

CHATHAM DOWNS
CHAPEL HILL, NORTH CAROLINA



88 Chatham Downs Dr
Chapel Hill, NC 27517

For more information, please contact:



WILSON GLASGOW
704.319.4942
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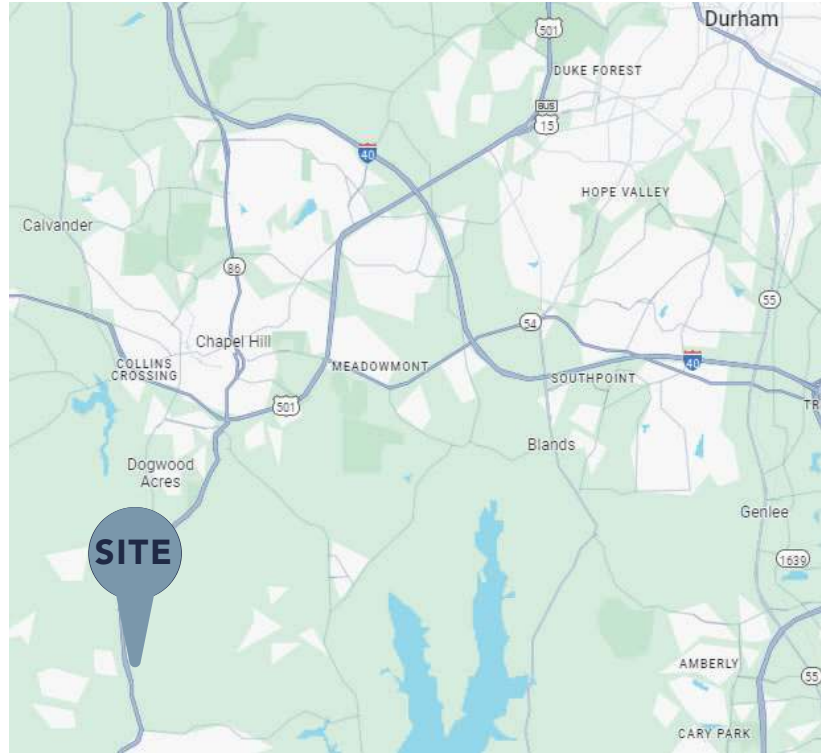
2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

FULLY LEASED

TRAFFIC COUNTS

US-15 S		9,500
US-15 N		10,100
Lystra Rd		5,200

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DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	1,049	17,444	41,877
DAYTIME POPULATION	270	3,323	8,431
AVG HH INCOME	\$120,878	\$171,758	\$171,570

PROPERTY FEATURES

- Located on high-growth corridor of Hwy-15/501 in the Research Triangle Park
- Situated 8 miles from downtown Chapel Hill and 16 from downtown Durham, both of which are college towns
- Anchored by a top-performing Harris Teeter store
- Surrounded by Average Household Incomes over \$120,000
- Close proximity to the new multi-phase Briar Chapel Community that includes 1,650 households

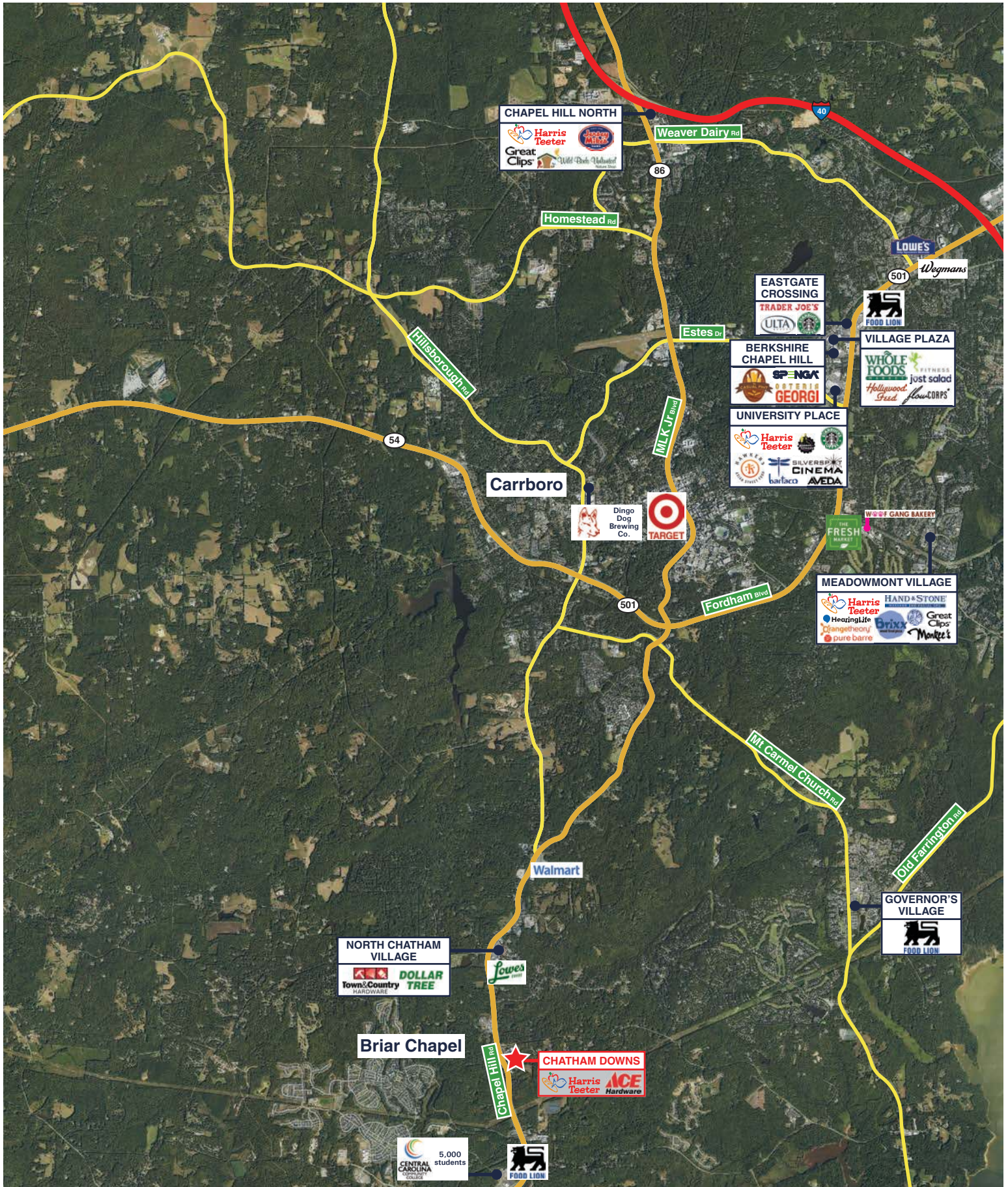
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Available
 Leased

Shop	Tenant	Sq Ft
88	Harris Teeter	48,756
101	Great Clips	1,000
102	Fancy Nails & Spa	1,000
103	Edward Jones	1,000
104	A Cleaner World	1,000
157	Ace Hardware	16,800
201	Marco's Pizza	1,654
202	Schneider Stone	858
204	Back Solutions	2,165
301	Dr. Vohwinkel Jr, DDS	1,077
302	Edge Pampered Paws	1,200
304	Club Pilates	2,400
305	Impact Fitness	1,200
TOTAL		80,110 sf

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