



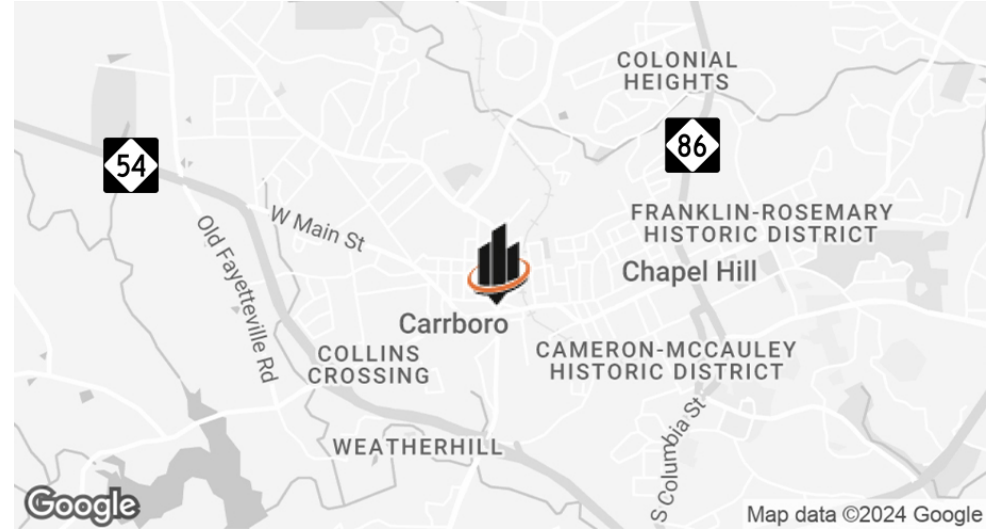
FOR LEASE

# 102 E. MAIN STREET

CARRBORO, NC 27510



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	±3,265 SF
<b>PARKING:</b>	7-8 dedicated spaces
<b>YEAR BUILT /RENOVATED:</b>	1926/2023
<b>ZONING:</b>	B-1 (C) - Town Center Business
<b>WALKTHROUGH:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease this **second-generation restaurant space at 102 E. Main Street in downtown Carrboro, NC**. The building has undergone a significant tear out and remodel, leaving a blank canvas ready for a new restaurant. This ±3,265 SF space was previously home to a successful and enduring restaurant and is complete with the necessary infrastructure for a new restaurant.

**The location is unbeatable, with high visibility and pedestrian traffic**, and is situated in the heart of downtown Carrboro, surrounded by a vibrant community of residents, visitors, and businesses.

## PROPERTY HIGHLIGHTS

- New 2,000 gallon grease trap
- Located just minutes from the UNC-Chapel Hill campus (±1 mile)
- **Dedicated on-site parking + new parking deck under construction behind building**, which will include 171 parking spaces and 70 bike parking spots

