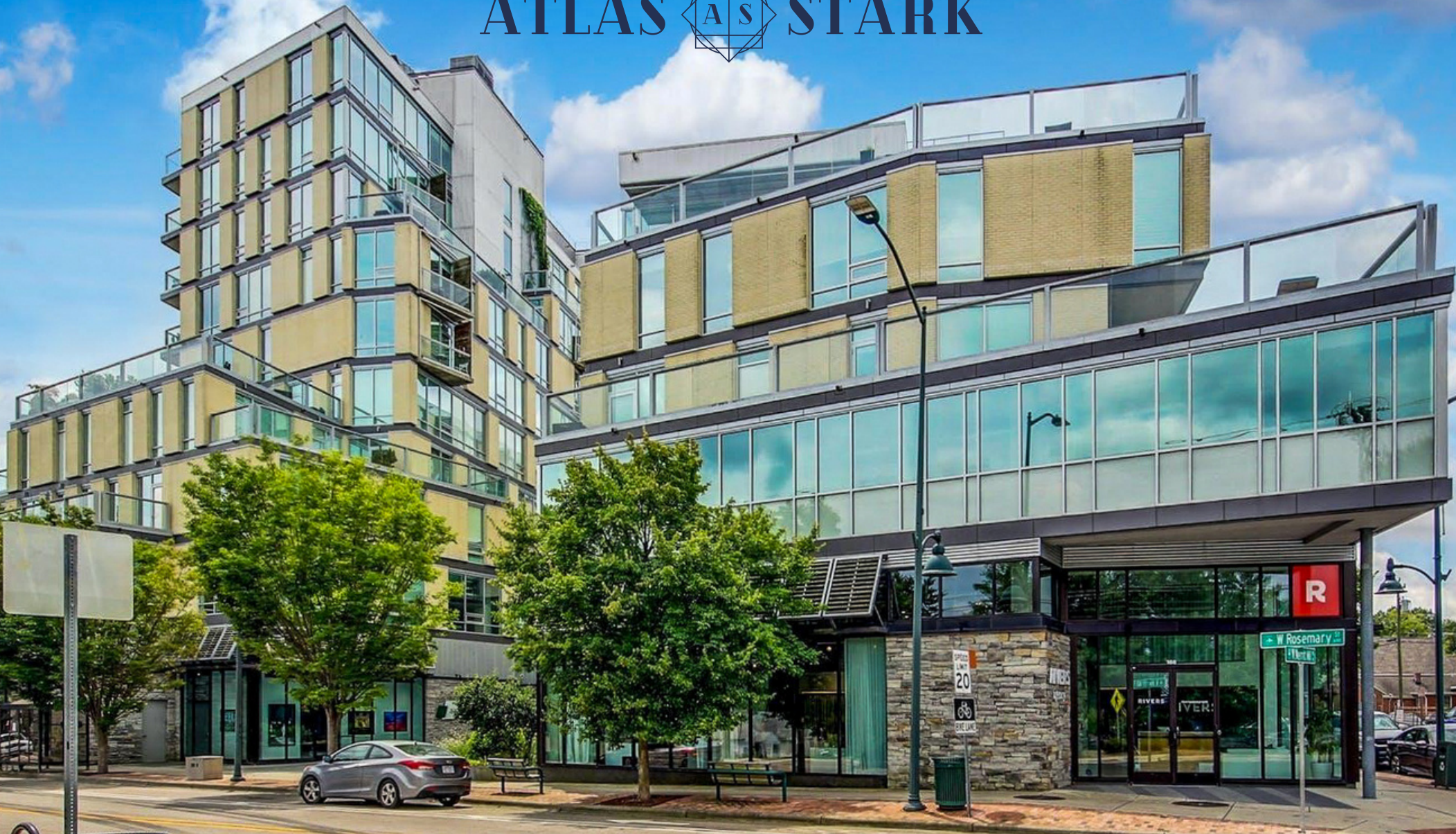


ATLAS  STARK



601 W ROSEMARY ST.

FOR SALE OR LEASE • SUITE 104



# Highlights

|                         |                          |
|-------------------------|--------------------------|
| <b>Property Address</b> | <b>601 W Rosemary St</b> |
| <b>Suite #</b>          | <b>104</b>               |
| <b>Year Built</b>       | <b>2008</b>              |
| <b>Size</b>             | <b>3,295 SF</b>          |
| <b>Zoning</b>           | <b>TC-3-CZD</b>          |
| <b>Asking Price</b>     | <b>\$823,750</b>         |
| <b>Rental Rate</b>      | <b>\$22.00 PSF NNN</b>   |
| <b>TICAM</b>            | <b>\$14.58 PSF</b>       |

Atlas Stark Holdings is pleased to present a 3,295 SF office/retail condominium unit For Sale or Lease at The Greenbridge, a 10-story mixed-use building with ground floor and 2nd floor commercial space, and 100 residential condominiums on the upper floors.

