

# 259 SOUTH CHURTON STREET

HILLSBOROUGH, NORTH CAROLINA 27278

INDUSTRIAL FLEX SPACE FOR SALE OR LEASE



Moss Withers, SIOR, MBA  
mwithers@lee-associates.com  
O: 919.576.2501

Silas Fortuin  
sfortuin@lee-associates.com  
O: 919.591.2271  
C: 208.316.3718

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

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# Property Summary

INDUSTRIAL FLEX SPACE FOR SALE OR LEASE  
259 SOUTH CHURTON STREET  
Hillsborough, NC 27278

## PROPERTY DESCRIPTION

±12,500 SF former auto dealership on 2.68 acres available for sale or lease, ideally suited for motor vehicle-related businesses. The building features 16 drive-in doors and ±27 surface parking spaces. The open floor plan, extensive frontage, and HIC (High Intensity Commercial) zoning offer flexibility for a number of uses.

Permitted uses: <https://www.hillsboroughnc.gov/home/showpublisheddocument/190/638561347557430000>

## LOCATION DESCRIPTION

Situated just off I-85, 259 S Churton Street offers exceptional visibility and access in the growing town of Hillsborough. With an average of 15,000 vehicles passing by each day, this highly trafficked corridor offers strong visibility and access for local customers and businesses.

