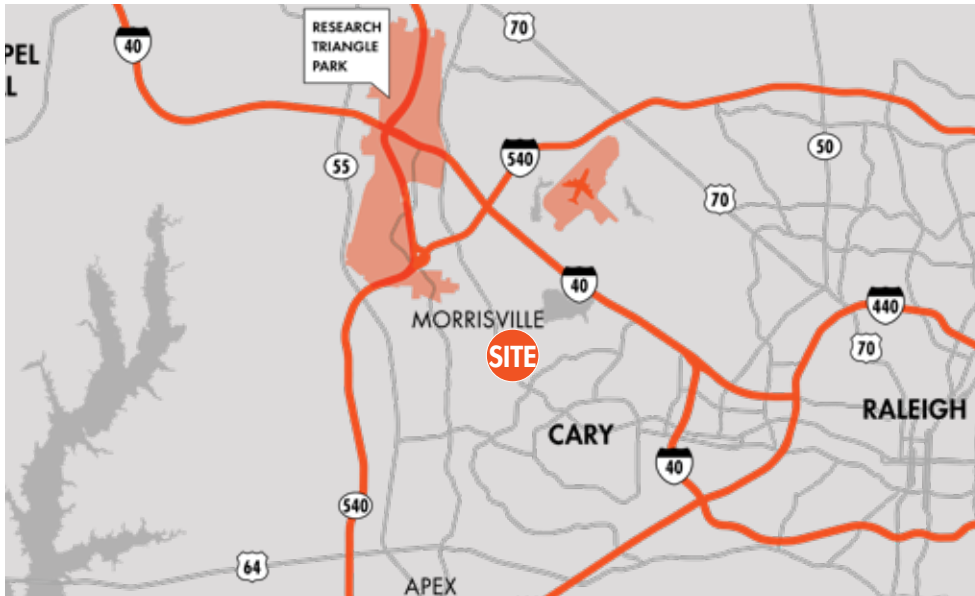


SHOPPES AT WESTON CORNERS

9906-9960 CHAPEL HILL ROAD
MORRISVILLE, NC 27560

FOR LEASE | 2ND GENERATION RESTAURANT SPACE



PROPERTY FEATURES

- 2nd generation restaurant available
- Excellent visibility and heavily traveled corridor with over 20,000 VPD
- High income area with affluent demographics
- Signalized intersection with multiple points of ingress/egress
- Surrounded by large residential communities including Weston Estates, Prestonwood Country Club, and abuts to the Manor at Weston consisting of over 330 residential units
- Less than 1 mile from Park West Village, consisting of over 625,000 SF of retail space and 500+ multifamily units

