

RETAIL OPPORTUNITY AT COLE PARK

11624 US-15 501 HWY, CHAPEL HILL, NC

2,000 SF
FOR LEASE

NO SMOKE, VAPE OR SWEEPSTAKES SHOPS PERMITTED



HIGH INCOME AREA

BRIAN GRABOWSKI
919.349.3569
BGRABOWSKI@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM
910.273.8474
SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919.782.5552



11624 US-15 501 HWY
CHAPEL HILL, NC 27517

PROPERTY HIGHLIGHTS

- **Suite A: 1,000 SF**
Lease Rate: \$2,200/Month Gross Rent (Landlord pays taxes, insurance, and CAM)
- **Suite B (Former Hair Salon): 1,000 SF**
Lease Rate: \$2,200/Month Gross Rent (Landlord pays taxes, insurance, and CAM)
- **Located in the Cole Park commercial area, just south of Chapel Hill on US 15-501.**
- **Nine miles to the south is [Chatham Park](#), a 22,000 home planned community**



BRIAN GRABOWSKI
919.349.3569 DIRECT
BGRABOWSKI@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

11624 US-15 501 HWY
CHAPEL HILL, NC 27517

PROPERTY PHOTOS

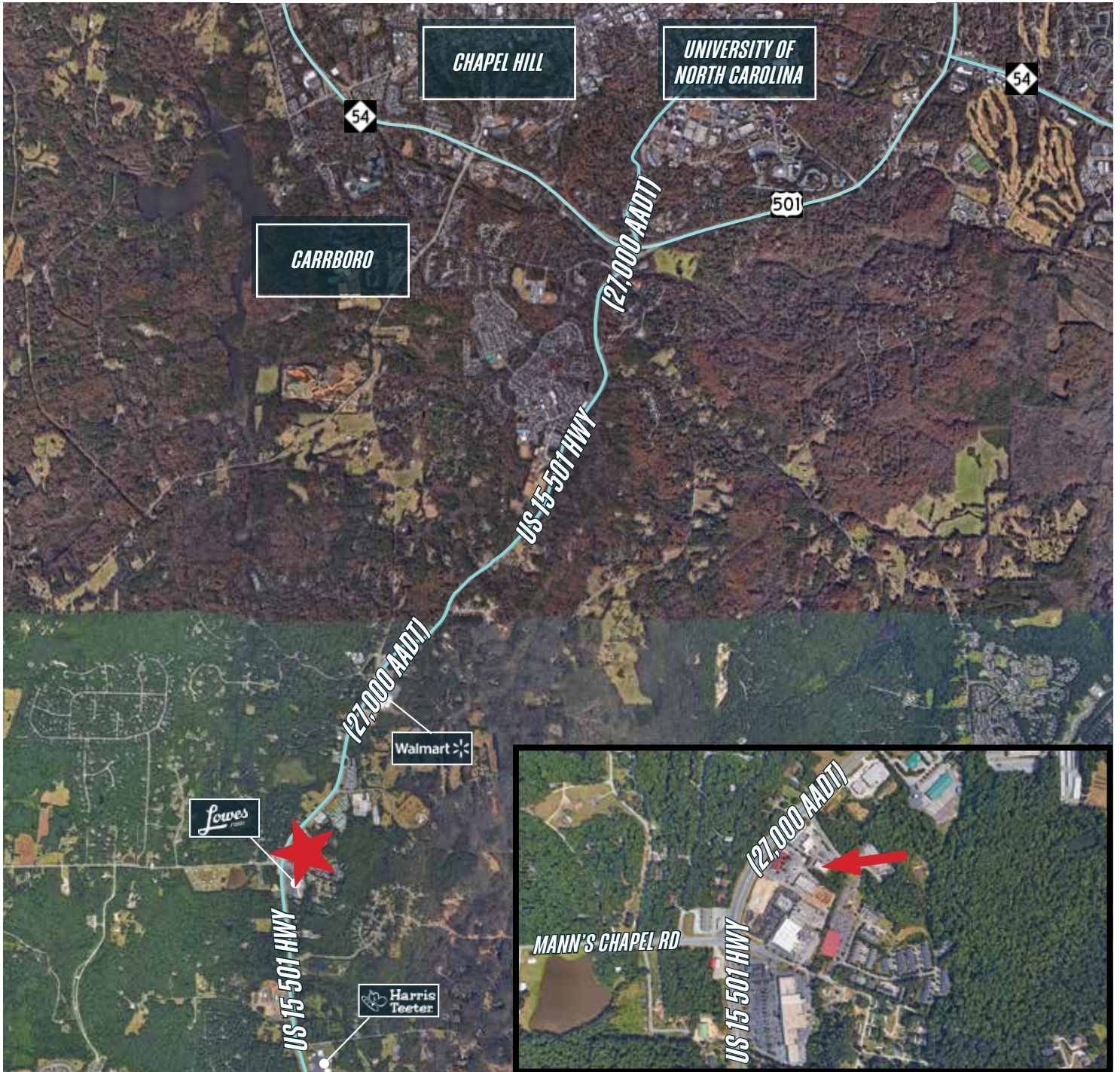


BRIAN GRABOWSKI
919.349.3569 DIRECT
BGRABOWSKI@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