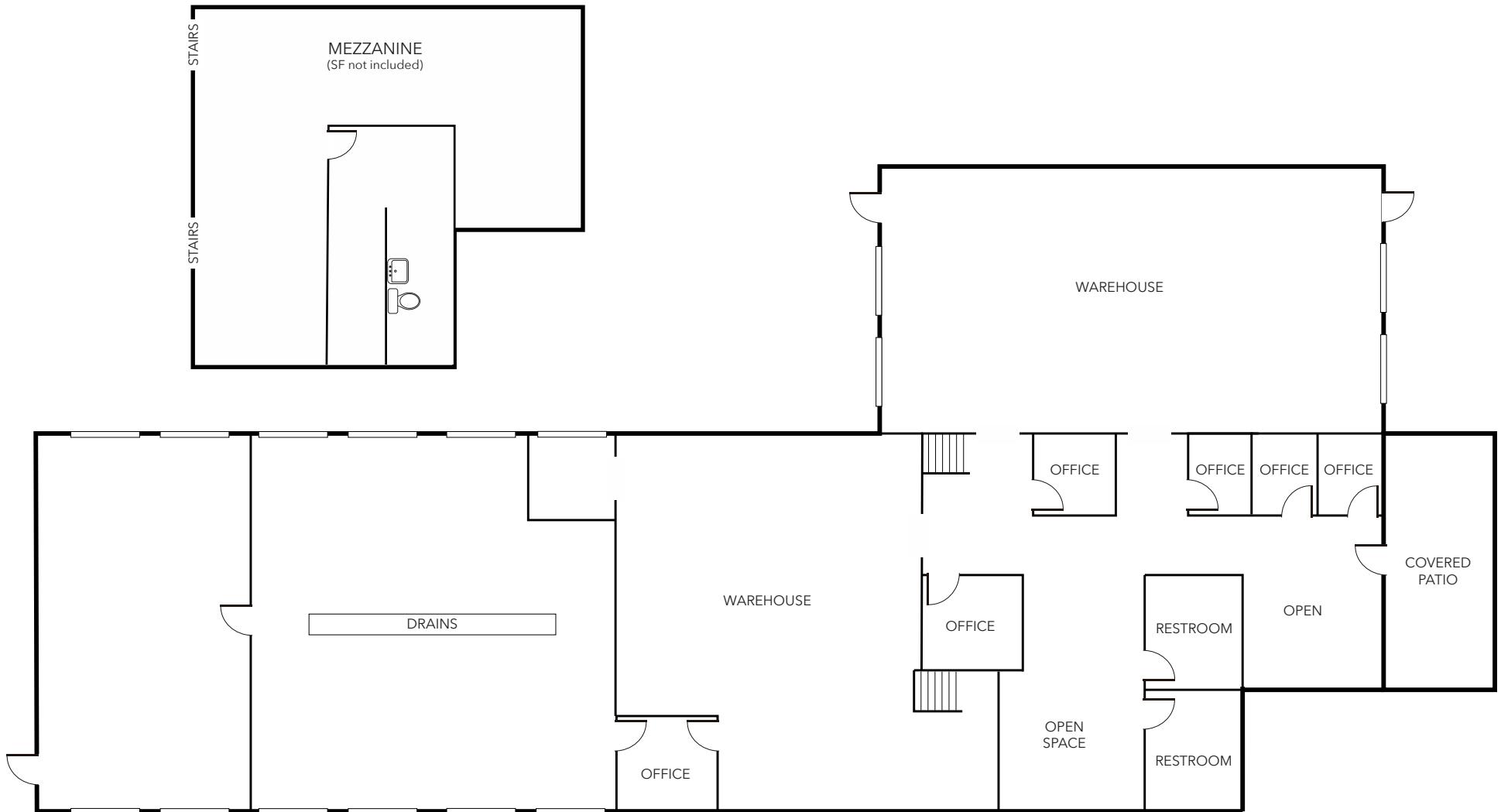
## PROPERTY HIGHLIGHTS

- » ±12,500 SF freestanding building on 2.68 acres
- » Former auto dealership and collision center, ideal for motor vehicle-related businesses
- » 16 14' drive-in doors
- » ±2,500 SF of office space
- » Zoned HIC (High Intensity Commercial) which supports a variety of uses including auto sales and repair, flex, retail, veterinary services, and more
- » 19' - 18' clear height
- » ±27 parking spaces
- » 56,500 VPD on nearby I-85
- » 15,000 VPD on South Churton Street
- » TICAM: estimated \$2.65/SF/Year
- » Lease Rate: \$15.50/SF NNN
- » Sale Price: \$3,062,500 (\$245/SF)



# Floor Plan

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The floor plan provided herewith is intended for illustrative purposes only and may not be entirely accurate or to scale.

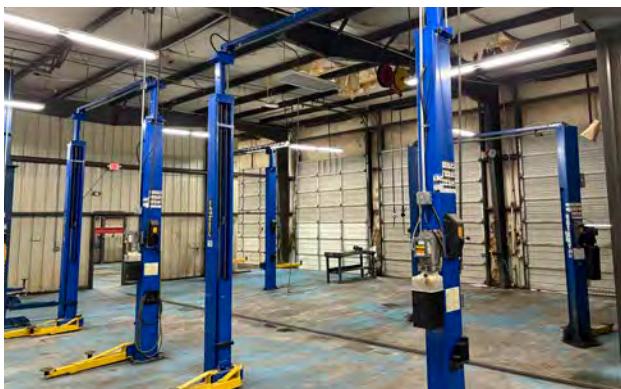
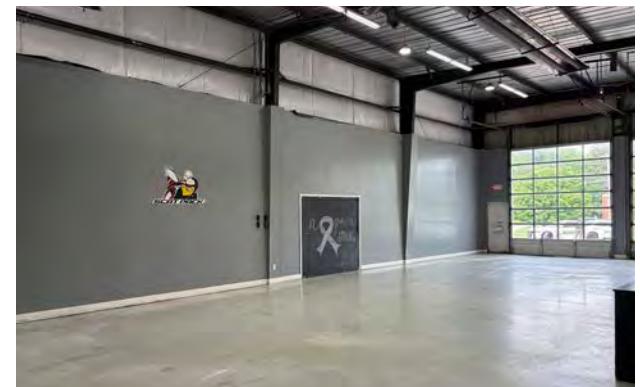
# Photos

INDUSTRIAL FLEX SPACE FOR SALE OR LEASE  
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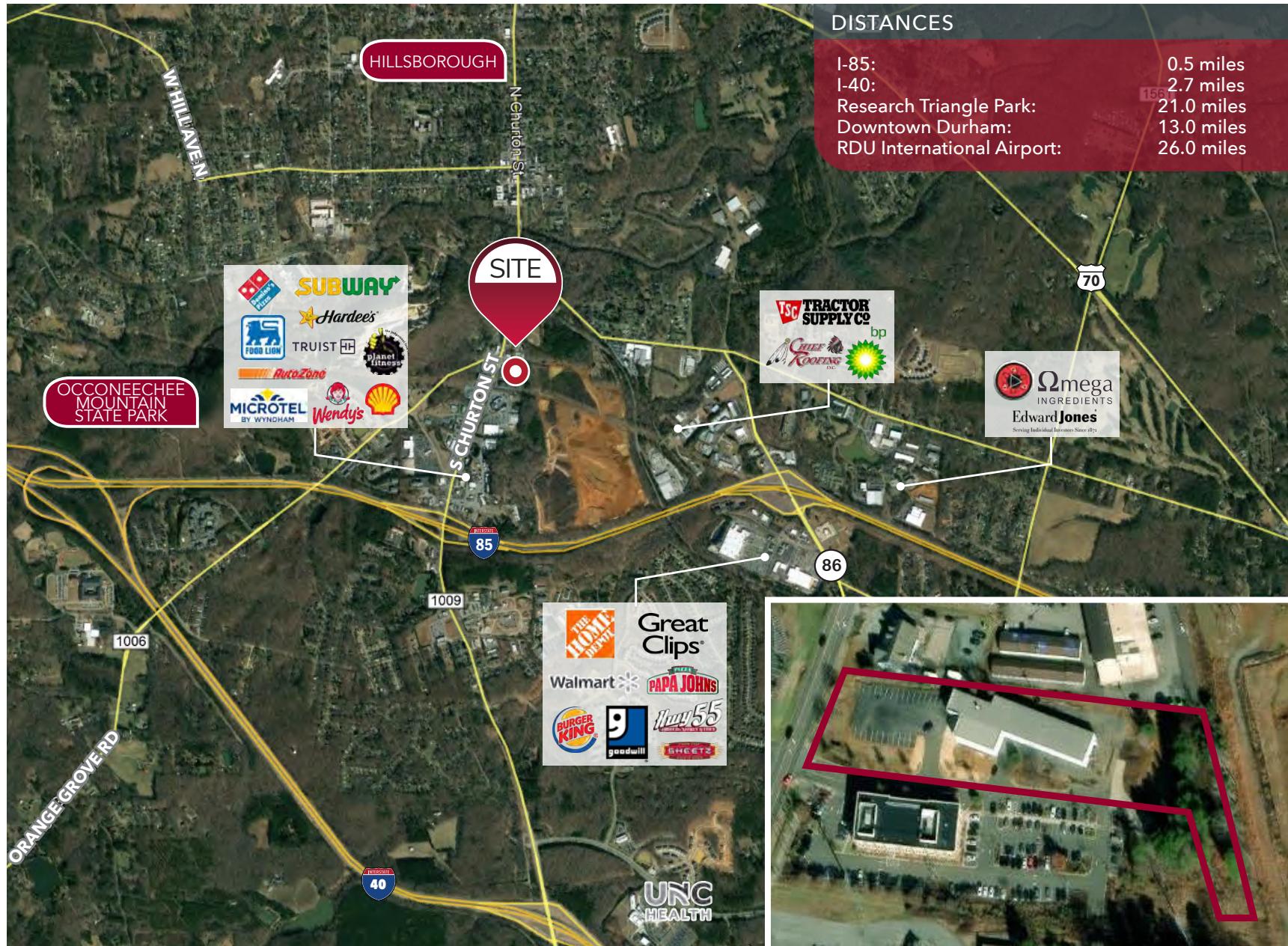
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# Area Overview

