

FOR SALE



117 E. Salisbury

117 East Salisbury Street
Pittsboro, NC 27312



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Section 1

Property Information

Property Summary

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PROPERTY DESCRIPTION

A rare opportunity to own a landmark two-story commercial building in the heart of Historic Downtown Pittsboro – positioned at the doorstep of the Triangle's fastest-growing market. At 3,274 square feet, zoned O-I (Office and Institutional), and vacant and move-in ready, this property is purpose-built for the professional services owner-user: the attorney, the CPA, the architect, the financial advisor, or the regional operator who wants to own their address rather than rent it.

Downtown Pittsboro is running out of available commercial product. Two comparable sales in 2025 – both smaller, both on Business 64 frontage – transacted between \$574 and \$834 per square foot. This asset offers nearly double the square footage of either comp at a fraction of the per-foot cost, in a market where Chatham County professional services employment grew 45% year-over-year.

OFFERING SUMMARY

Sale Price:	\$785,000
Number of Units:	1
Lot Size:	0.242 Acres
Building Size:	3,274 SF

DEMOGRAPHICS	0.25 MILES	1 MILE	3.5 MILES
Total Households	24	458	2,973
Total Population	55	1,040	6,506
Average HH Income	\$98,739	\$88,301	\$98,272

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LOCATION DESCRIPTION

117 E. Salisbury Street sits at the center of the most consequential growth story in North Carolina. Steps from the Pittsboro courthouse circle, a couple of blocks from The Vineyards at Chatham Park, and 2.9 miles — an 8-minute drive — to MOSAIC, Chatham Park's 44-acre mixed-use gateway, this property occupies a genuinely rare position: historic downtown address, immediate proximity to one of the largest master-planned communities on the East Coast, and a 30-mile drive to Raleigh-Durham International Airport.

Pittsboro is no longer a small town waiting for growth. It is a small town in the middle of it. Chatham Park is a 7,000-plus-acre master-planned community approved for up to 22,000 residential units and 22 million square feet of non-residential space — the largest land development project on the East Coast. Disney's Asteria, a Storyliving by Disney residential community located within Chatham Park, broke ground in June 2025. Over 4,000 homes are planned across 1,500 acres. Home sales begin in 2027. The rooftops are coming. The professional service demand is already here.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Steps from the Pittsboro courthouse circle — the geographic and civic heart of Chatham County
- Two blocks from the entrance to The Vineyards at Chatham Park — Chatham Park's established residential neighborhood with homes actively selling from the \$400s
- 2.9 miles / 8-minute drive to MOSAIC — Chatham Park's 44-acre mixed-use gateway anchoring Hampton Inn & Suites, restaurants, retail, coworking, and the full amenity base of the largest master-planned community on the East Coast
- 30 miles / approximately 35–40 minutes to Raleigh-Durham International Airport (RDU)
- 27 minutes to Chapel Hill / UNC | 40 minutes to downtown Raleigh | 40 minutes to Durham
- The Growth Story
- Chatham Park at full build-out: 8,500 acres, more than 27,000 residential units, and over 22 million square feet of office, research, retail, and community space — the largest land development project on the East Coast
- Disney's Asteria — a Storyliving by Disney community — broke ground June 2025 within Chatham Park. Over 4,000 homes planned across 1,500 acres. Home sales begin 2027. Only the second Disney residential community in the United States.
- Chatham County population has grown approximately 28% over the past 13 years, with 60,000 new residents projected at Chatham Park full build-out
- Professional, Scientific & Technical Services employment in Chatham County: +45.3% year-over-year — the strongest office demand signal in the submarket (A.CRE Intelligence Hub, Q3 2025)
- Chatham County unemployment rate: 3.1% | Median household income (3-mile trade area): \$96,605
- Chatham Park YMCA opened March 2025 | NoVi neighborhood (600+ units) actively selling | MOSAIC retail and hospitality fully operational

