



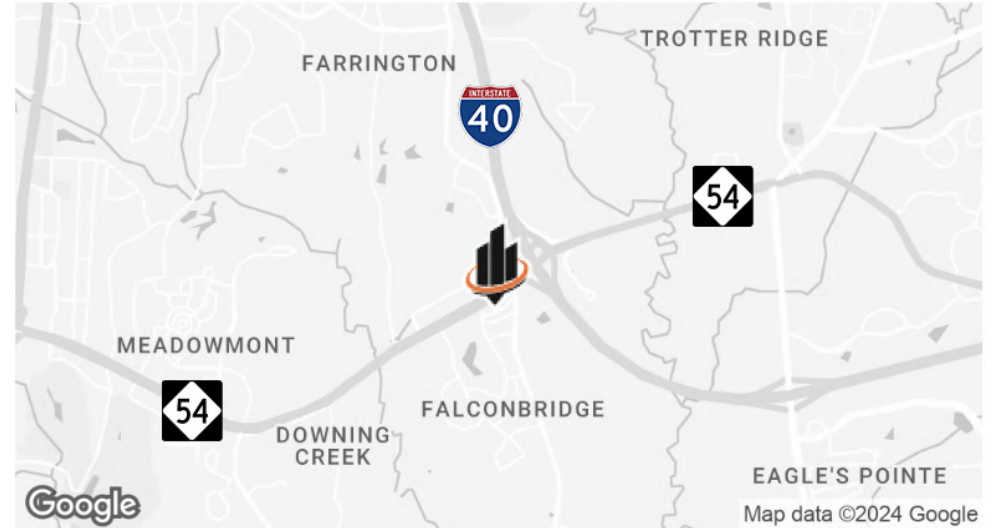
FOR LEASE

FALCONBRIDGE SHOPPING CENTER

6118 & 6120 FARRINGTON ROAD | CHAPEL HILL, NC 27517

JOHNNY WEHMANN
919.287.3218 | johnny.wehmann@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|------------------------|
| TOTAL SF: | ±72,735 SF |
| AVAILABLE SF: | ±1,200 - 2,025 SF |
| ZONING: | Commercial Center (CC) |
| LEASE RATE/TYPE: | Negotiable/NNN |

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for lease **Suite B and Suite I at Falconbridge Shopping Center in Chapel Hill, NC.** With a high-traffic slate of retailers, Falconbridge remains a recognizable retail center with more visitors than ever before.

The center is actually located in the city/county of Durham, but has a Chapel Hill address, **with over 43,200 vehicles passing the center daily on NC Hwy 54.**

PROPERTY HIGHLIGHTS

- New Starbucks with drive-thru opened in February 2024
- Vape and tobacco sales are NOT permitted here
- Strong preference for a NON-restaurant user (neither space has the infrastructure)
- Located in close proximity to I-40 and just down the road from UNC and UNC Hospitals

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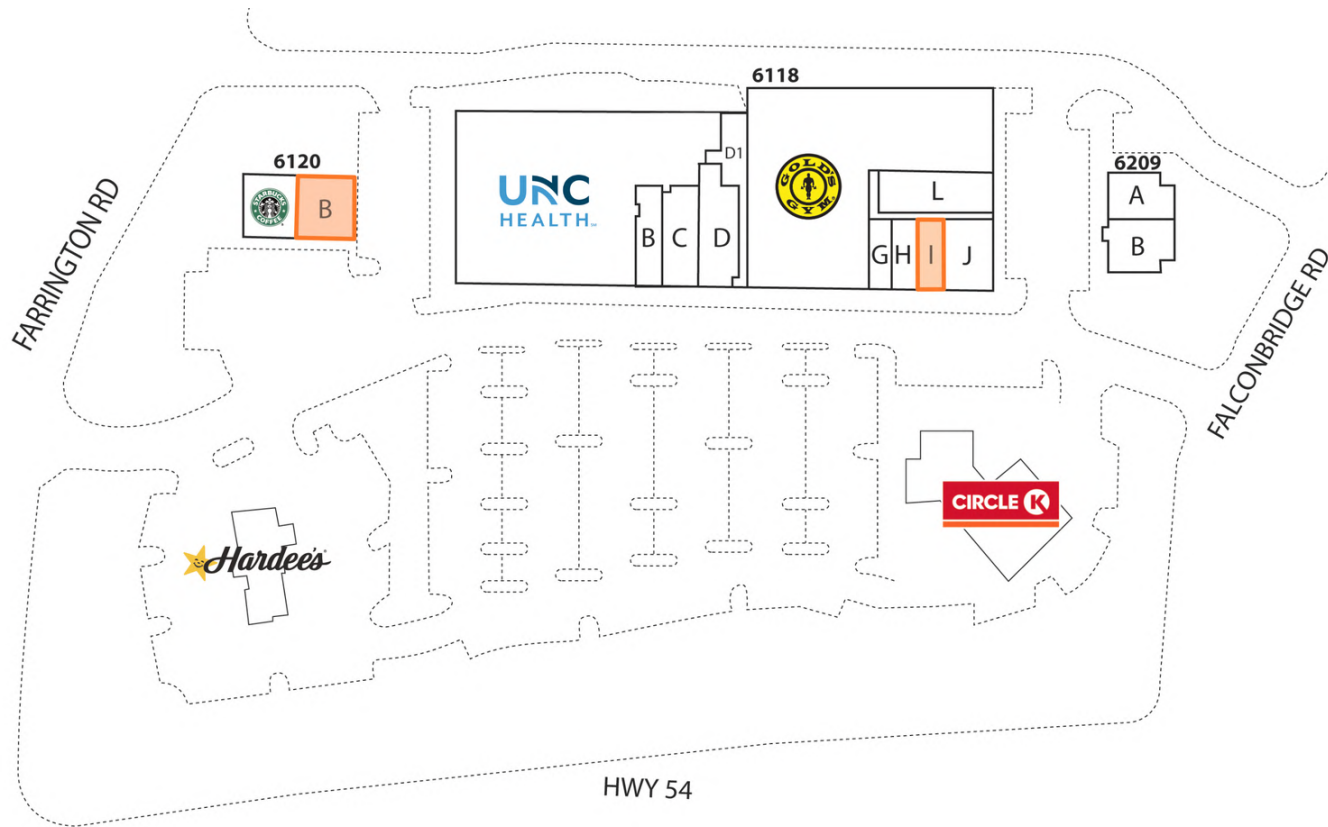
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SITE PLAN



