

HAMPTON POINTE

HILLSBOROUGH, NORTH CAROLINA

TSCG®

Prime Retail Space Available



PROPERTY HIGHLIGHTS

- Located on the prime retail corridor of I-85 and Hwy 86 of Hillsborough, NC
- Lighted access off of Hwy 86
- Prime Positioning off I-85 in Hillsborough's top retail corridor
- 1,556 SF Available - June 1, 2025
- Recently Signed Tenants: T-Mobile, The UPS Store & The Look Salon
- Anchor tenants in the center include Walmart & Home Depot
- Notable Surrounding Retailers: Dollar Tree, Advance Auto Parts, Sheetz, Hwy 55 Burgers, Future Aldi planned across the street
- Traffic Counts:
 - I-85 - 56,500 AADT
 - Hwy 86 - 11,500 AADT

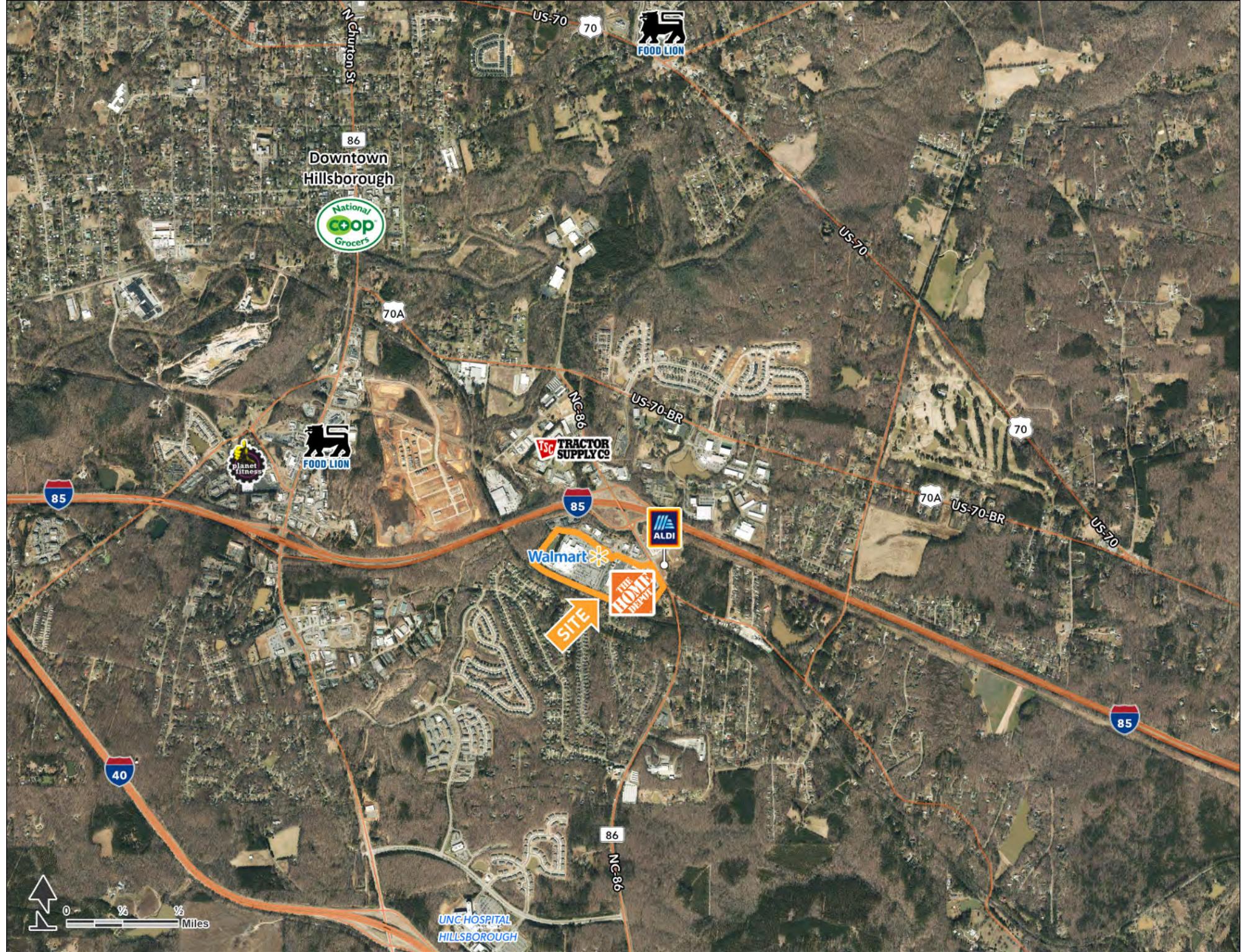


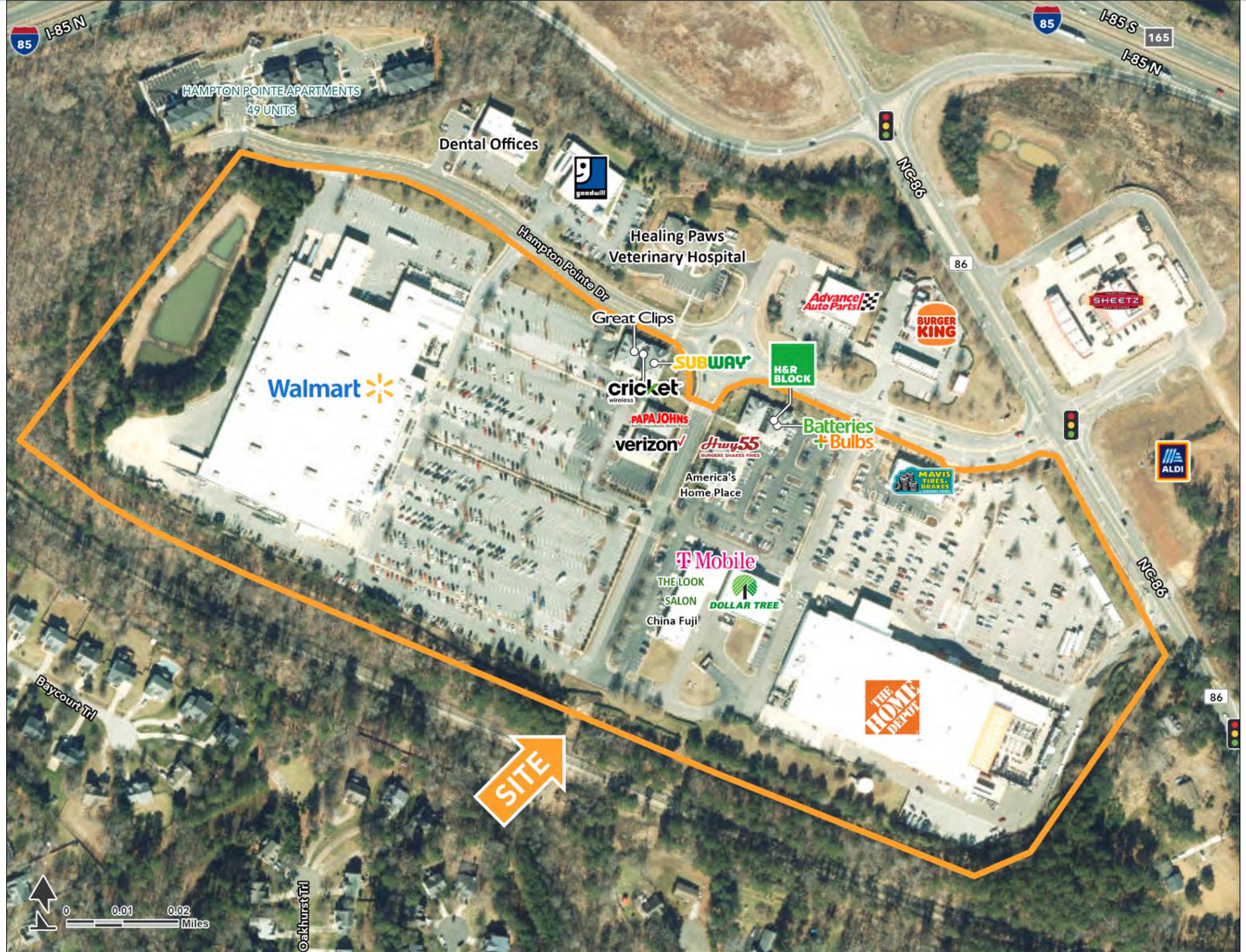
DEMOGRAPHICS

1 MILES 3 MILES 5 MILES

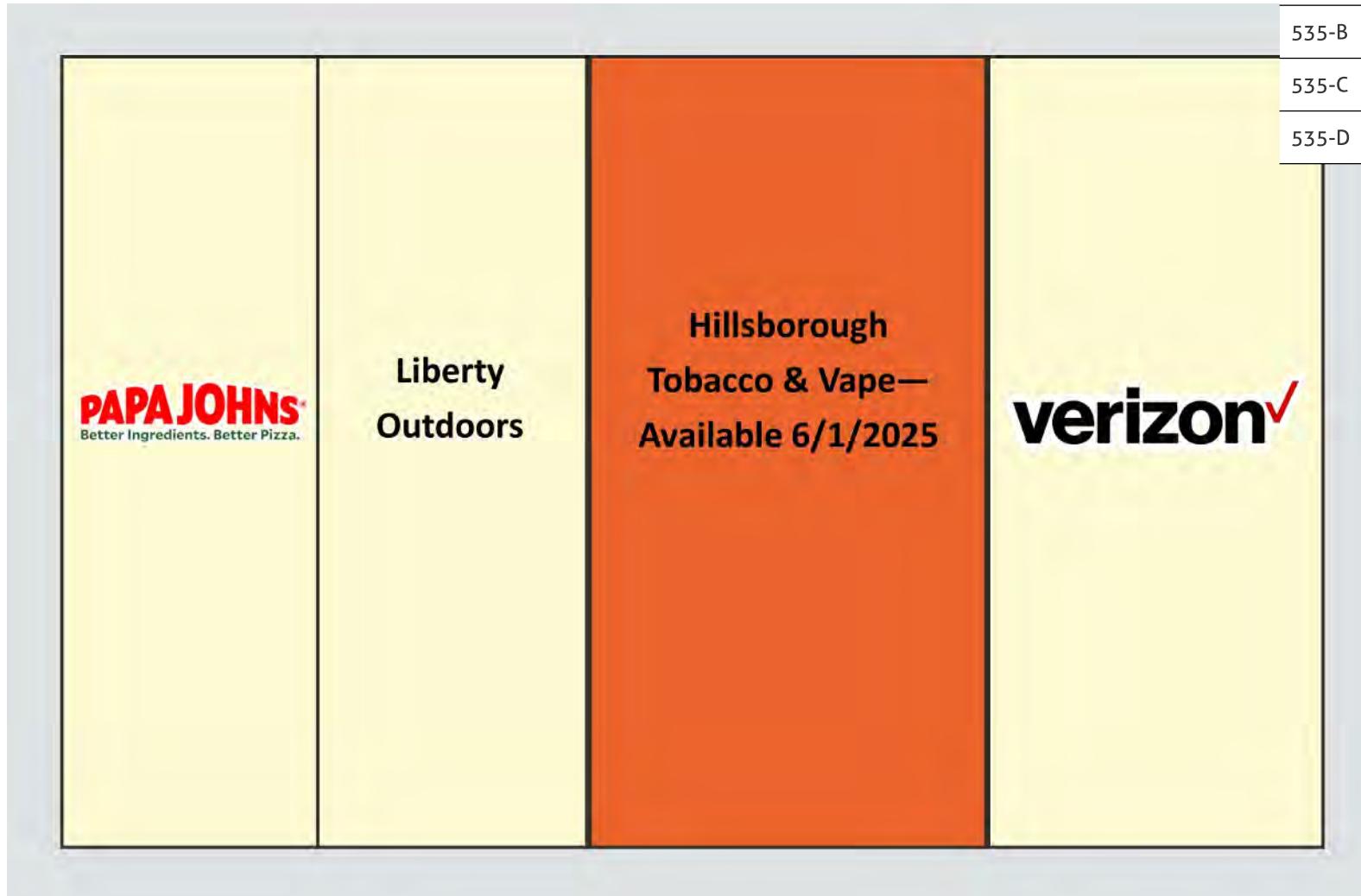
	1 MILES	3 MILES	5 MILES
2024 Population Density	3,758	19,330	28,236
2024 Daytime Population	6,196	21,630	27,884
2024 Median HH Income	\$107,082	\$100,018	\$101,072







SITE PLAN



Suite	Tenant Name	Space Size
535-A	Papa Johns	1,284 SF
535-B	Liberty Outdoors	1,444 SF
535-C	Available	1,556 SF
535-D	Verizon Wireless	2,053 SF



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EXCLUSIVE LEASING AGENTS

JEFF NIMMER, CCIM
jeff.nimmer@tscg.com
336.430.0005

TAYLOR DOUILLARD
taylor.drouillard@tscg.com
984.960.3164

JACOB MULL
jacob.mull@tscg.com
984.221.8518