The Greenbridge is conveniently located on Rosemary Street in downtown Chapel Hill, walking distance to UNC campus and Carrboro.



# SUITE 104

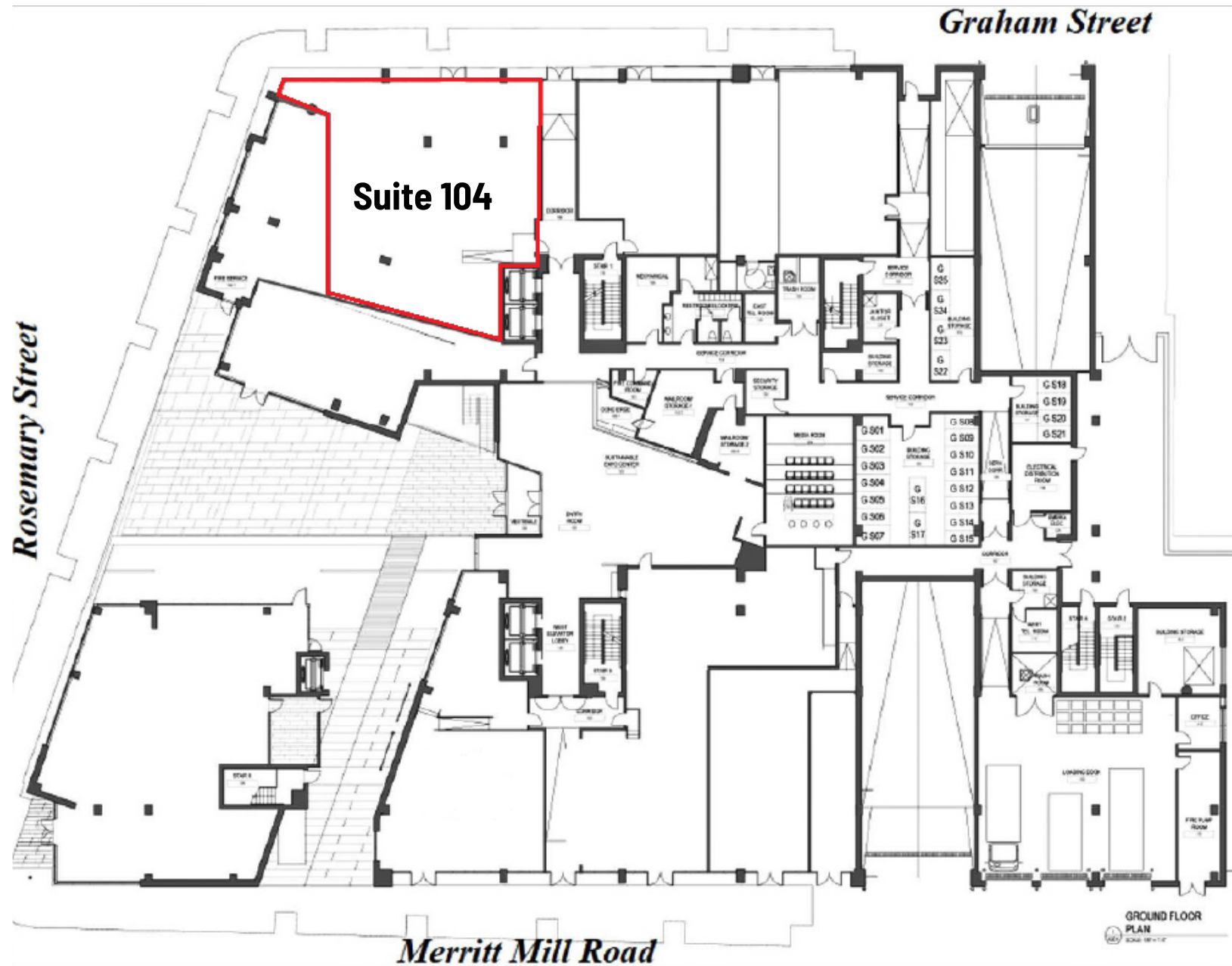
| <b>INCOME (PROJECTED)</b>        | <b>RSF</b> | <b>Base Rent<br/>PSF</b> | <b>TICAM<br/>PSF</b> | <b>Gross Rent<br/>PSF</b> | <b>Total<br/>(Annual)</b> |
|----------------------------------|------------|--------------------------|----------------------|---------------------------|---------------------------|
| <i>Vacant (Fair Market Rent)</i> | 3,295      | \$22.00                  | \$14.58              | \$36.58                   | \$120,531.10              |
| <b>GROSS INCOME</b>              |            |                          |                      | <b>\$36.58</b>            | <b>\$120,531.10</b>       |

