

# Prime Retail / Office Space For Lease

120 BANKS DRIVE | CHAPEL HILL, NC 27514



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# PROPERTY OVERVIEW

120 BANKS DRIVE

## SPACE HIGHLIGHTS

- 22' ceilings and ample natural light.
- Cold dark shell allowing for flexible build-out options
- Prime location with easy I-40 access.
- Adjacent to Raleigh Radiology and nearby medical offices.
- Ample parking with a 4.5/1000 sq ft ratio.
- Modern lobby and complete gut renovation in 2023.
- Total building size is 20,000 SQFT

## AVAILABLE SF

4,133 RSF

## LEASE TYPE

NNN

## TICAM

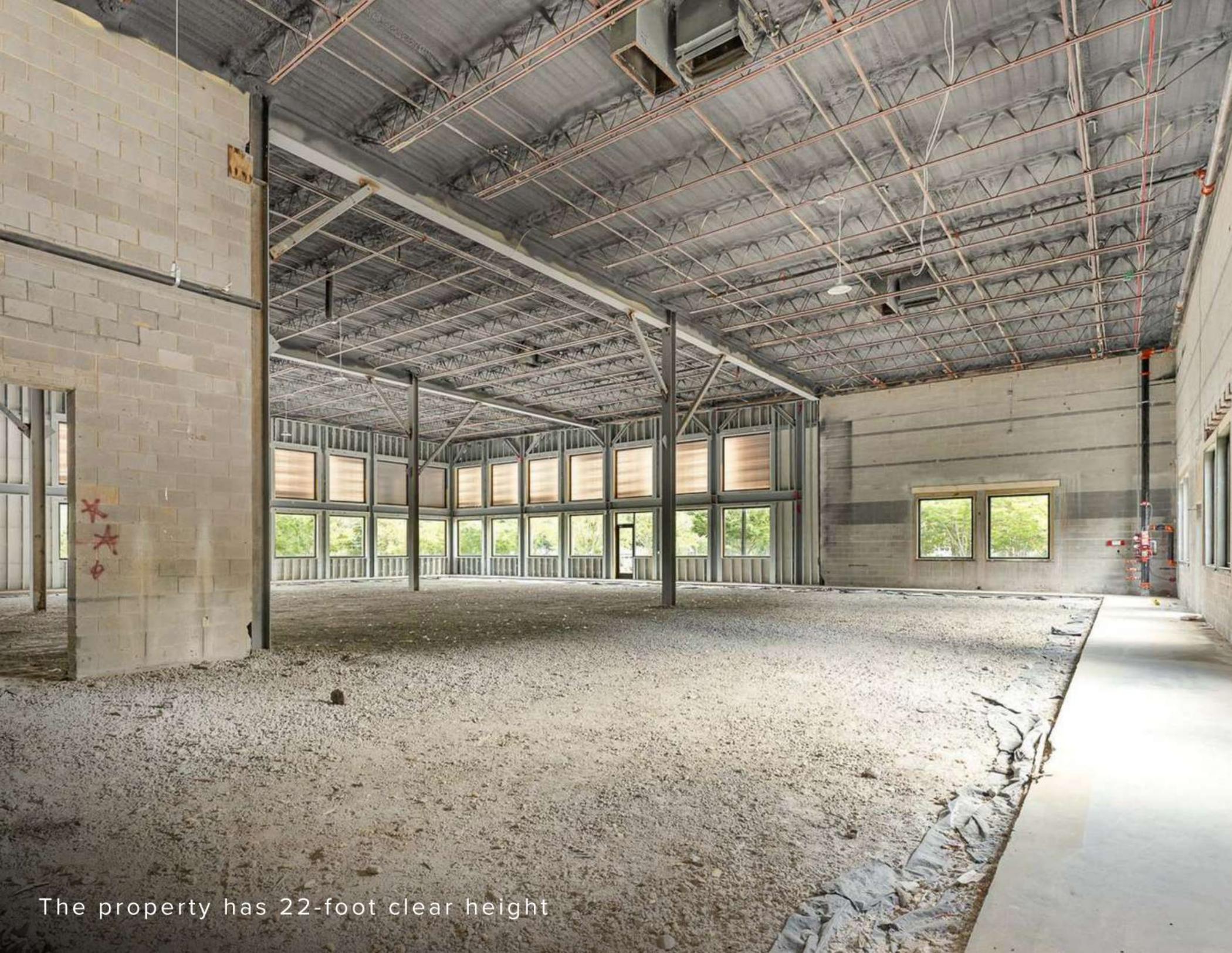
\$3.96/ SF

TI

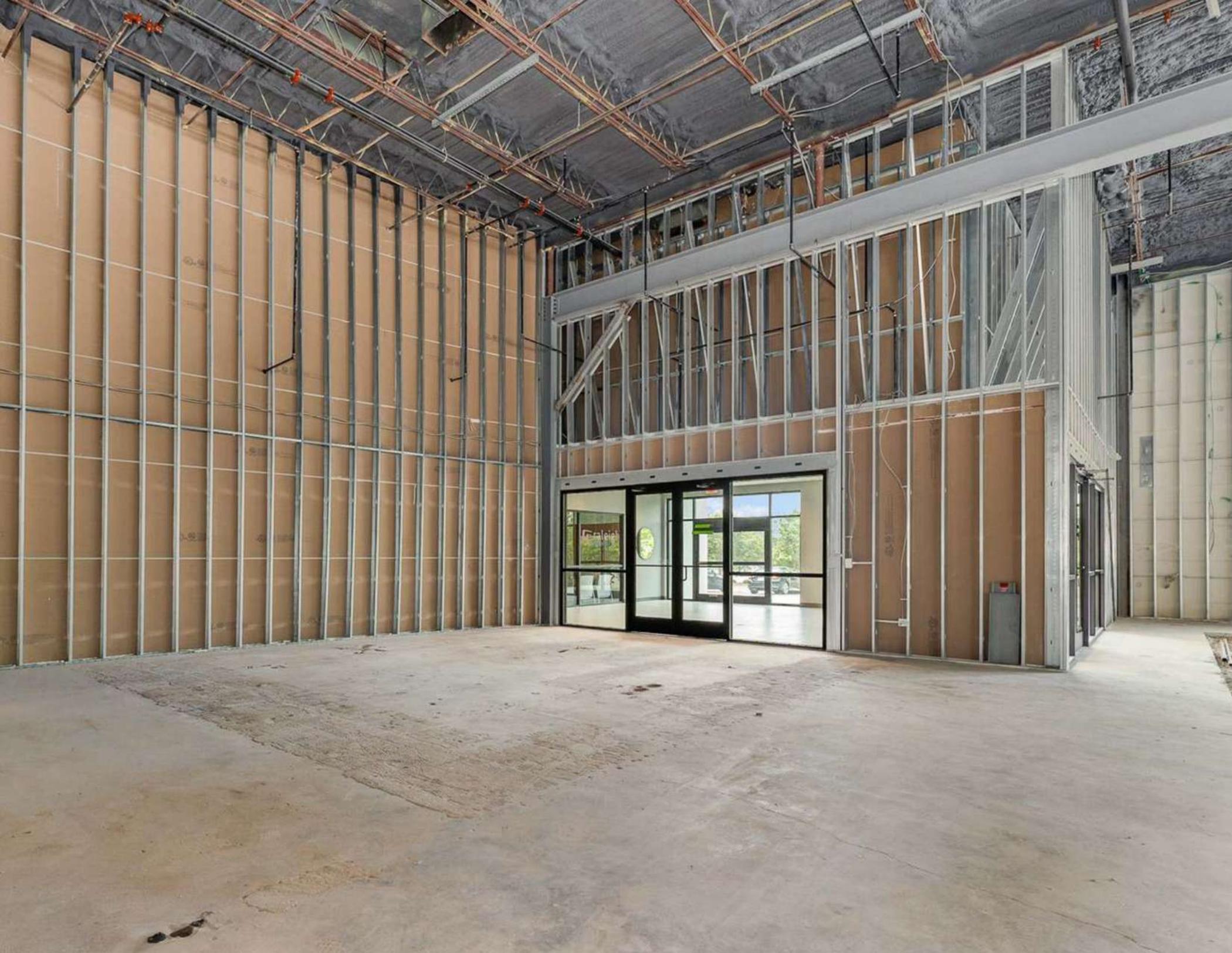
AVAILABLE

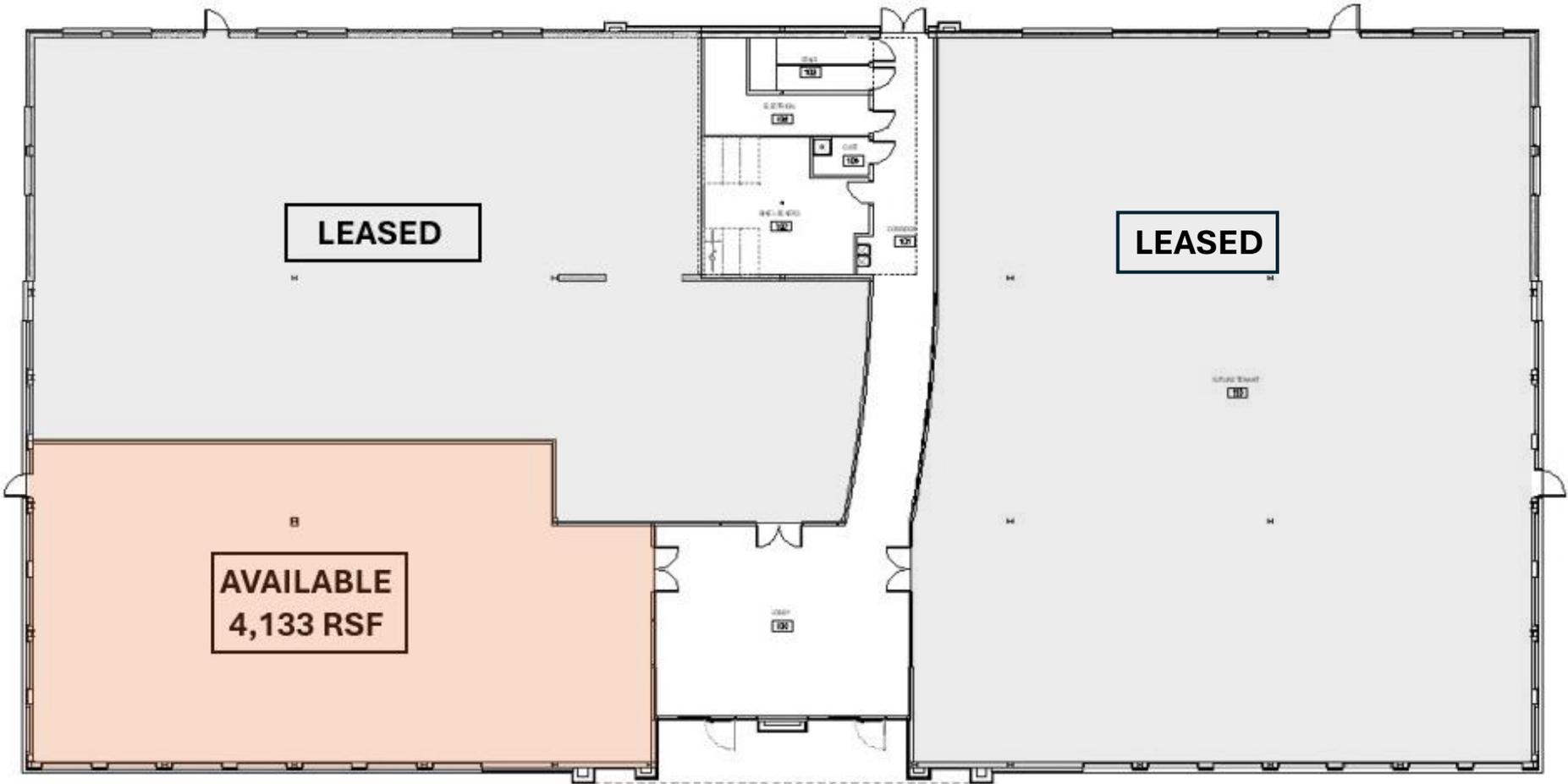






The property has 22-foot clear height



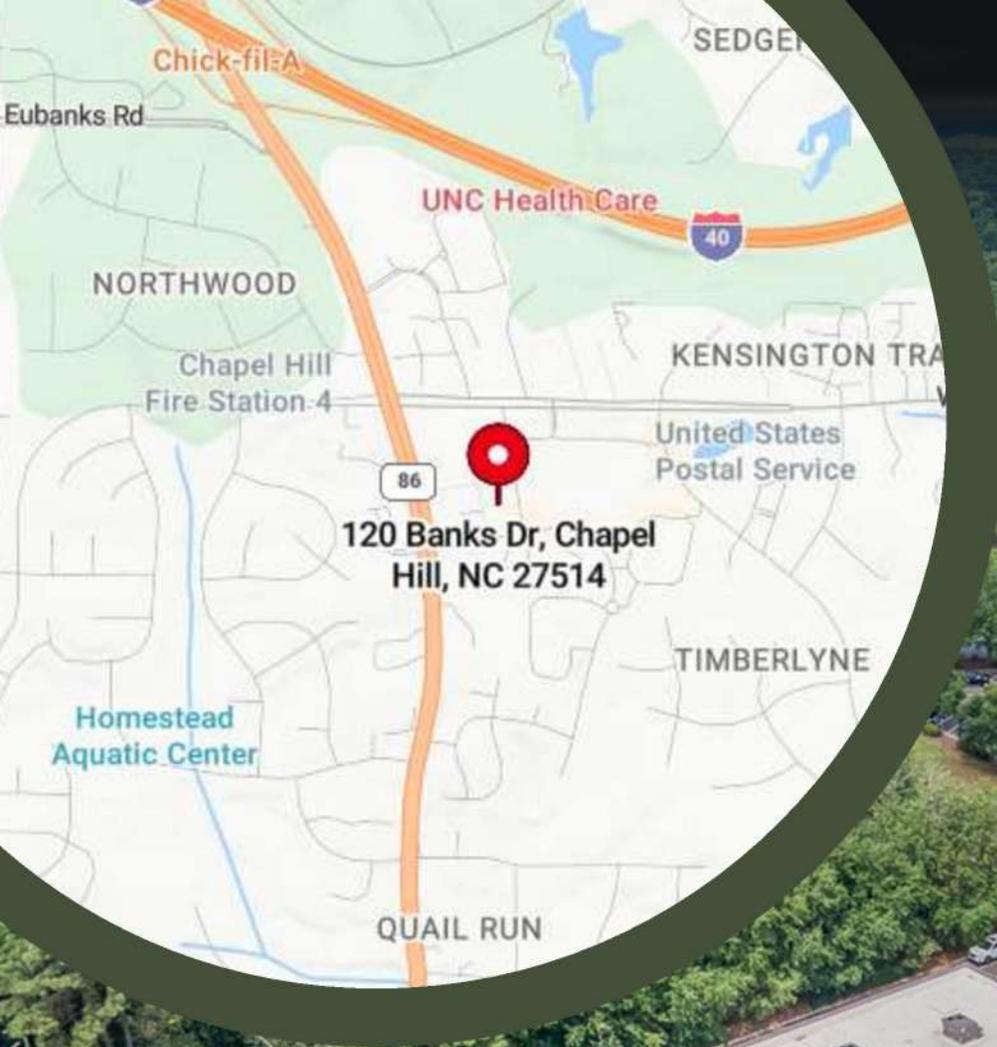




raleigh radiology

## YOUR NEIGHBOR

**Raleigh Radiology** is a premier imaging provider serving the Raleigh-Durham area, known for its comprehensive range of diagnostic services, including MRI, CT scans, X-rays, ultrasounds, and mammography.



Join a thriving community of medical professionals in the area, surrounded by numerous healthcare practices and services.