**JOHNNY WEHMANN**

O: 919.287.3218

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## INTERIOR PHOTOS



**JOHNNY WEHMANN**

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**INTERIOR PHOTOS**



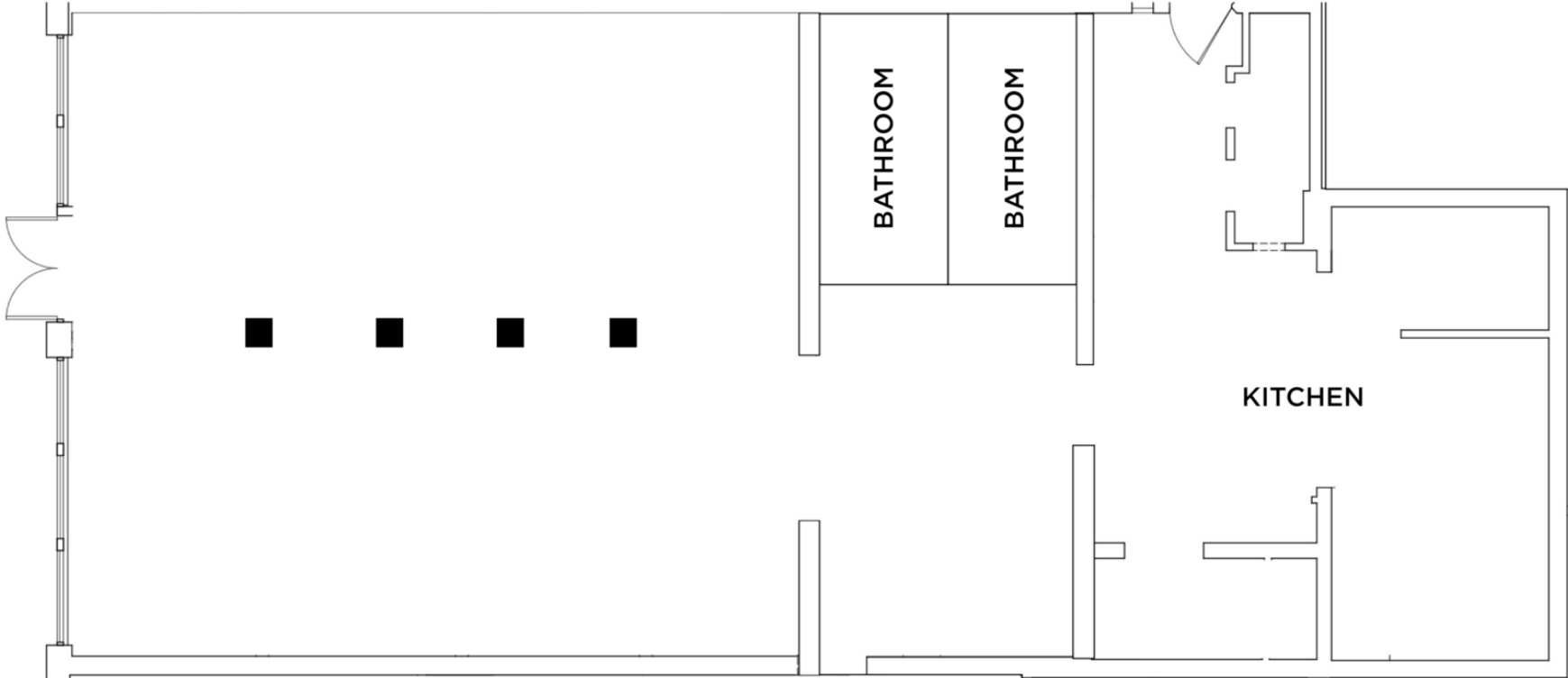
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**FLOOR PLAN**