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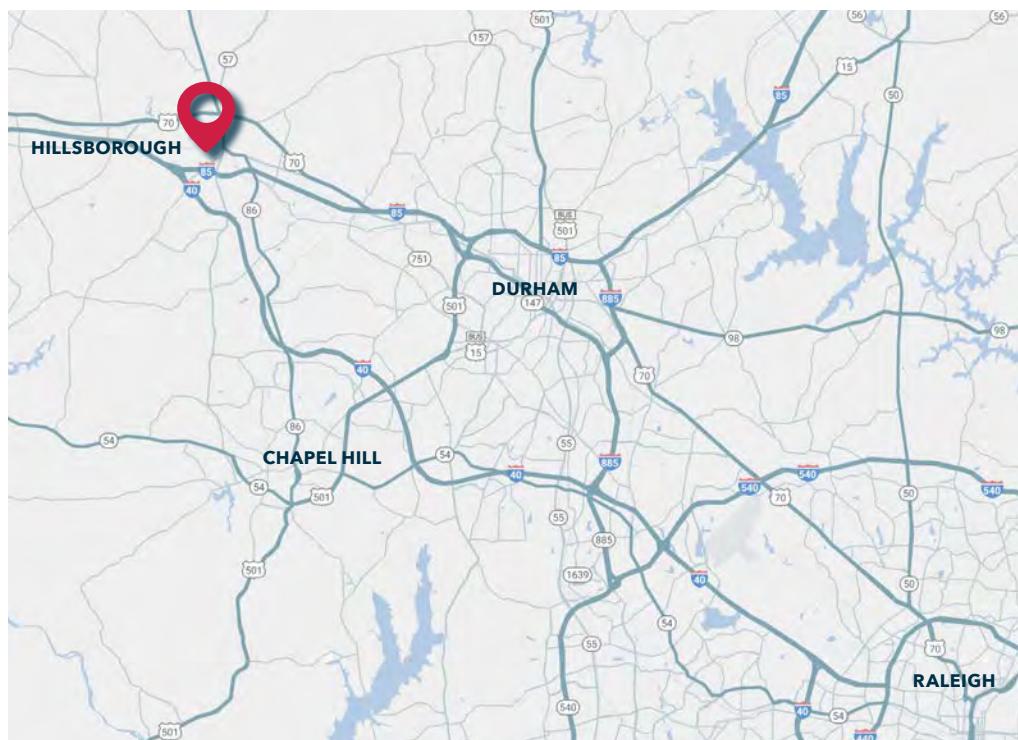


Not to scale

# Demographics

INDUSTRIAL FLEX SPACE FOR SALE OR LEASE  
**259 SOUTH CHURTON STREET**  
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	1 MILE	3 MILES	5 MILES
Population (2024)	3,229	19,766	27,931
Daytime Population	6,913	21,905	27,625
Average Home Value	\$539,987	\$495,216	\$495,533
Average Household Income	\$102,150	\$129,857	\$128,881
Median Age	41.1	41.4	42.3
Bachelor's Degree or Higher	50.6%	55.2%	53.8%





**FOR LEASING INQUIRIES, CONTACT:**

**MOSS WITHERS, SIOR, MBA**  
mwithers@lee-associates.com  
O: 919.576.2501

**SILAS FORTUIN**  
sfortuin@lee-associates.com  
O: 919.591.2271  
C: 208.316.3718



100 WALNUT STREET | CARY, NC 27511 | 919.576.2500 | [LEERALEIGH.COM](http://LEERALEIGH.COM)

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