

THE COMMONS AT GOVERNORS VILLAGE

Class A Retail/Medical/Office Space for Lease

± 2000 SF TO ± 4,400 SF

Governors Drive
Chapel Hill, NC 27517



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



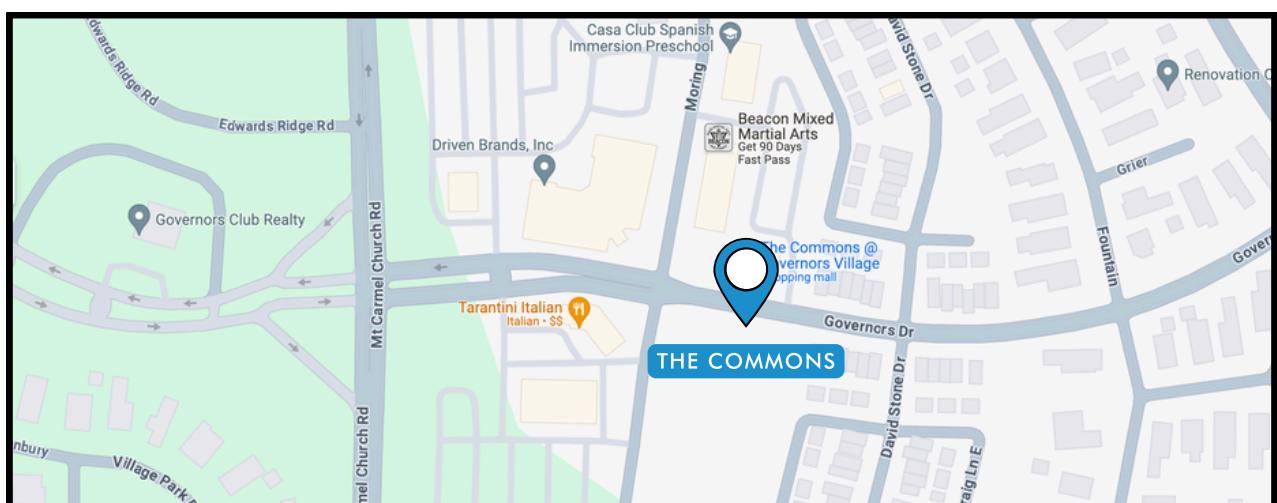
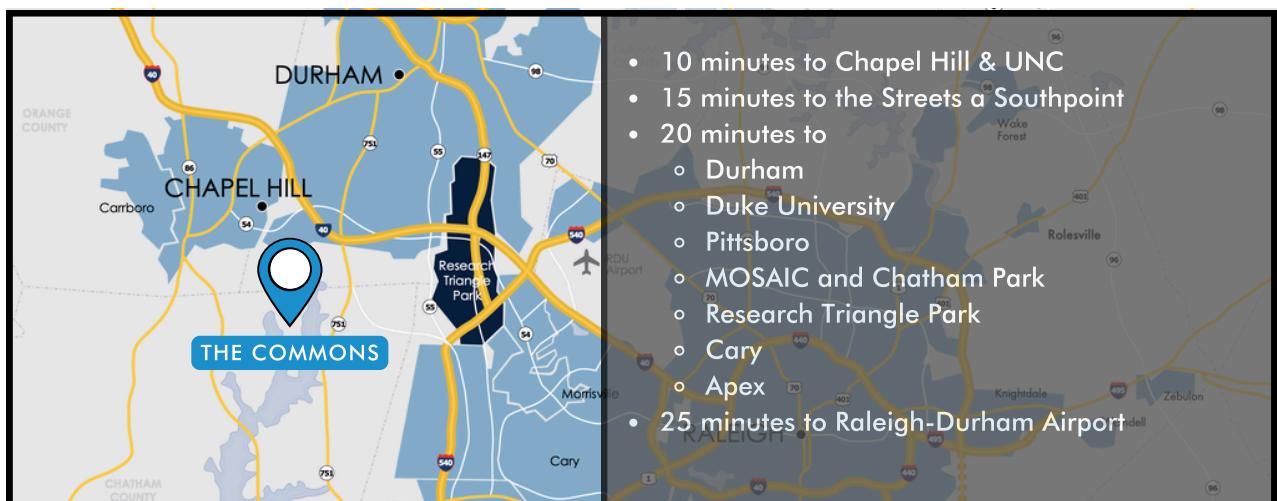
LISTING AGENTS
CHELA TU
LEWIS HENDRICKS

