

[southgreencarrboro.com](http://southgreencarrboro.com)



*Join Craftboro Brewing Depot, Carrboro Yoga,  
Kumon, Noble Orthodontics, Nailz and Coronato Pizza*

# OPPORTUNITY

## Opportunity

- Brand new 45,000-sf retail center for lease
- Opportunity to customize first-generation space
- Tenants include Craftboro Brewing Depot, Noble Orthodontics, Nailz, Carrboro Yoga and Coronato Pizza
- Pervious parking lot with LED lighting
- Site includes ATM, bike path and covered bike racks
- Easy access via roundabout
- Highly visible from South Greensboro Street

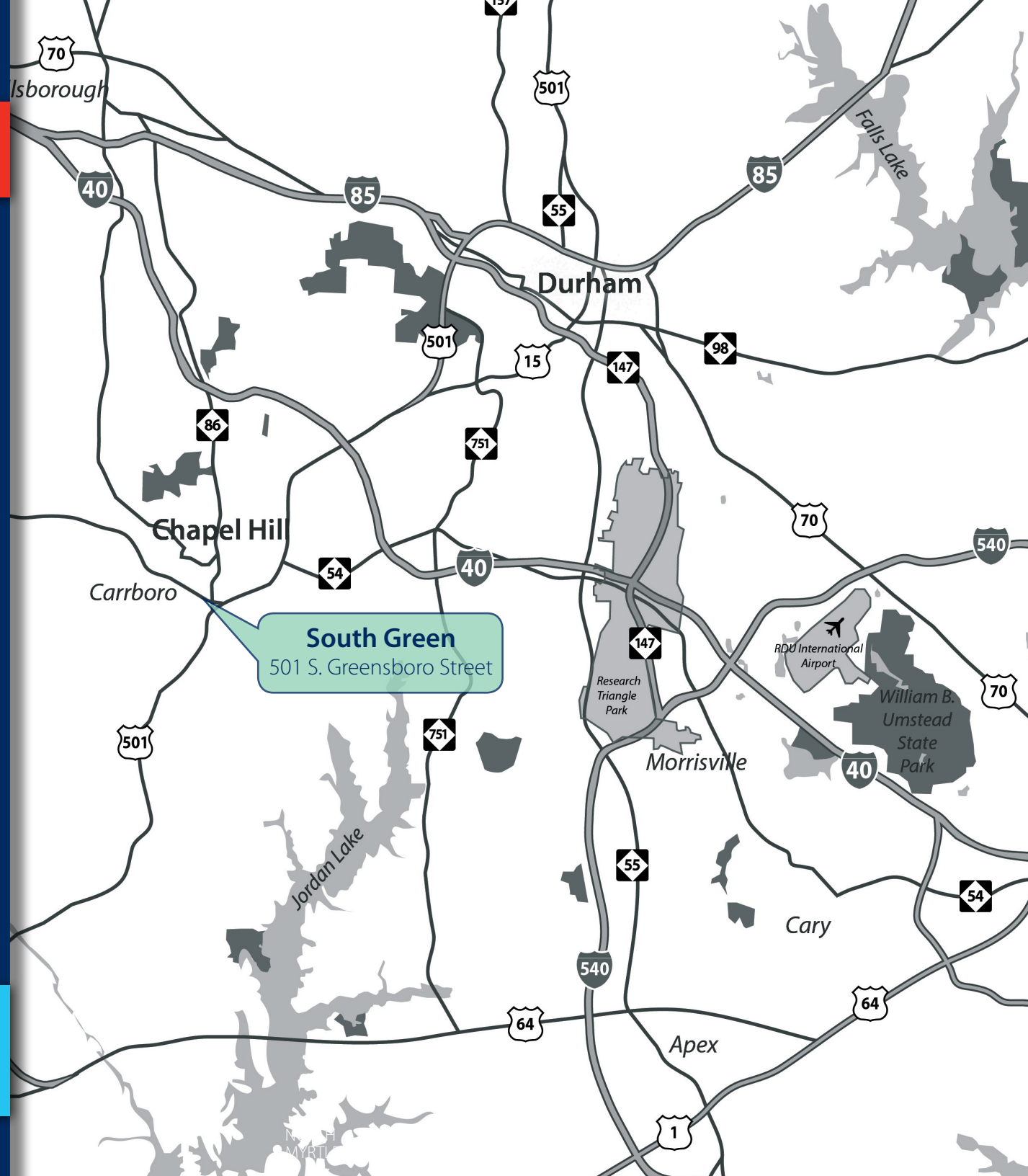
## Rate

- Call for pricing

## Location

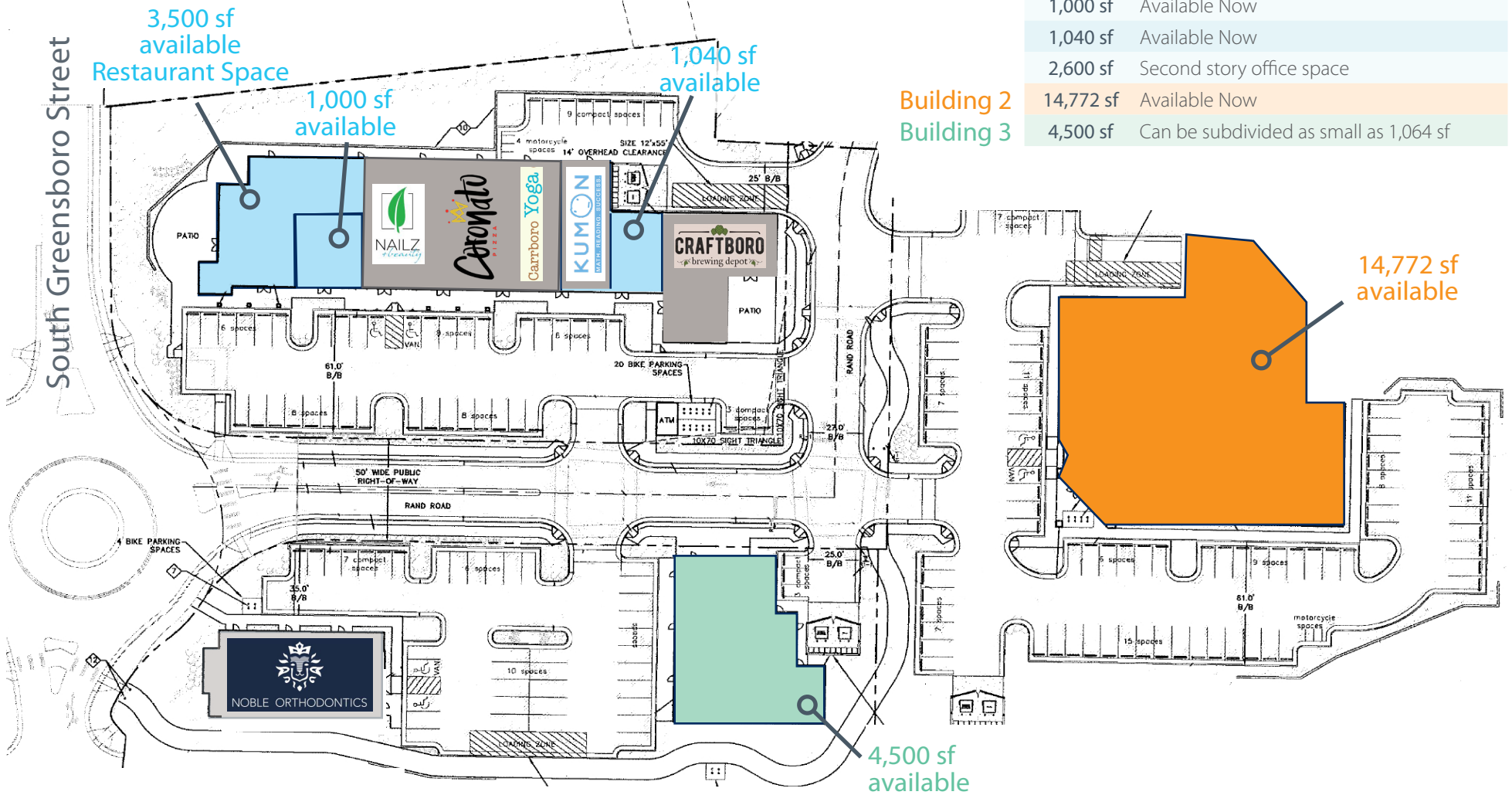
- Located just off Highway 54 on South Greensboro Street
- Downtown Carrboro location, minutes from University of North Carolina at Chapel Hill
- Easy access to Highway 15-501, Highway 54, Highway 86, I-40 and the Triangle

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# SITE PLAN & AVAILABILITY



## Building 1

3,500 sf End cap space for restaurant tenant  
Large patio  
Grease trap in place  
Designed with a mezzanine

1,000 sf Available Now

1,040 sf Available Now

2,600 sf Second story office space

## Building 2

14,772 sf Available Now

## Building 3

4,500 sf Can be subdivided as small as 1,064 sf

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# DEMOGRAPHICS

## 2019 Demographics

(Esri)	1 Mile	3 Miles	5 Miles
Total Population	15,686	56,681	102,745
Total Households	6,813	21,028	39,887
Average HH Income	\$75,225	\$100,874	\$116,864



## Traffic Counts

Street	Vehicles Per Day
S. Greensboro Street	13,000
State Highway 54	60,433



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# RESTAURANT END-CAP AVAILABLE

- 3,500-sf end cap restaurant space
- Grease traps in place
- Great visibility
- Large outdoor patio
- Layout includes mezzanine level ideal for a bar or seating area



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