

RETAIL OPPORTUNITY AT COLE PARK

11624 US-15 501 HWY, CHAPEL HILL, NC

1,000 SF
FOR LEASE



HIGH INCOME AREA

EXCLUSIVE LISTING BROKER

BRIAN GRABOWSKI

919.349.3569

BGRABOWSKI@TRADEMARKPROPERTIES.COM

NO SMOKE, VAPE OR SWEEPSTAKES
SHOPS PERMITTED

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919.782.5552



TRADEMARK
PROPERTIES

11624 US-15 501 HWY
CHAPEL HILL, NC 27517

PROPERTY HIGHLIGHTS

- Suite A: 1,000 SF
- Lease Rate: **\$1,900/Month Gross Rent** (Landlord pays taxes, insurance, and CAM)
- Located in the Cole Park commercial area, just south of Chapel Hill on US 15-501.
- Nine miles to the south is [Chatham Park](#), a 22,000 home planned community



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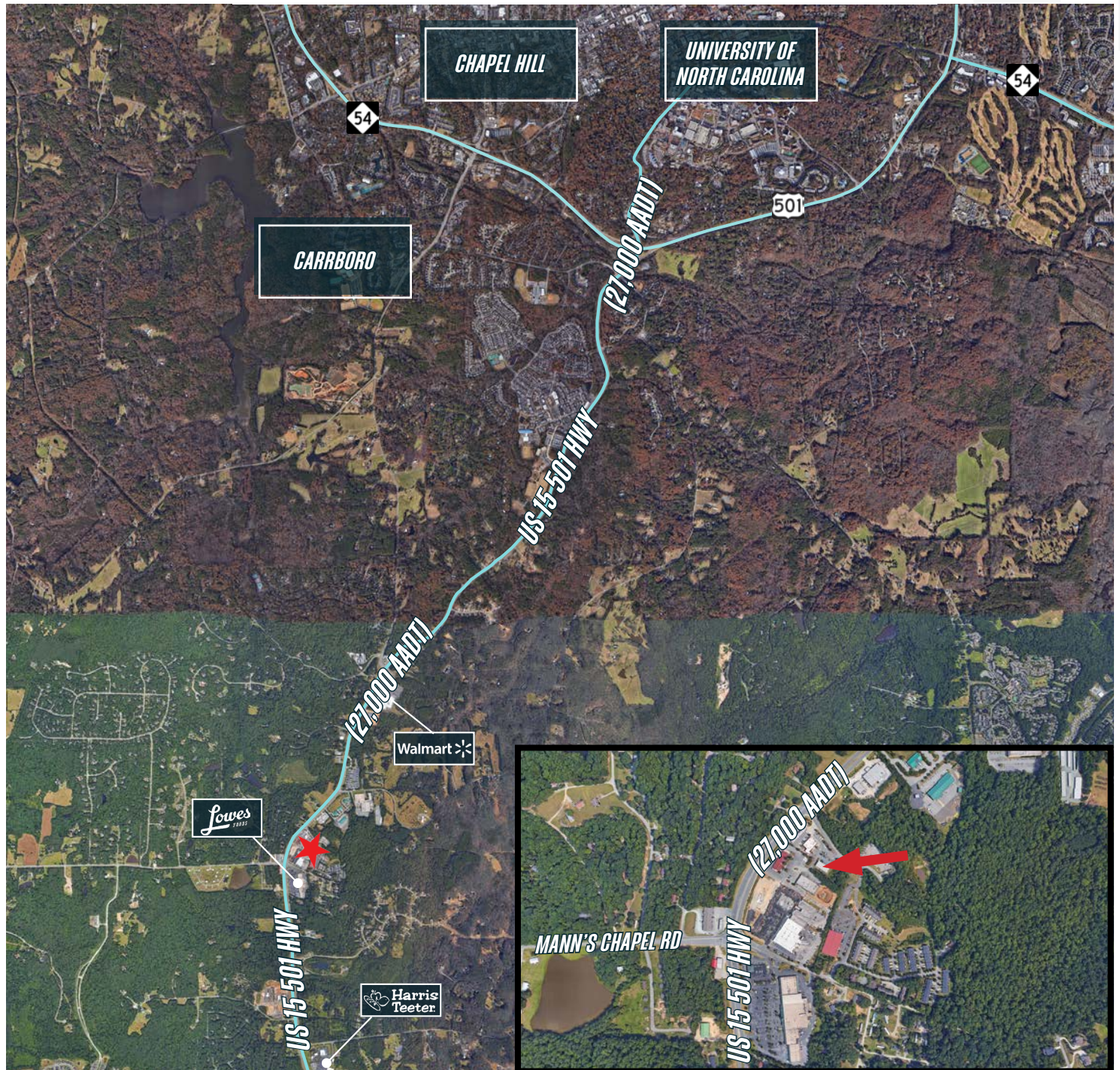