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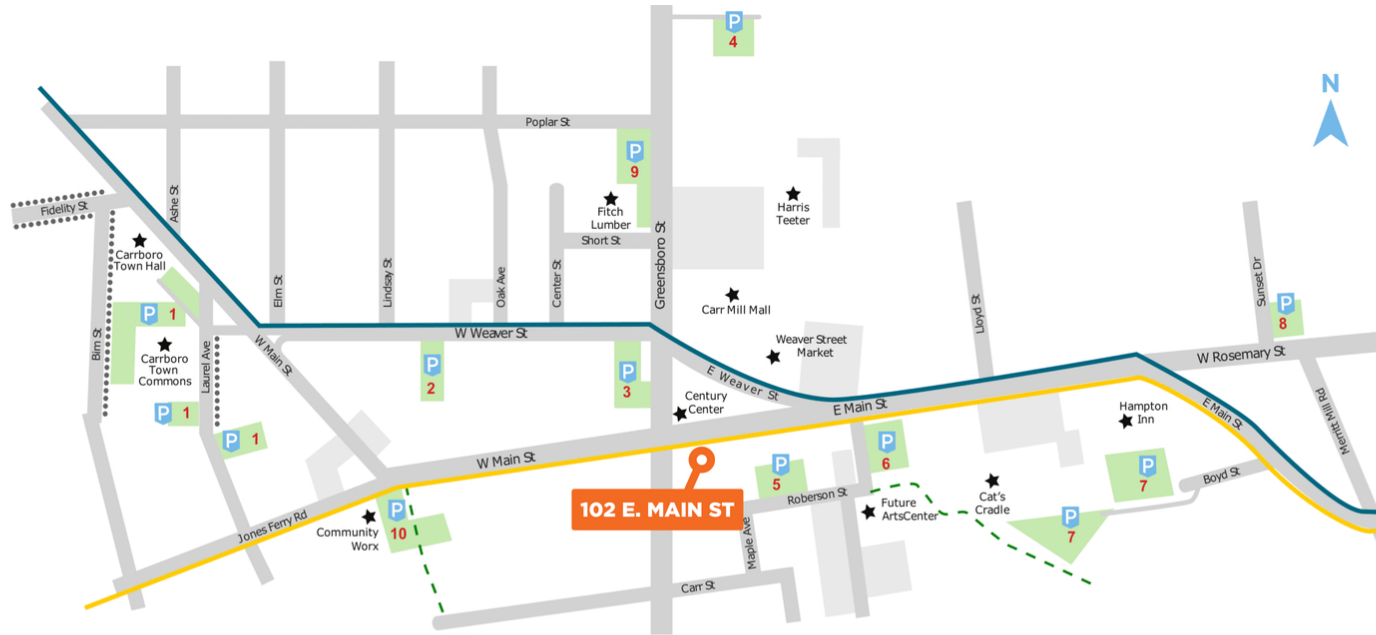
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# PARKING OPTIONS



- 1 Town Commons Lot**   
(301 W. Main St. on Laurel Avenue)  
Additional on-street parking available on Saturday to farmers market patrons.
- 2 Weaver Lot**  
(303 W. Weaver St.)  
Enter off Weaver Street across from PNC Bank.
- 3 Century Center Lot**  
(101 N. Greensboro St.)  
Across from the Century Center, behind Cliff's Meat Market.
- 4 Public Parking**  
(502B N. Greensboro St.)  
Access using service drive to Fitch Lumber Warehouse
- 5 Public Parking**  
Lot behind Acme. Follow signs and enter the lot of East Main Street and Roberson Street.

- 6 E. Main Lot**  
(108 E. Main St.)  
Gravel lot across the street from the Armadillo Grill.
- 7 Parking Deck & Lot**  
(at Hampton Inn, Boyd Street behind 300 E. Main St.)  
Access to parking deck is from East Main Street and lower lot from Boyd Street. Public parking on levels 3-5.
- 8 Rosemary Lot**   
(604 W. Rosemary St.)  
Enter off Sunset Drive.
- 9 Fitch Lumber Lot**  
Main parking for Fitch Lumber  
M-F: 5:30pm-Midnight  
Weekends: 24 hours
- 10 CommunityWorx Lot**  
Main parking for CommunityWorx and YouthWorx.  
Hours 6:30pm-Midnight

-  Public Parking  
2-hour limit, 7 a.m.– 5:30 p.m.;  
Unlimited after 5:30 p.m.
- On-Street Parking  
Only available during Carrboro  
Farmers Market
- Bike/Pedestrian Paths
- "J" Bus Route
- "CW" Bus Route