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Additional Photos

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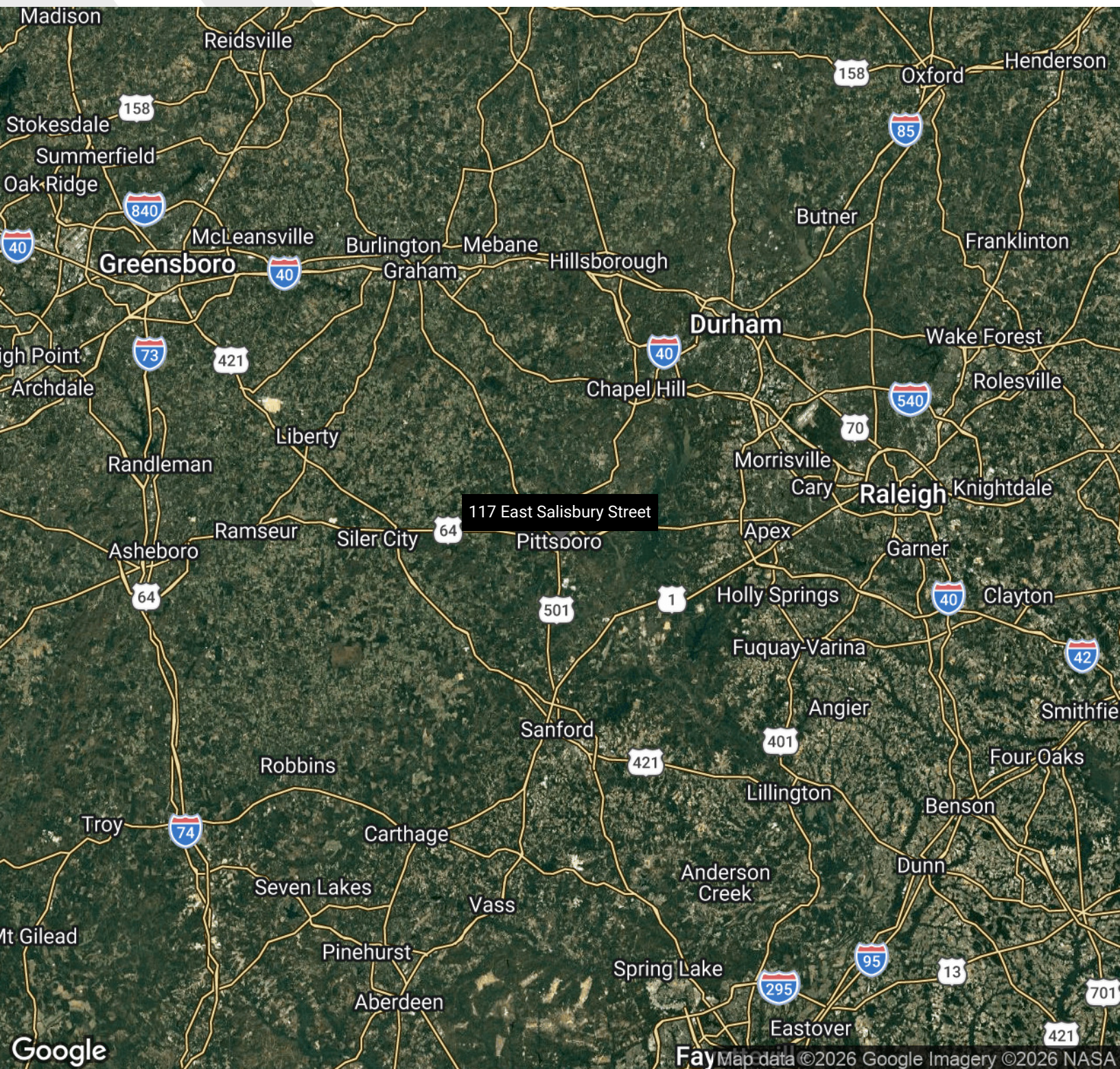


