



Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

HIGHLY-VISIBLE COMMERCIAL OUTPARCEL AVAILABLE

# NC Highway 54 & I-540

1008 Lower Shiloh Way, Morrisville, NC 27560





# Property highlights

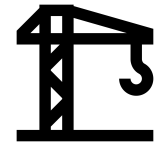
## Development opportunity

- 280 feet of frontage on NC Highway 54, with 28,000 vehicles per day
- Near the intersection of I-540 and NC Highway 54
- Less than one mile from Research Triangle Park, with over 60,000 employees
- Adjacent to multiple service, pharmaceutical and tech headquarters

**Pricing:** \$1,875,000

**Site area:** 2.07 acres

**Zoning:** RAC (Regional Activity Center)



Potential development opportunity



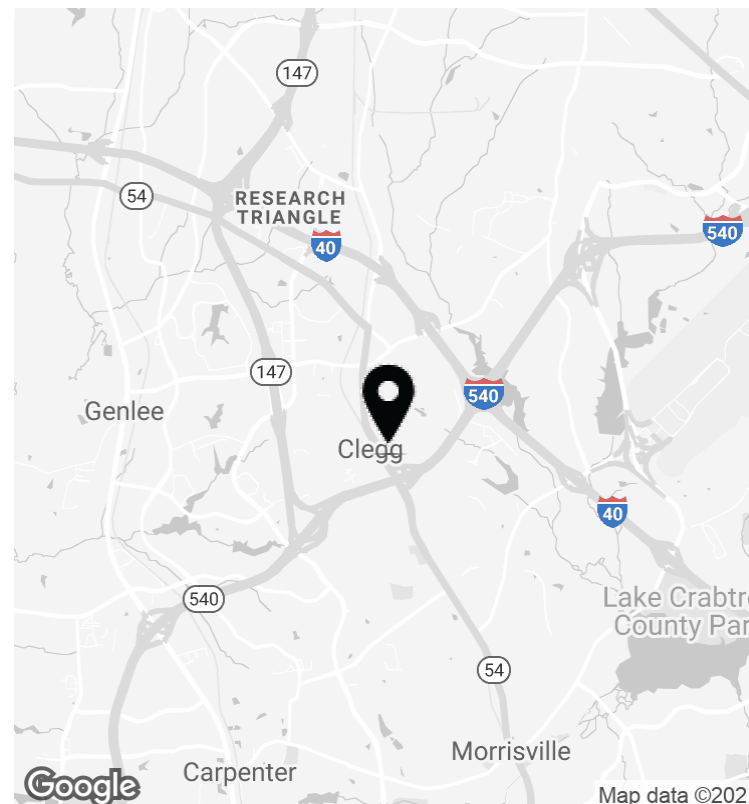
High-growth area



Located in the RTP/I-40 corridor



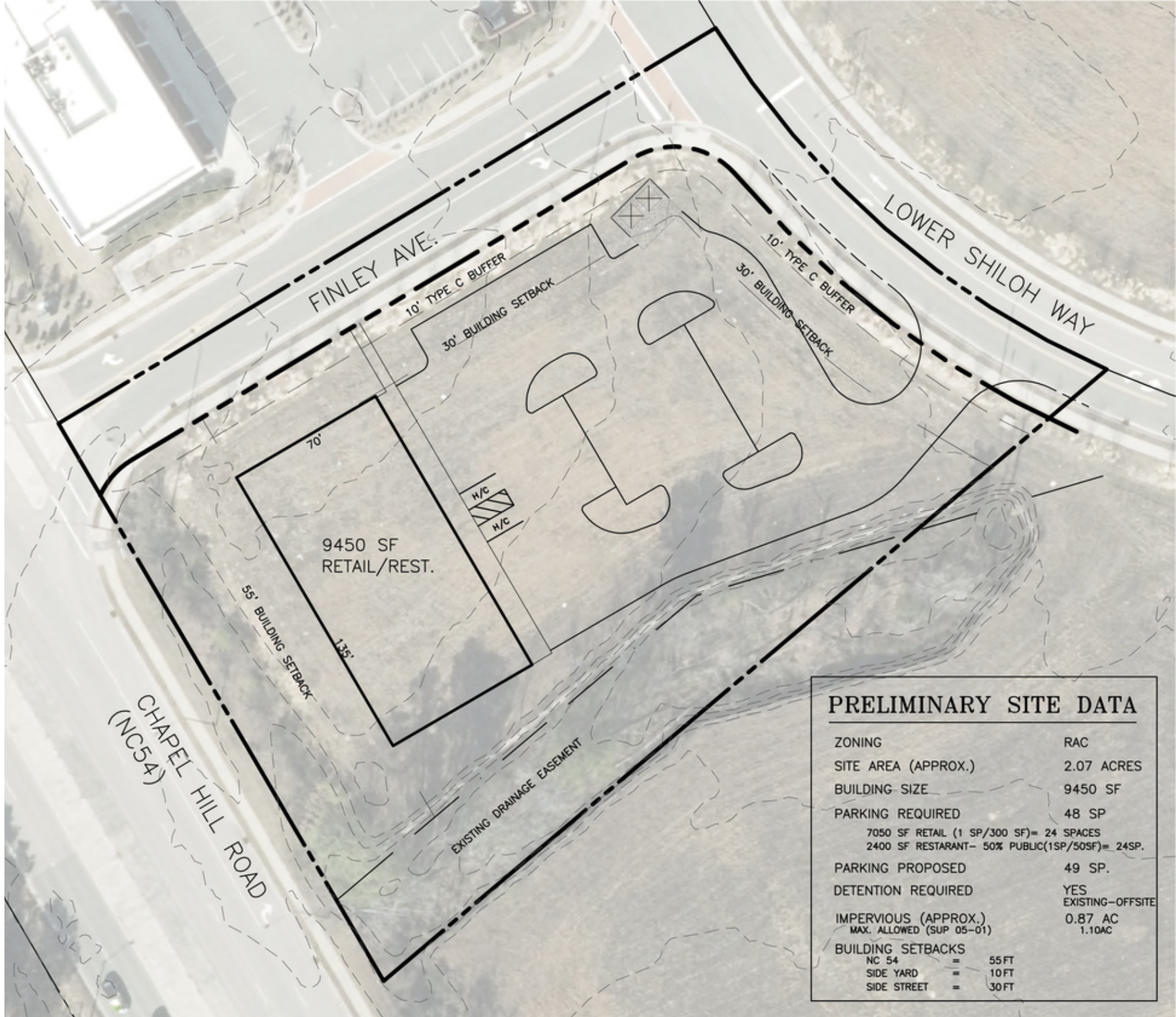
Less than one mile from Research Triangle Park