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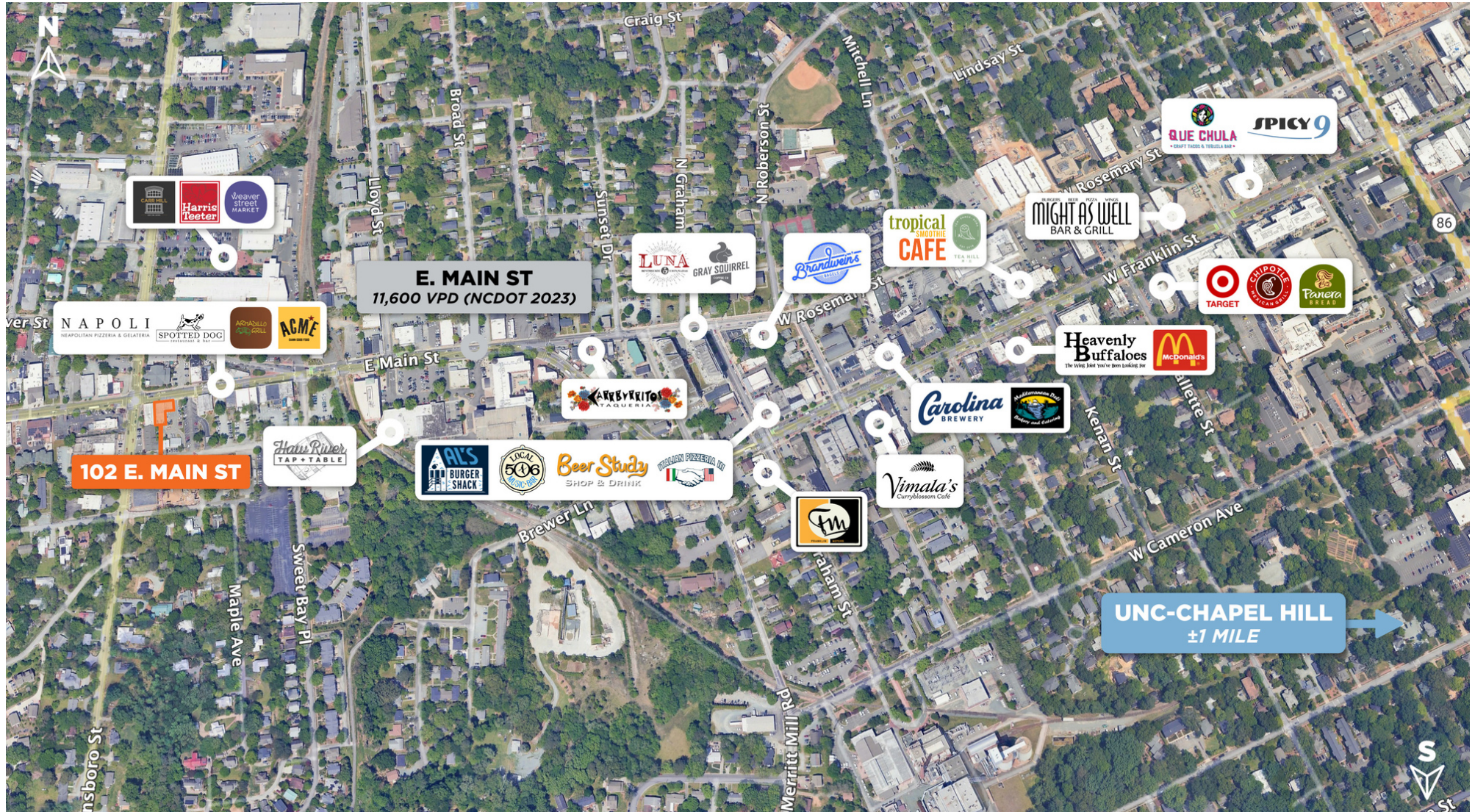
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# RETAILER & TRAFFIC COUNTS MAP



