     |
| AVERAGE AGE (FEMALE) | 28        | 28        | 30     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 635       | 2,017     | 6,230     |
| # OF PERSONS PER HH | 3.1       | 3.2       | 3         |
| AVERAGE HH INCOME   | \$86,207  | \$93,274  | \$82,557  |
| AVERAGE HOUSE VALUE | \$663,780 | \$718,055 | \$598,217 |

Demographics data derived from AlphaMap



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