Section 2

Location Information

Regional Map

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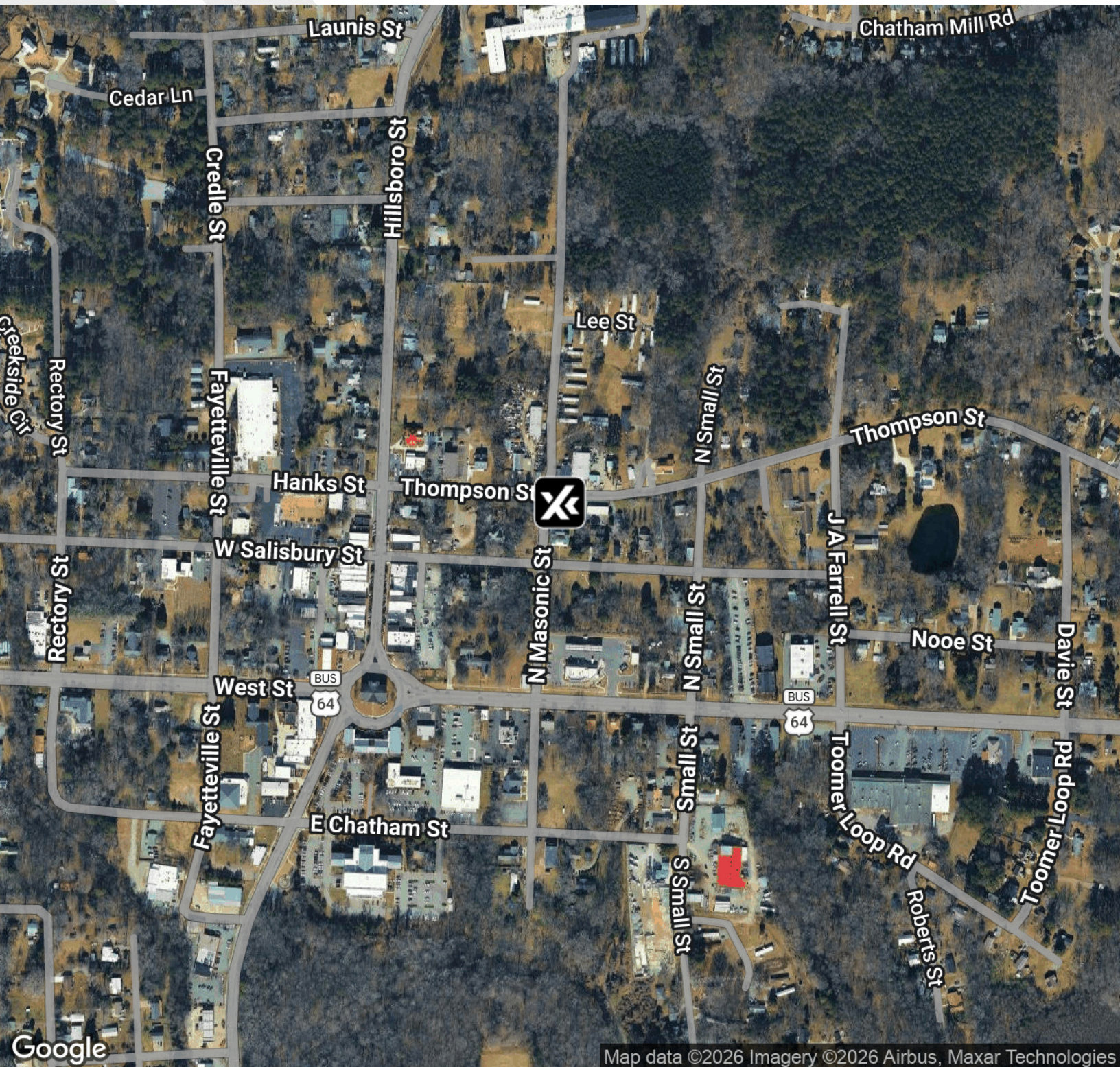
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Location Map