| <b>OPERATING EXPENSES (HISTORICAL)</b> | <b>PSF</b>     | <b>Annual</b>      |
|----------------------------------------|----------------|--------------------|
| Taxes                                  | \$4.54         | \$14,970.27        |
| Insurance                              | \$0.21         | \$700.00           |
| Condo Dues                             | \$8.82         | \$29,075.83        |
| Mgmt Fees                              | \$1.00         | \$3,295.00         |
| <b>Total Operating Expenses</b>        | <b>\$14.58</b> | <b>\$48,041.10</b> |

**PROJECTED NET OPERATING INCOME** **\$72,490.00**

**PRICE/SF** **\$250.00**

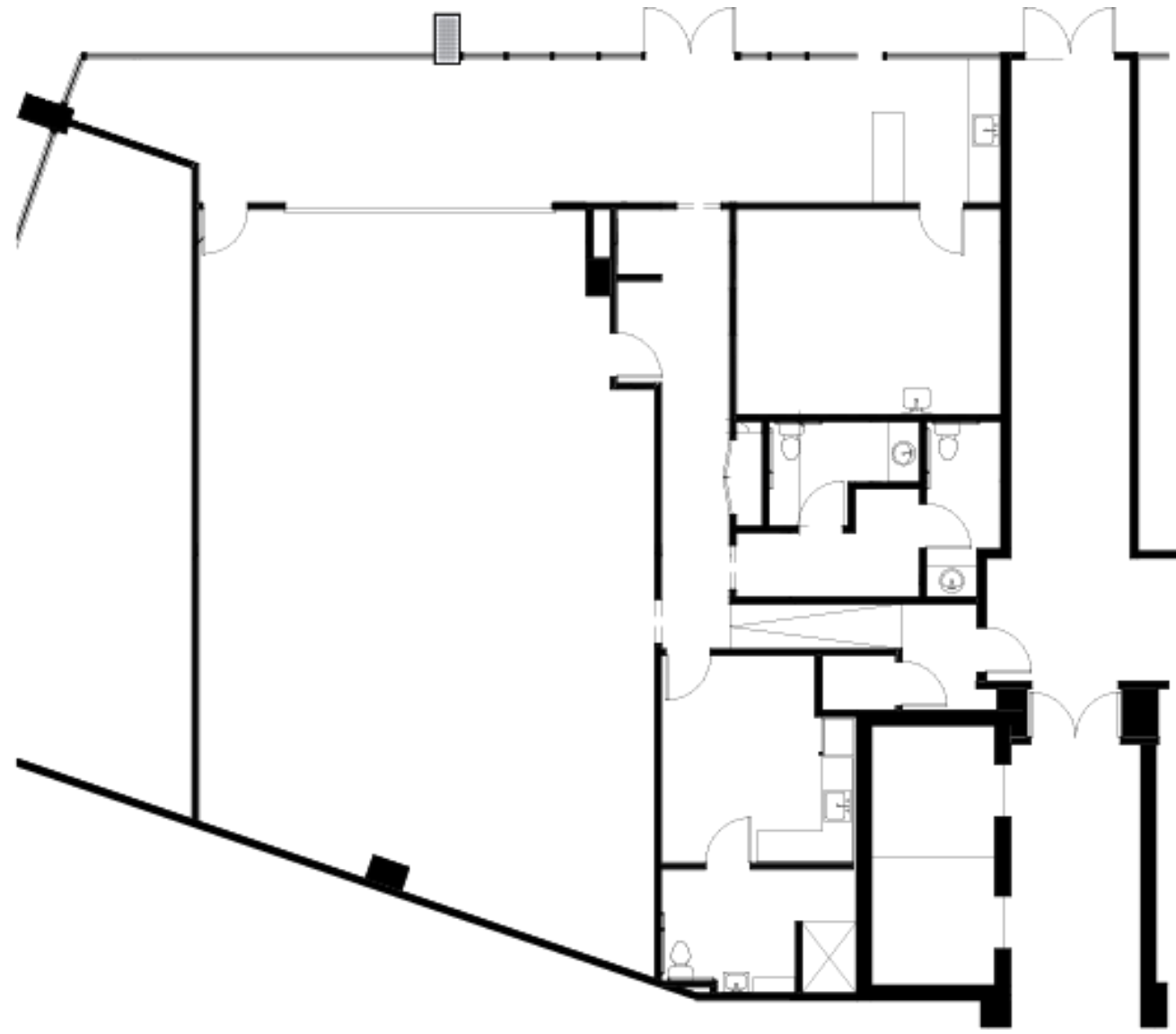
**ASKING PRICE** **\$823,750.00**



# BUILDING FLOORPLAN

← N Graham St. →

↑ W Rosemary St. ↓

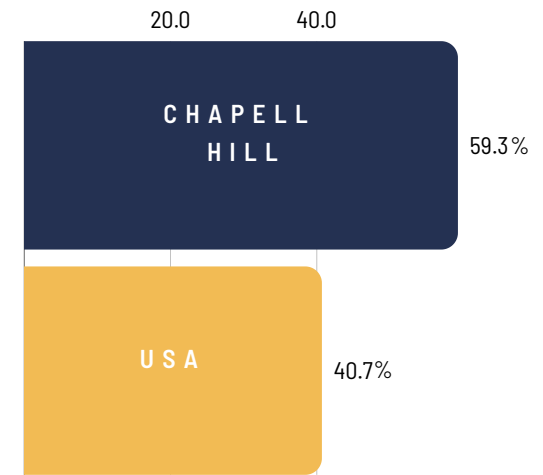