- | | | | | | |
|------------|------------------------------|----------|-------------------------|---------------|-----------------|
| A-E | UNC Health Care | G | El Tesoro Mexican Grill | 6120-A | Starbucks |
| C | Jersey Mikes | H | Carolina Blue Pharmacy | 6120-B | VACANT |
| D | Courtney's Drop in Kids Care | I | VACANT (Lease Pending) | 6209-A | Vin Nails & Spa |
| F | Gold's Gym | J | Quest Martial Arts | 6209-B | Bangkok 54 |
| | | L | Perfect Image Cleaners | | |

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PROPERTY PHOTOS



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SUITE B PHOTOS



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SUITE I PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

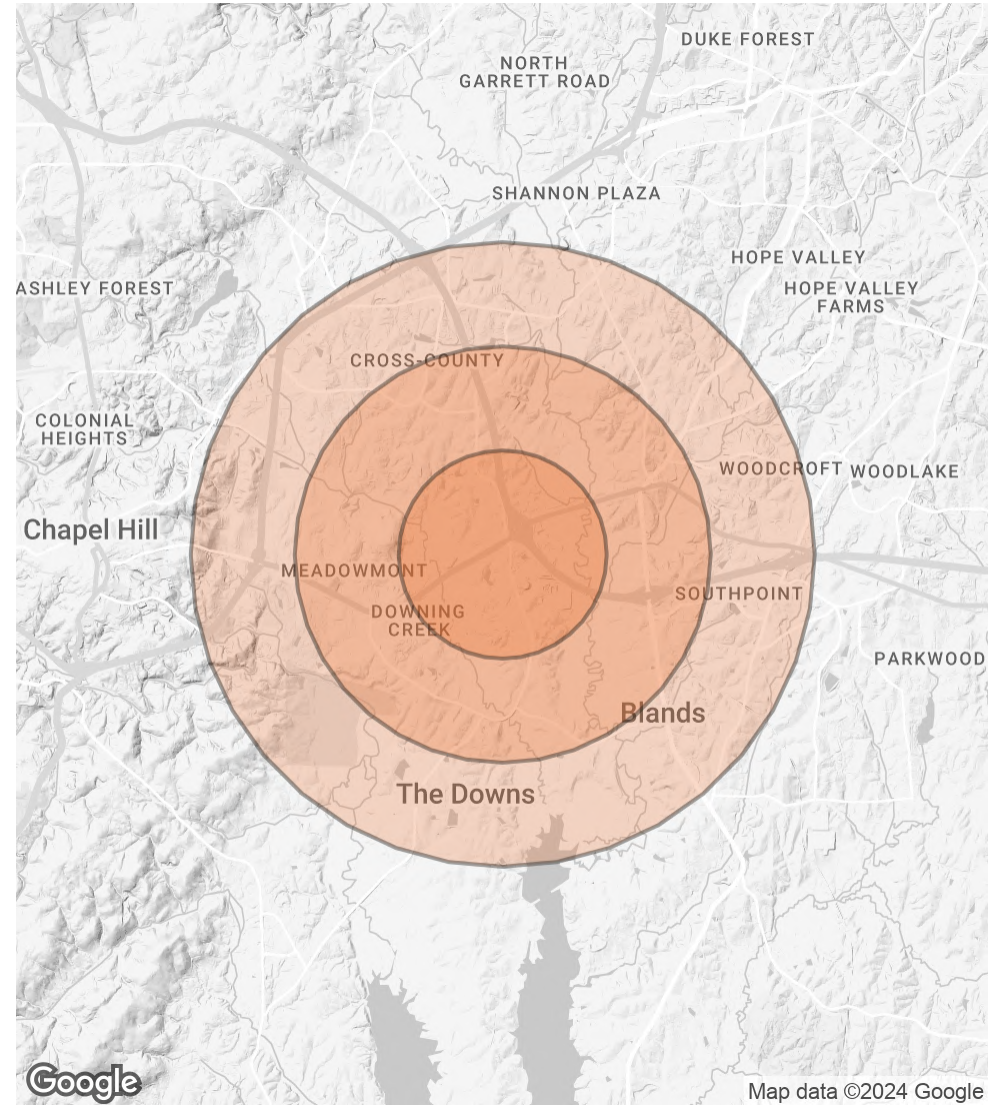
POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 3,413 | 15,504 | 40,776 |
| AVERAGE AGE | 44 | 43 | 41 |
| AVERAGE AGE (MALE) | 42 | 42 | 40 |
| AVERAGE AGE (FEMALE) | 45 | 44 | 42 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,707 | 7,395 | 18,910 |
| # OF PERSONS PER HH | 2 | 2.1 | 2.2 |
| AVERAGE HH INCOME | \$137,201 | \$149,166 | \$144,279 |
| AVERAGE HOUSE VALUE | \$534,533 | \$600,485 | \$556,211 |

Demographics data derived from AlphaMap



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