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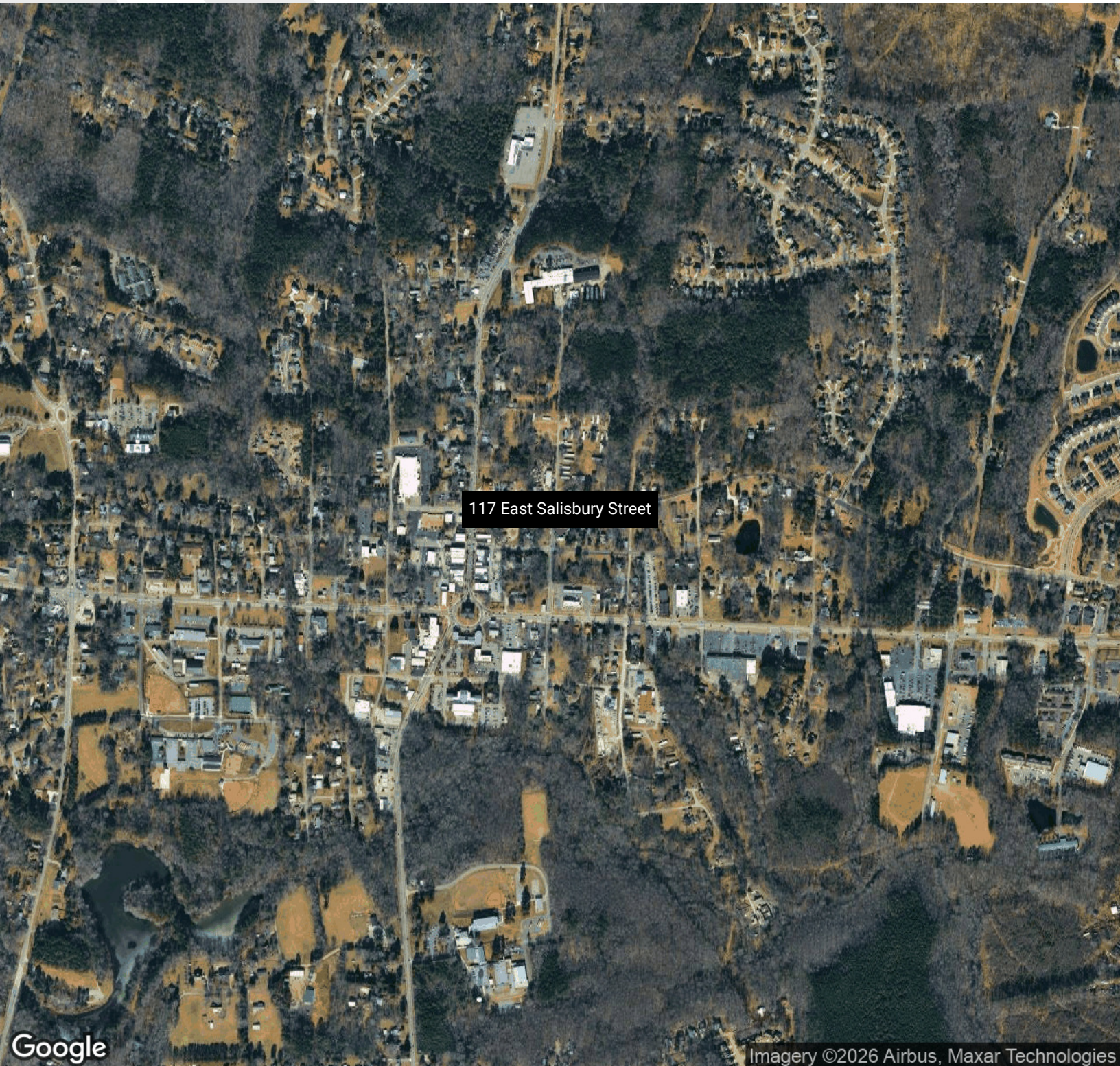
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Aerial Map

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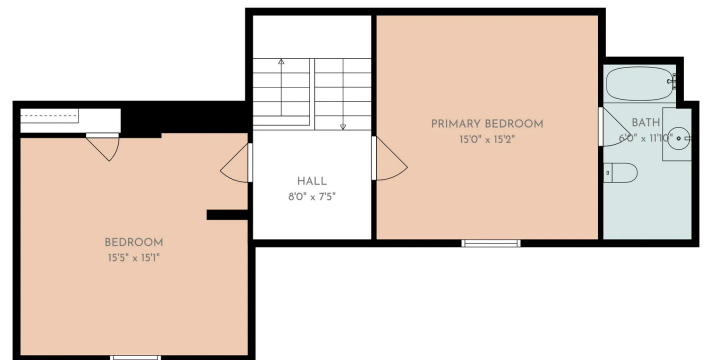
TOTAL LIVING AREA: 3,216 sq. ft
FLOOR 1: 2,637 sq. ft | FLOOR 2: 579 sq. ft
Excluded Areas: Porch: 308 sq. ft, Deck: 71 sq. ft, Low Ceiling: 147 sq. ft