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# DEMOGRAPHICS MAP & REPORT

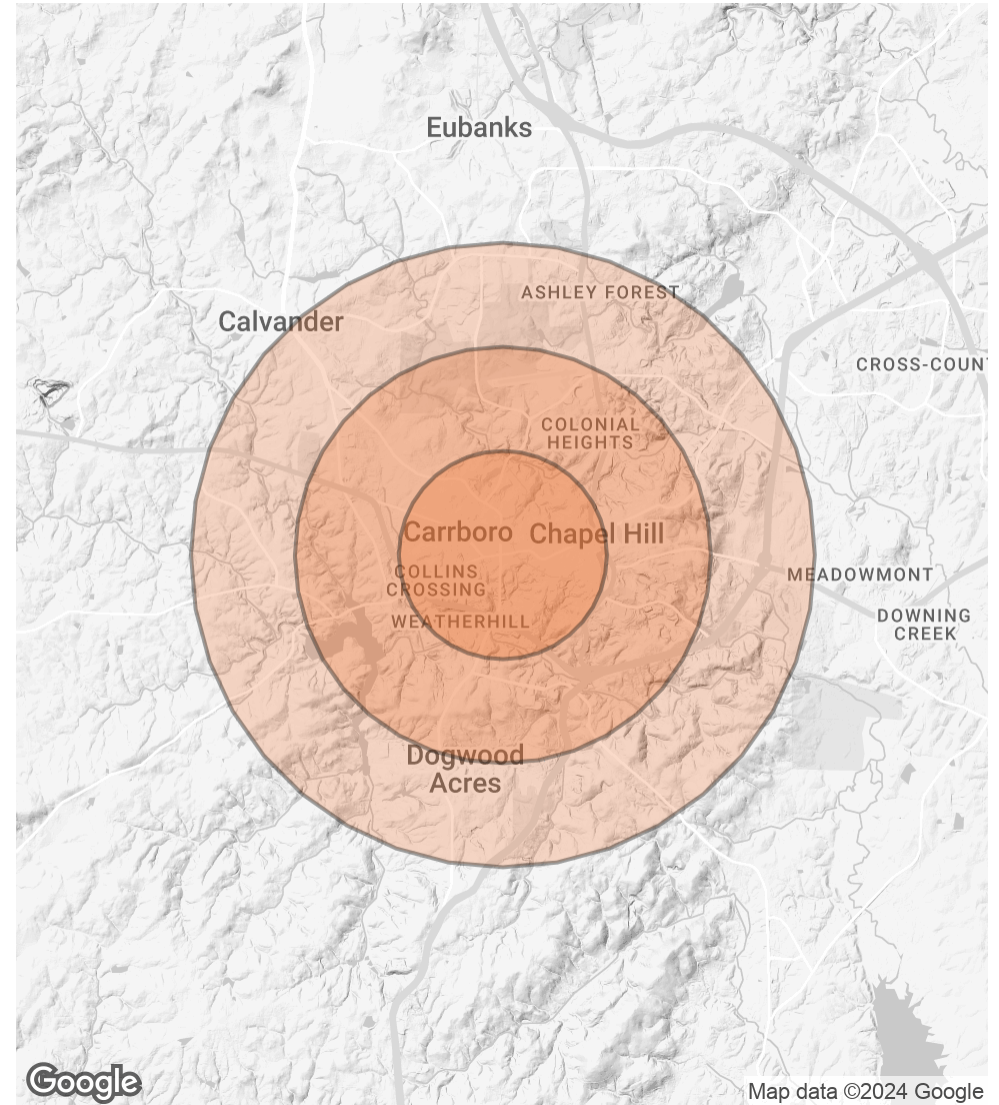
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	17,296	43,383	60,322
<b>AVERAGE AGE</b>	27.3	28.6	31.1
<b>AVERAGE AGE (MALE)</b>	27.5	28.7	30.8
<b>AVERAGE AGE (FEMALE)</b>	27.0	28.4	31.1

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	7,128	15,533	22,415
<b># OF PERSONS PER HH</b>	2.4	2.8	2.7
<b>AVERAGE HH INCOME</b>	\$65,754	\$77,175	\$95,820
<b>AVERAGE HOUSE VALUE</b>	\$308,053	\$299,001	\$358,281

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO



### JOHNNY WEHMANN

Senior Advisor

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Direct: **919.287.3218** | Cell: **919.259.3618**

## PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

## EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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