DEMOGRAPHICS

1 MILE RADIUS

 12,525
ESTIMATED POPULATION

 34.7
MEDIAN AGE

 \$137,773
MEDIAN HOUSEHOLD INCOME

 6,339
TOTAL EMPLOYEES

 \$725,216
MEDIAN HOME VALUE

3 MILE RADIUS

 80,799
ESTIMATED POPULATION

 37.4
MEDIAN AGE

 \$141,321
MEDIAN HOUSEHOLD INCOME

 41,787
TOTAL EMPLOYEES

 \$621,880
MEDIAN HOME VALUE

5 MILE RADIUS

 181,394
ESTIMATED POPULATION

 37.5
MEDIAN AGE

 \$140,166
MEDIAN HOUSEHOLD INCOME

 93,160
TOTAL EMPLOYEES

 \$605,723
MEDIAN HOME VALUE

AREA RETAILERS

 **TARGET**  **TRADER JOE'S**  **TJ-MAXX**  **HomeGoods**

 **Panera**
BREAD

 **CAVA**

 **ROSS**
DRESS FOR LESS



FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

NOLAN MILLS IV | **704.999.5745**

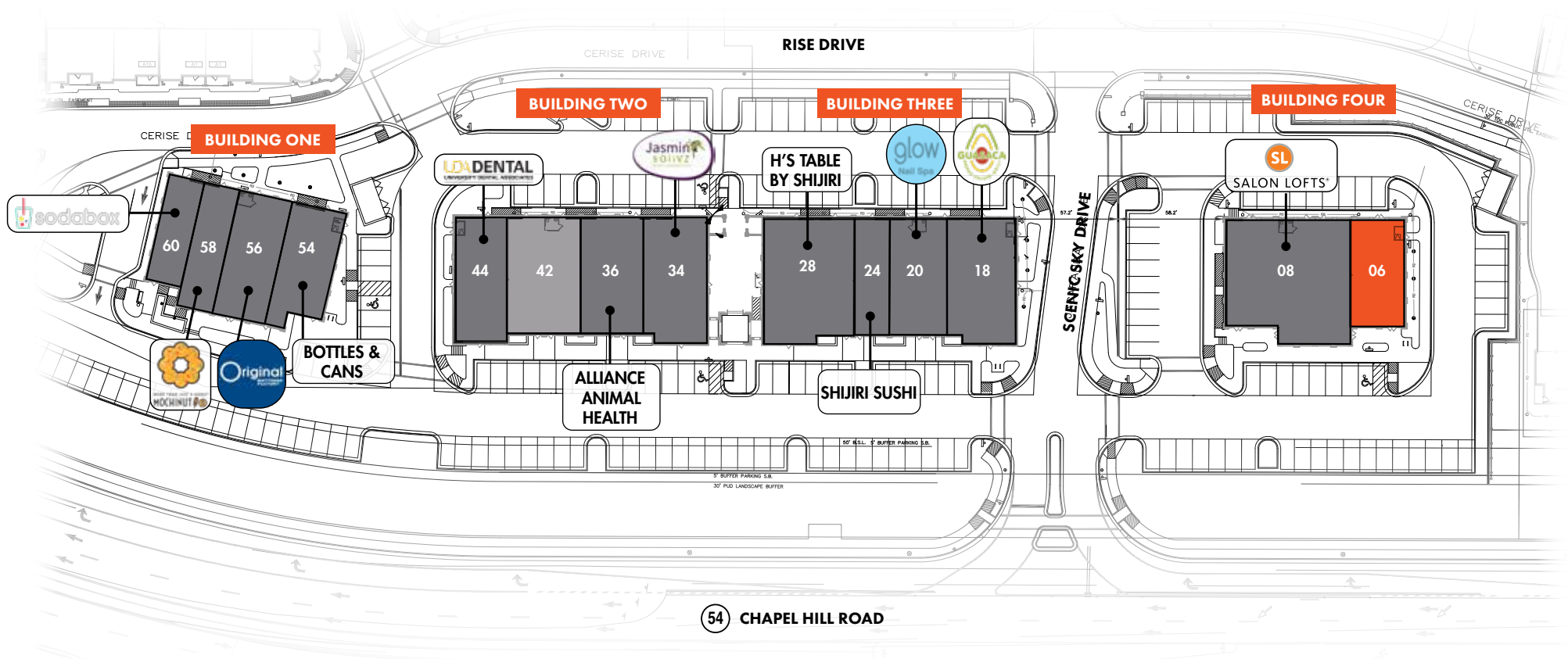
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**BUILDING ONE**

UNIT	TENANT	SIZE
60	Sodabox	±1,231 SF
58	Mochinut	±1,330 SF
56	Original Mattress Factory	±2,044 SF
54	Bottles & Cans	±2,025 SF

BUILDING TWO

UNIT	TENANT	SIZE
44	UDA Dental	±2,100 SF
42	Lease Pending	±2,664 SF
36	Alliance Animal Health	±2,161 SF
34	Jasminz	±2,545 SF

BUILDING THREE

UNIT	TENANT	SIZE
28	H's Table by Shijiri	±3,583 SF
24	Shijiri Sushi	±1,234 SF
20	Glow Nail Spa	±2,161 SF
18	Guasaca	±2,500 SF