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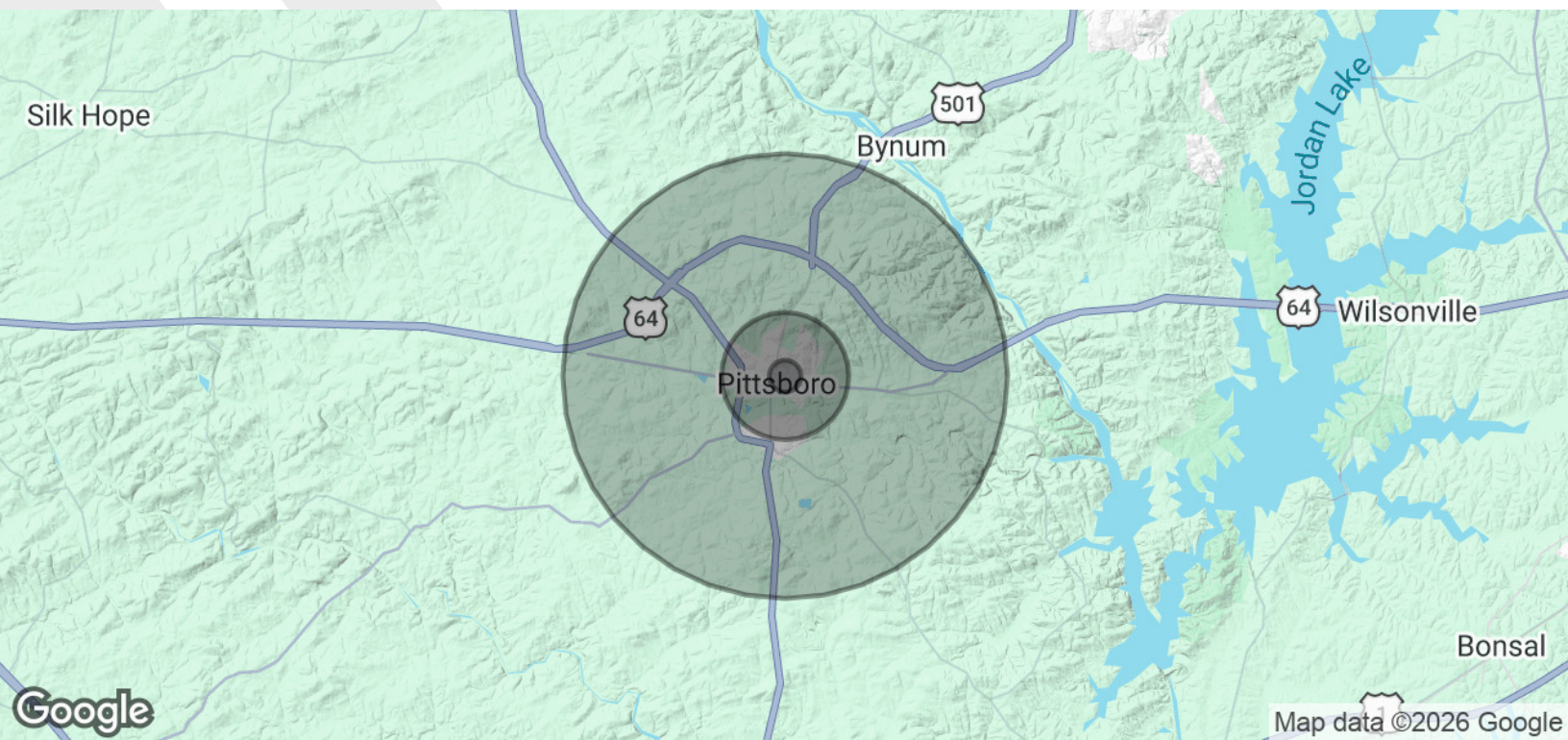


Section 3

Demographics

Demographics Map & Report

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POPULATION	0.25 MILES	1 MILE	3.5 MILES
Total Population	55	1,040	6,506
Average Age	45.2	43.6	44.8
Average Age (Male)	46.1	43.6	44.2
Average Age (Female)	44.4	44.1	45.9

HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	3.5 MILES
Total Households	24	458	2,973
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$98,739	\$88,301	\$98,272
Average House Value	\$337,259	\$316,308	\$350,419

2023 American Community Survey (ACS)

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Thank you!

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