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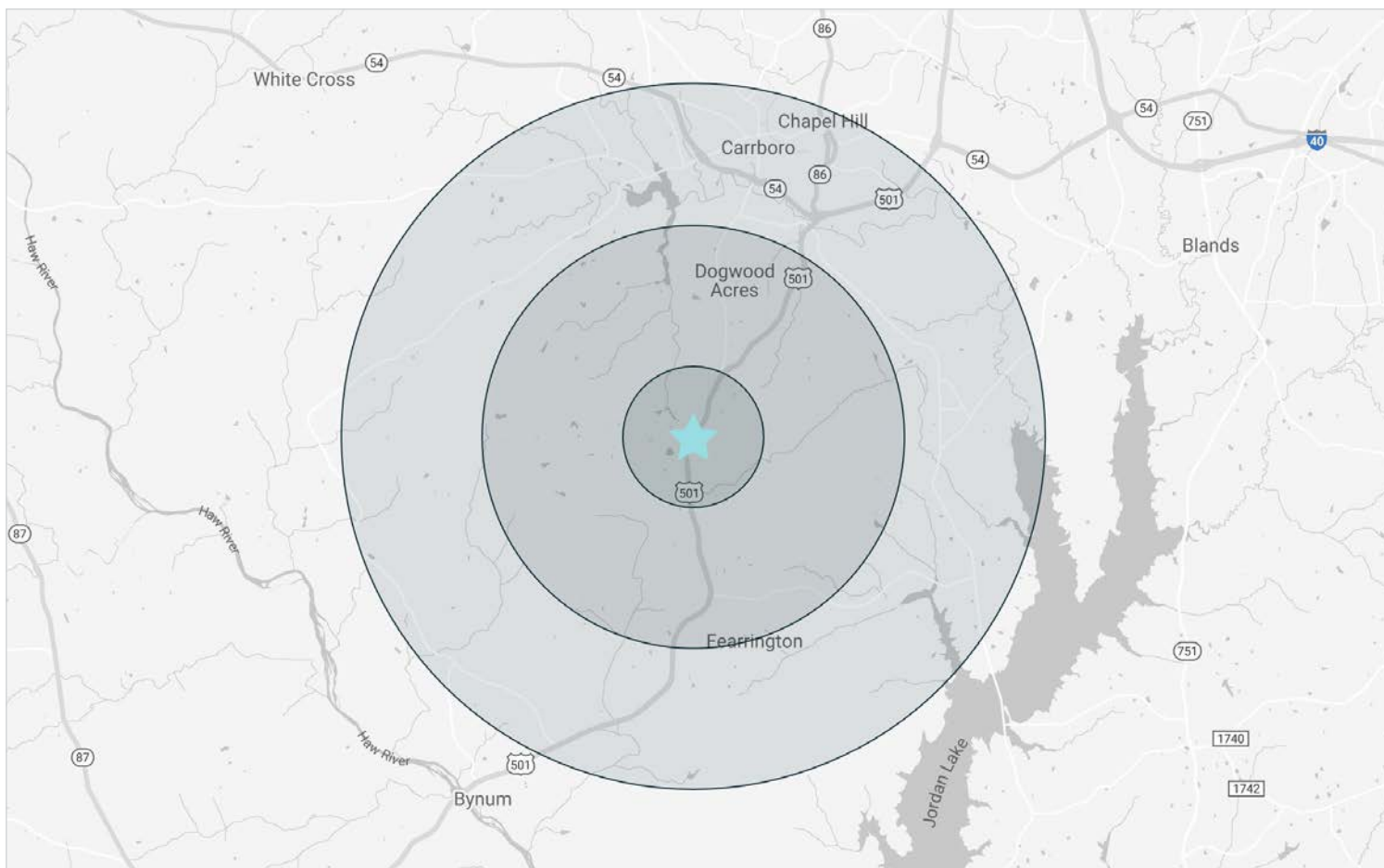
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LOCATION MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	1,394	20,984	63,969
2030 POPULATION (PROJECTED)	1,683	22,770	65,775
2025 HOUSEHOLDS	594	8,463	24,495
2030 HOUSEHOLDS (PROJECTED)	735	9,270	25,504
OWNER-OCCUPIED HOUSING UNITS	450	6,860	13,800
RENTER-OCCUPIED HOUSING UNITS	144	1,603	10,695
2025 AVERAGE HOUSEHOLD INCOME	\$180,377	\$147,377	\$168,995
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$200,788	\$215,044	\$168,995





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