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

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PROPERTY LOCATION



COLLECTION ST // CROSS ST

Mt Carmel Church Rd // Governors Dr
 Old Farrington Point Rd // Whippoorwill Ln
 Whippoorwill Ln // Moring
 US Hwy 15-501 N // Mt Carmel Church Rd

TRAFFIC VOLUME

8,000
 6,300
 2,300
 36,000

DISTANCE

0.1 miles
 0.4 miles
 0.5 miles
 3.0 miles

*Information obtained from Esri

PROPERTY COMMUNITY

Governors Village is a master-planned community located in close proximity (less than 10 minutes) to downtown Chapel Hill. It consists of professional and medical office space, retail, and upscale residential that features apartments, townhomes, and homes. Governors Village is a Chapel Hill address with easy access to Durham, Pittsboro, Research Triangle Park, and the Raleigh-Durham International Airport.

Join a community of local and national businesses in:

- **IT**
- **Research**
- **Law**
- **Insurance**
- **Finance**
- **Archeology**
- **Recruiting**
- **Renovations**
- **Franchising**



PROPERTY OVERVIEW & FEATURES

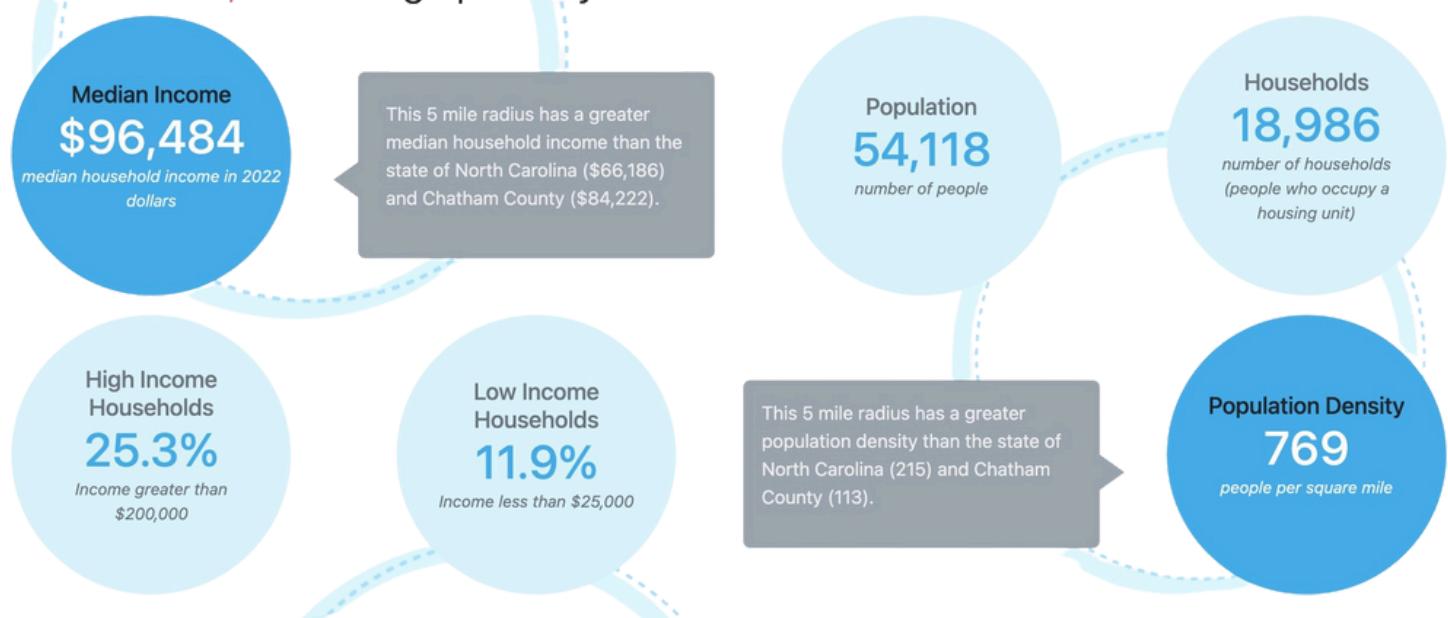
The Commons at Governors Village is located in a distinguished Class A community in a village setting and unique boutique neighborhood adjacent to the award-winning Governors Club. The Commons at Governors Village is prominently situated steps away from various retail and service businesses.