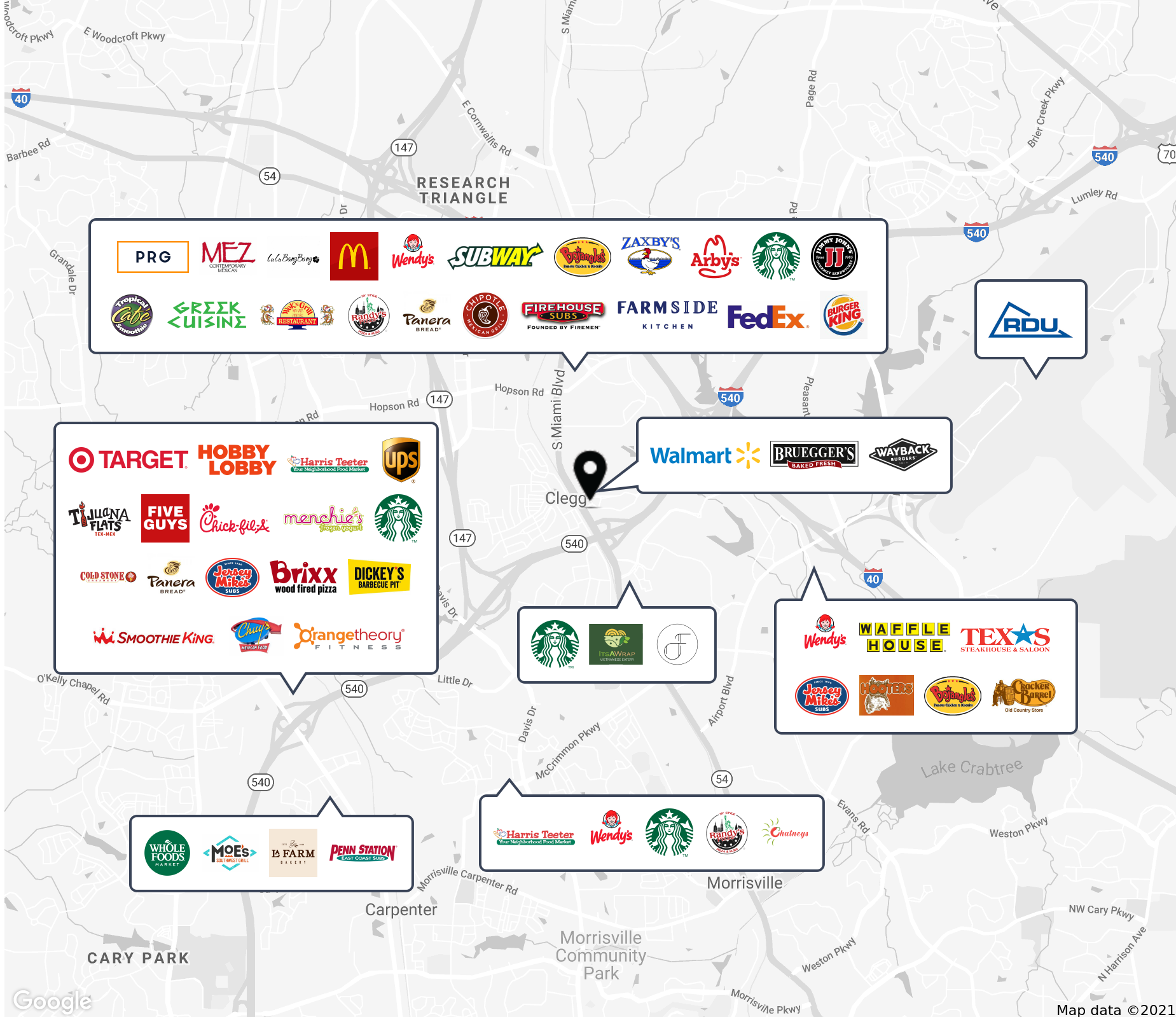




**Potential site plan**



PRELIMINARY SITE DATA	
ZONING	RAC
SITE AREA (APPROX.)	2.07 ACRES
BUILDING SIZE	9450 SF
PARKING REQUIRED	48 SP
	7050 SF RETAIL (1 SP/300 SF) = 24 SPACES
	2400 SF RESTARANT - 50% PUBLIC (1SP/50SF) = 24SP.
PARKING PROPOSED	49 SP.
DETENTION REQUIRED	YES
	EXISTING-OFFSITE
IMPERVIOUS (APPROX.)	0.87 AC
	MAX. ALLOWED (SUP 05-01)
	1.10AC
BUILDING SETBACKS	
NC 54	= 55 FT
SIDE YARD	= 10 FT
SIDE STREET	= 30 FT





2024 demographics

**131,365**

Total population  
within a five-mile  
radius

**12,652**

Total businesses  
within a five-mile  
radius

**92,837**

Total employees  
within a five-mile  
radius

**60,318**

Households  
within a five-mile  
radius

**\$132,038**

Avg. hh income  
within a five-mile  
radius

**\$492,456**

Avg. house value  
within a five-mile  
radius

# Morrisville, NC

## Quality of life

Morrisville, North Carolina is one of the best locations in the country for industries of the mind. Its geographic location at the heart of the Research Triangle, its business-friendly climate and enviable workforce attract not only Fortune 500 businesses in technology, health care, and pharmaceuticals, but provide ample support for start-ups in a range of industries.

Located in Wake County, Morrisville is one of the fastest-growing areas in the region. While retaining its small town appeal, Morrisville boasts a highly-educated workforce, easy access to Raleigh and Durham, close proximity to both Raleigh-Durham International Airport and the largest and most respected research park in the nation. Morrisville's enviable location at the transportation hub of the Triangle gives businesses the best access to markets and workforce.

Morrisville's quality of life also contributes to its popularity. Housing choice, blue ribbon schools, shopping, and civic amenities all contribute to Morrisville becoming one of the fastest growing towns in the Southeast.

## Major employers

Catalent Pharma Solutions	Oracle
Channel Advisor	PPD
Credit Suisse	Spectrum
FUJIFilm Diosynth Biotechnologies	TrialCard, Inc.
LabCorp	UNC REX Healthcare
Lenovo	Worldwide Clinical Trials
NetApp	

## Key industries

- Technology
- Life sciences
- Cleantech

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# 27,009

Total population

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# 70%

Received their bachelor's degree or higher

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# \$129,238

Average household income

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# \$419,708

Average house value



# Let's talk.

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Senior Vice President

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