

CHATHAM DOWNS  
CHAPEL HILL, NORTH CAROLINA



**Trade Area**  
Chapel Hill, NC

**Anchor**  
Harris Teeter

**Demographics**  
**2022 Est. Population**

1 mile	978
3 miles	16,490
5 miles	39,698
*6/2022 AGS	

**Tenants Include**  
Ace Hardware  
Back Solutions Chiropractic  
Marco's Pizza  
Edward D. Jones & Co.  
Great Clips

**Average Household Income**

1 miles	\$109,467
3 miles	\$128,192
5 miles	\$129,376
*2022 Estimate	

**Availability**  
1,200 sf

**Gross Leasable Area**  
80,110 sf

**Highlights**

- Located on high-growth corridor Hwy 15/501
- Top performing Harris Teeter store
- Average Household Income over \$100,000
- Near new multi-phase Briar Chapel Development

## Chatham Downs

88 Chatham Downs Dr  
Chapel Hill, North Carolina 27517

Leased by:  
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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 Chiropractic	2,165
301	Dr. Vohwinkel Jr, DDS	1,077
<b>302</b>	<b>AVAILABLE</b>	<b>1,200</b>
304	Royal Grace Academy of Dance	2,400
305	Impact Fitness & Martial Arts	1,200
<b>TOTAL</b>		<b>80,110 sf</b>