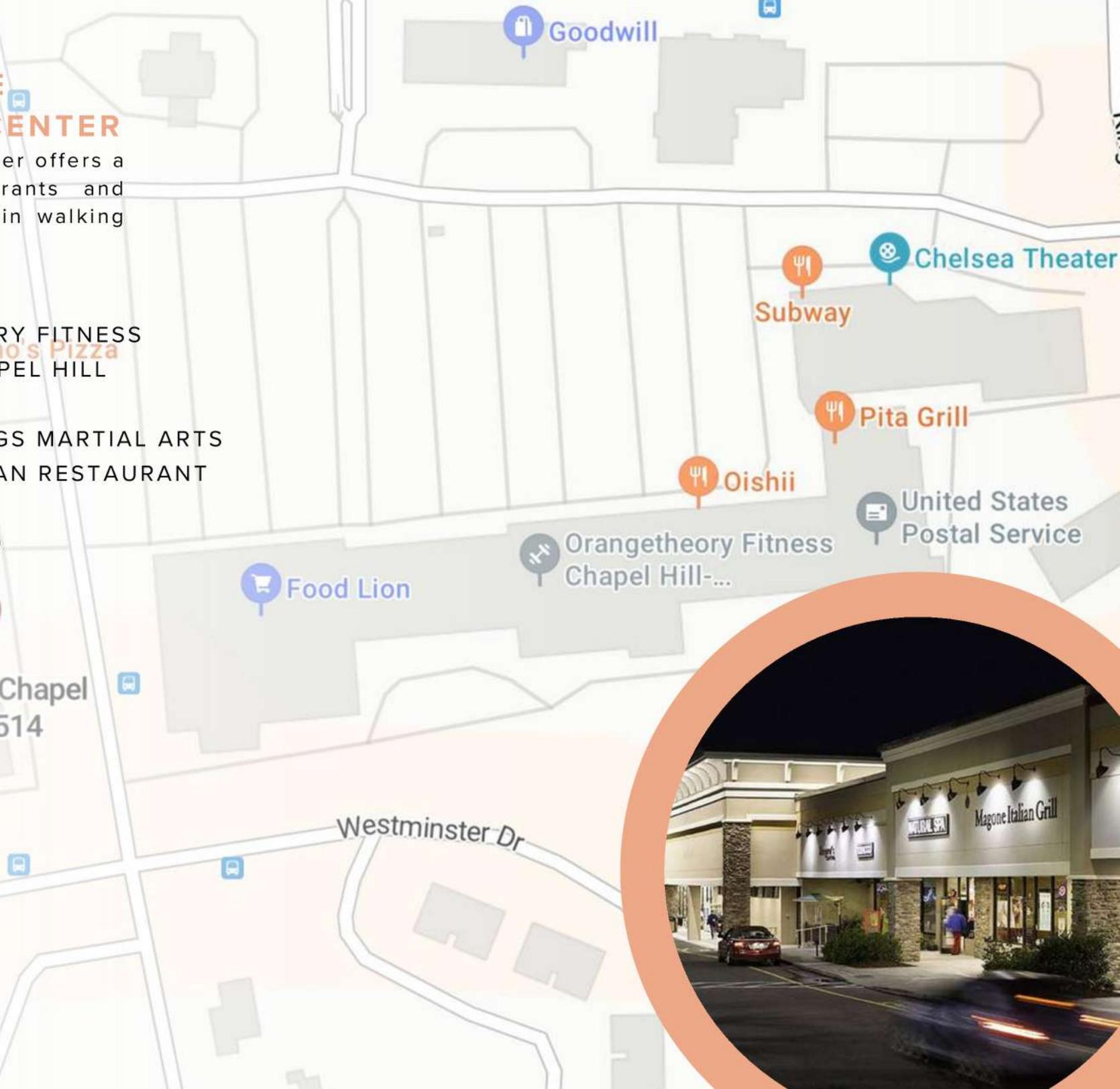


## TIMBERLYNE SHOPPING CENTER

This shopping center offers a variety of restaurants and amenities, all within walking distance

- FOOD LION
- ORANGE THEORY FITNESS
- CROSSFIT CHAPEL HILL
- CHINA WOK
- MASTER CHANGS MARTIAL ARTS
- MAGONE ITALIAN RESTAURANT
- OISHII
- QUEEN OF PHO
- PITA GRILL
- YOPOP
- SUBWAY

120 Banks Dr, Chapel Hill, NC 27514



# MARKET OVERVIEW

## CHAPEL HILL, NC



**Chapel Hill**, nestled in the heart of North Carolina's Research Triangle, is a vibrant and dynamic market with a unique blend of education, healthcare, and technology sectors. Anchored by the University of North Carolina at Chapel Hill, the town boasts a robust economy, benefiting from the university's influence and the thriving UNC Health Care system. This academic and medical presence provides a stable economic base, attracting a highly educated workforce and fostering innovation. The real estate market in Chapel Hill is diverse, with strong demand for both residential and commercial properties. The town offers a mix of historic charm and modern development, making it an attractive location for businesses, investors, and residents. The downtown area is a bustling hub of activity, featuring a variety of dining, shopping, and cultural experiences, which draw both locals and tourists. Chapel Hill's proximity to other key cities in the Triangle, such as Raleigh and Durham, further enhances its appeal. The market has seen steady growth in retail, office, and mixed-use developments, reflecting the area's rising population and the ongoing influx of tech and biotech companies. Despite a competitive market landscape, Chapel Hill remains a prime location for investment, offering long-term growth potential and a high quality of life.