BUILDING FOUR

UNIT	TENANT	SIZE
08	Salon Lofts	±4,654 SF
06	AVAILABLE 1/1/27	±1,780 SF

AVAILABLE
 LEASED
 LEASE PENDING

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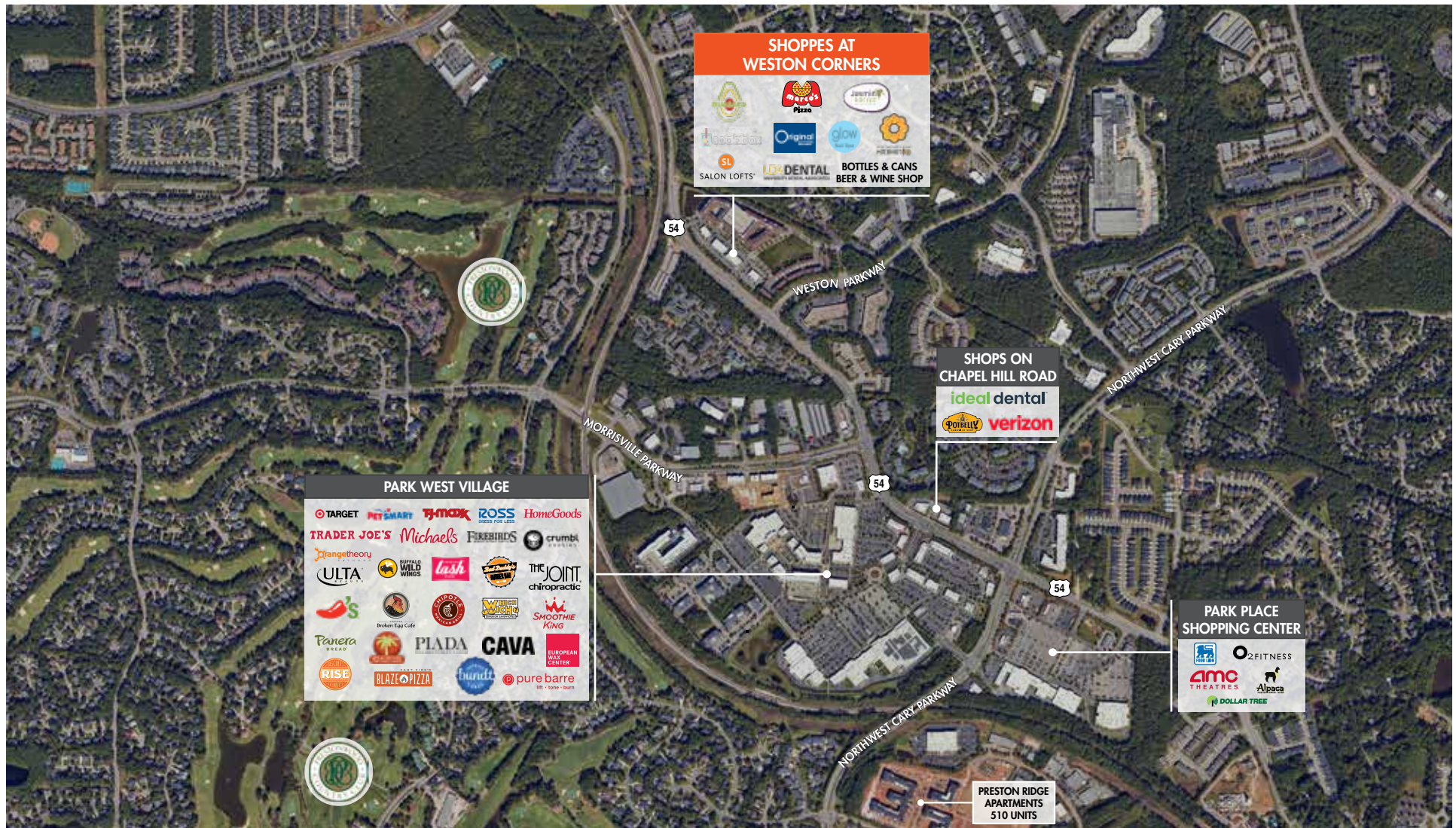
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