# SUITE 104

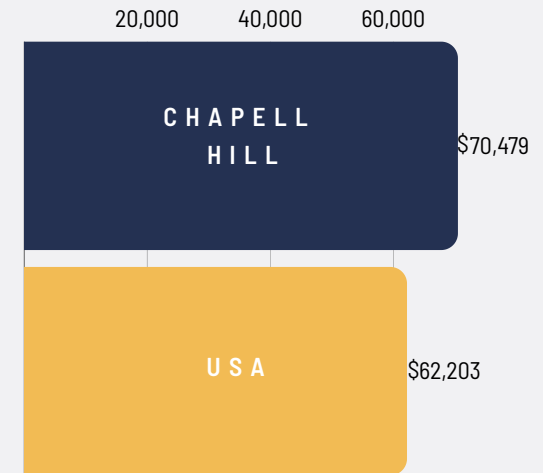
**FLOORPLAN**

# STRONG DEMOGRAPHICS

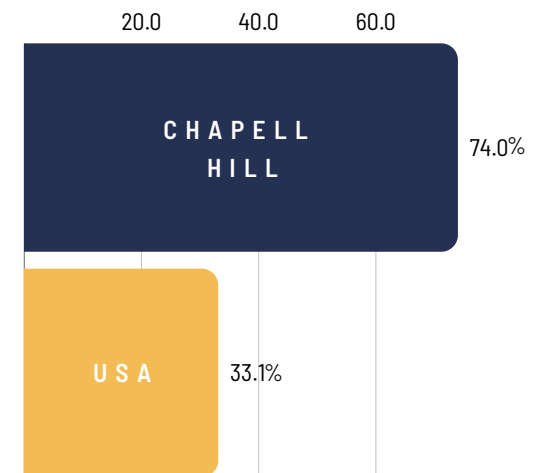
Annual Population  
Growth (2020–2025)



2020 Median  
Household Income:



Bachelor's Degree  
or Higher



# PRIME LOCATION

Located between Chapel Hill and Carrboro  
86 WALK SCORE "Very Walkable"

AC Hotel by Marriott

Pantana Bob's

Weaver St Market  
Harris Teeter

**SITE**

Target  
Panera Bread  
Crumbl Cookies

W Rosemary St.

Franklin St.

Hampton Inn

Cat's Cradle

Cameron Ave







# ATLAS STARK

Atlas Stark Holdings, LLC.  
All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

## CONTACT INFO

Ruffin Jones, Broker  
(C)919.602.6571 (C) 919.289.1338  
[ruffjones@atlasstark.com](mailto:ruffjones@atlasstark.com)  
[www.atlasstark.com](http://www.atlasstark.com)