

FOR SALE / LEASE

Retail | Office Available

601 W ROSEMARY ST, SUITES 106, 110 & 111

Chapel Hill, NC 27514

PRESENTED BY:

KIM MILLS

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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 Fitness Center LEED Gold Standard of Design
ZONING:	TC-3-CZD
NUMBER OF UNITS:	Two (2) Assigned Spaces Per Unit Free Street Parking 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	

SVN | RALEIGH 2

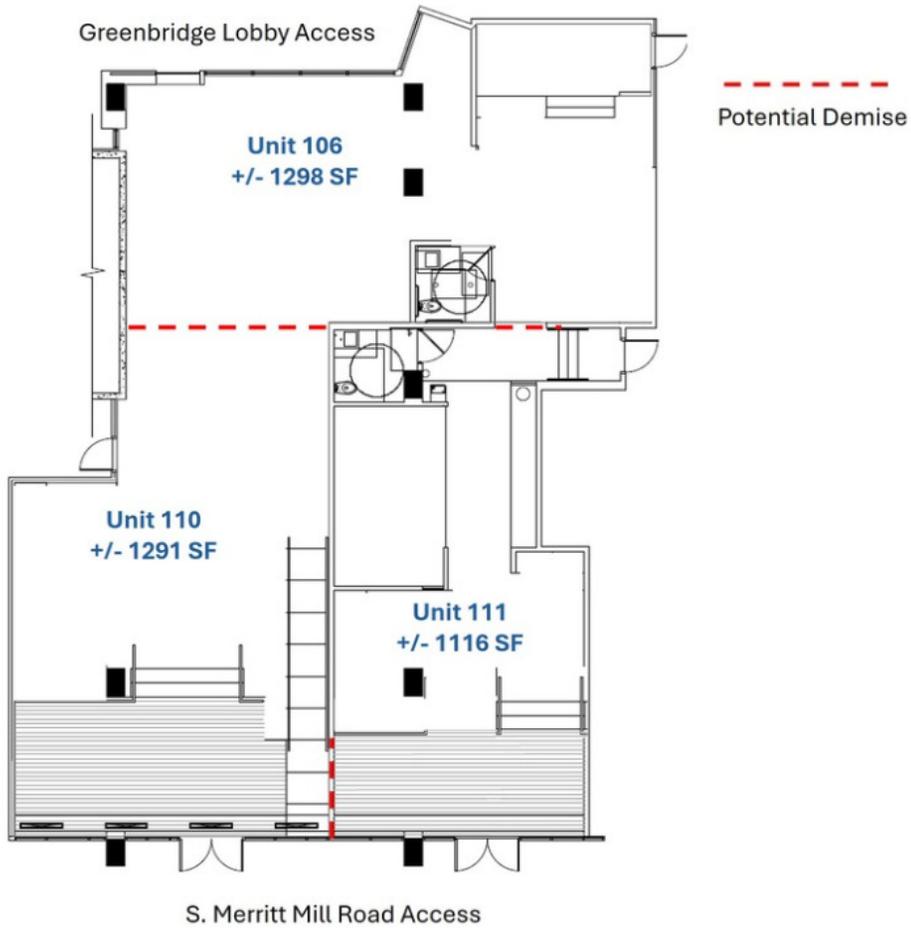
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

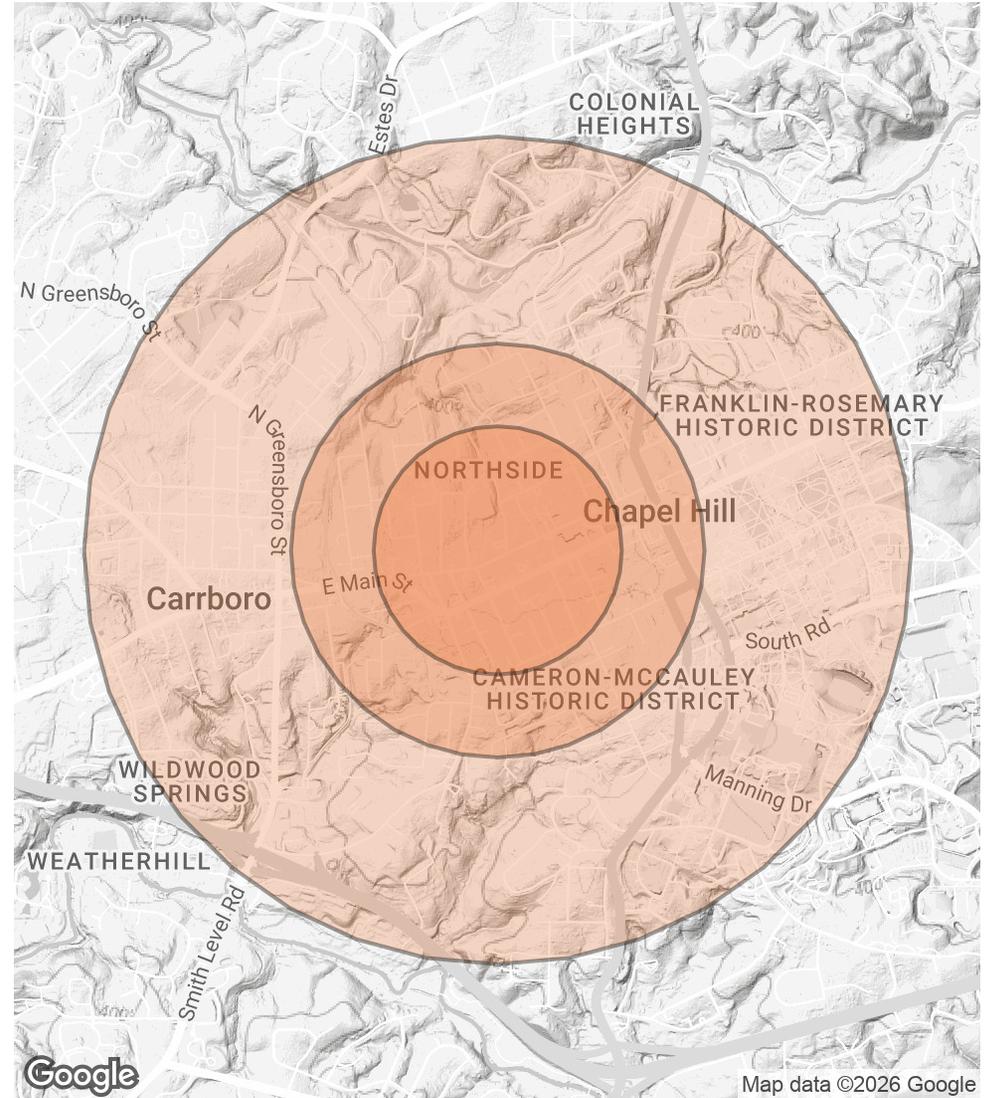
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,996	6,520	18,963
AVERAGE AGE	28	28	30
AVERAGE AGE (MALE)	28	28	30
AVERAGE AGE (FEMALE)	28	28	30

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	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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