- Walkable amenities consisting of restaurants, grocery, townhomes, daycare, apartments, pharmacy, and more
- On-site property management
- Customer-centric and committed ownership
- Flexibility on new construction:
 - Four pads each approved for approximately 7,000 SF per floor up to 2 floors
 - Can accommodate buildings to be all medical, retail, office, or a mix (e.g. medical over retail, office over medical)
 - Upfit costs incurred by Landlord with long-term lease

PROPERTY FEATURES	
ADDRESS	Governors Drive Chapel Hill, NC 27517
AVAILABLE SPACES	The Commons build-to-suit office/medical/retail
LEASE RATE	CONTACT BROKER
RESTAURANTS WITHIN WALKING DISTANCE	<ul style="list-style-type: none"> • Flair Restaurant & Wine Bar • Tarantini Italian Restaurant • Gov's Cantina • Sal's NY Pizza

DEMOGRAPHICS

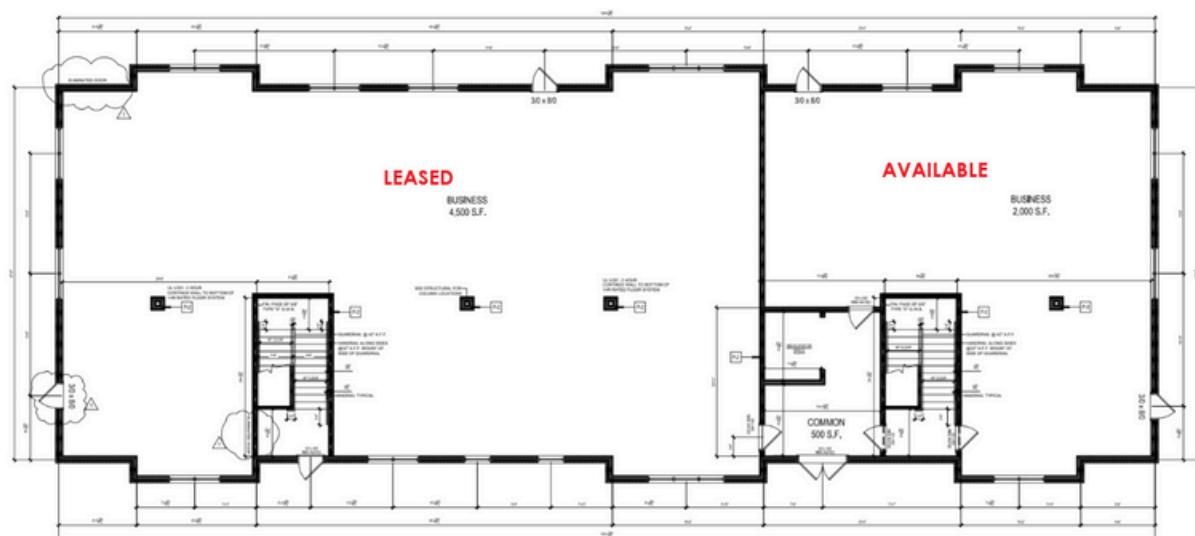
Governors Club, NC Demographics By Radius



THE COMMONS AT GOVERNORS VILLAGE

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

2,000 SF BUILD TO SUIT



THE COMMONS AT GOVERNORS VILLAGE

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

RENDERINGS





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