11624 US-15 501 HWY
CHAPEL HILL, NC 27517

LOCATION MAP



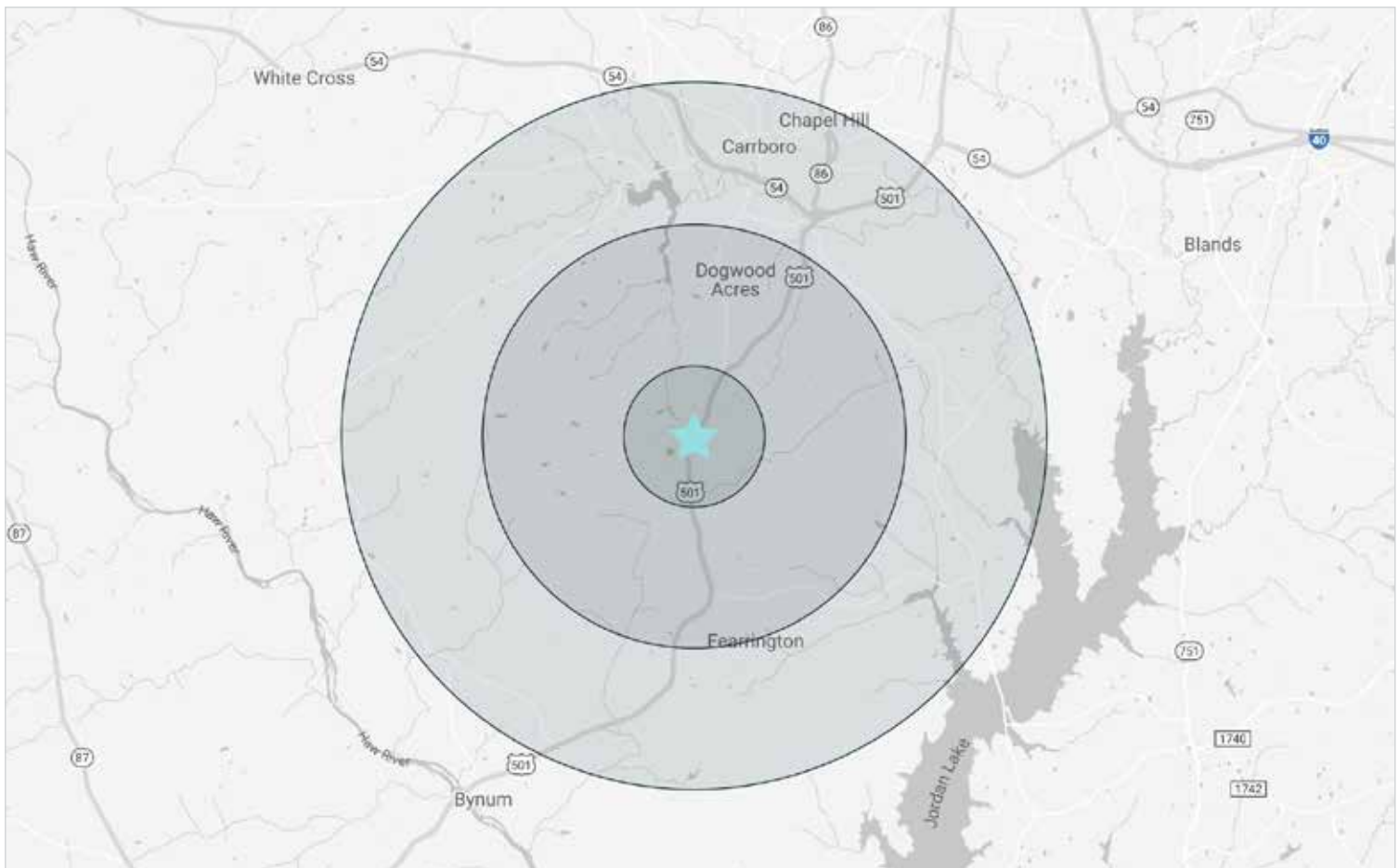
BRIAN GRABOWSKI
919.349.3569 DIRECT
BGRABOWSKI@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM

11624 US-15 501 HWY
CHAPEL HILL, NC 27517

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	1,394	20,984	63,969
2030 POPULATION (PROJECTED)	1,683	22,770	65,775
2025 HOUSEHOLDS	594	8,463	24,495
2030 HOUSEHOLDS (PROJECTED)	735	9,270	25,504
OWNER-OCCUPIED HOUSING UNITS	450	6,860	13,800
RENTER-OCCUPIED HOUSING UNITS	144	1,603	10,695
2025 AVERAGE HOUSEHOLD INCOME	\$180,377	\$147,377	\$168,995
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$200,788	\$215,044	\$168,995





TRADEMARK
P R O P E R T I E S

BRIAN GRABOWSKI
919.349.3569 DIRECT
BGRABOWSKI@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM
910.273.8474 DIRECT
SBHATIA@TRADEMARKPROPERTIES.COM