

11550 US HWY 15 501 N, CHAPEL HILL, NC

US 15-501 Outparcel Redevelopment Opportunity

9,513 SF Building on 1.07 Acres with Excellent Visibility, Shared Parking, and Multiple Repositioning Opportunities in the Cole Park Shopping Center

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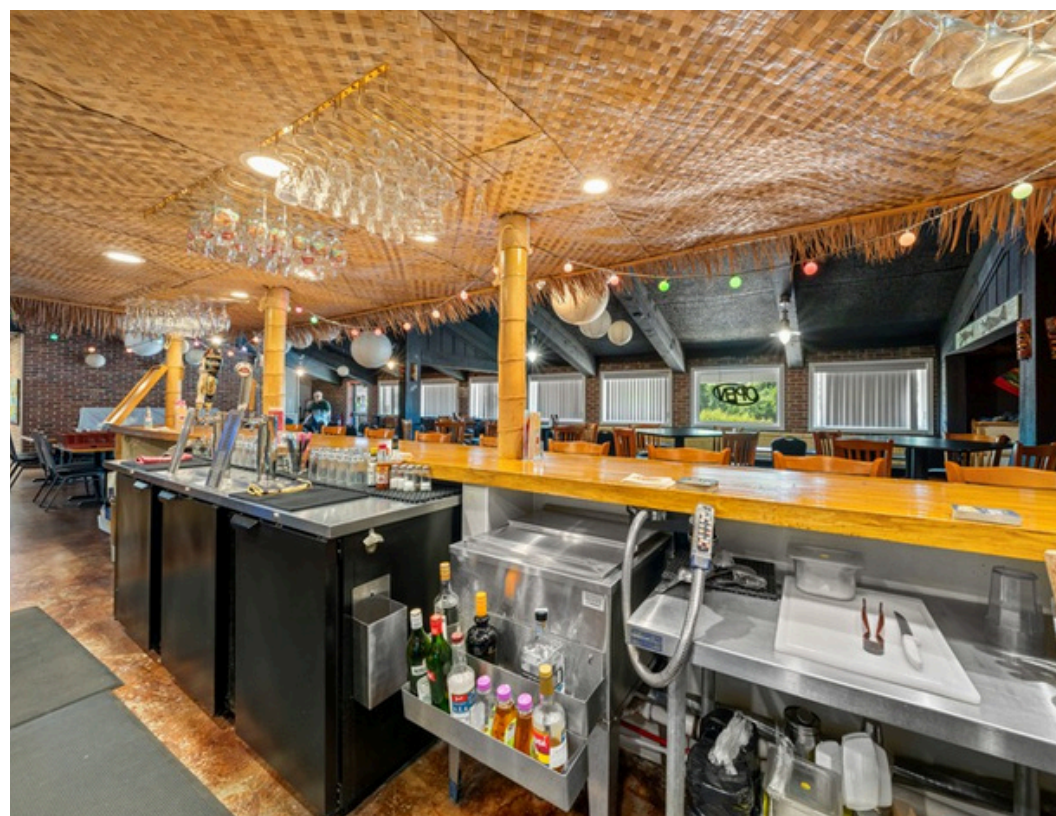




The existing ±9,513 SF building is in excellent condition and offers exceptional flexibility for an owner-user, investor, or developer. The property can continue as a single-user facility, be repositioned for multiple tenants, or serve as the foundation for a redevelopment project.

Existing infrastructure includes city water, sewer treatment through the shopping center's Aqua-operated system, natural gas, electric service, and a grease trap, helping reduce the cost and complexity of future improvements.

Address	11550 US Highway 15-501 N, Chapel Hill, NC
Offering Price	\$3,200,000
Property Type	Commercial Outparcel
Building Size	±9,513 SF
Lot Size	±1.07 Acres (2 Parcels)
Year Built	1984
Current Use	Full-Service Restaurant
Parking	83 Dedicated Spaces, with Reciprocal Parking Agreement Throughout the Shopping Center
Utilities	City Water, Electric, Natural Gas
Sewer	Aqua Private Treatment System
Grease Trap	Existing
Road Frontage	US Hwy 15-501
Potential Uses	Fast Food, Convenience Store, Bank, Coffee Drive-Thru, Car Wash, Oil Change, Retail, Medical, Service Commercial
Zoning	RD-1







Positioned within Cole Park Shopping Center, the property is surrounded by a mix of national, regional, and local businesses that drive daily traffic to the center. Nearby retailers include Lowe's Foods, Ace Hardware, Chapel Hill Tire, Lights Unlimited, and McDonald's, providing strong visibility and customer exposure.

Lowe's FOODS
Jersey Mike's SUBS
PAKMAIL
PACK IT SHIP IT CRATE IT FREIGHT IT

ACE
The helpful place.
CHapel HILL TIRE
CAR CARE
Original
FACTORY

UNDER CONSTRUCTION

Auto Zone

K

CVS
pharmacy

GUANAJUATO
Mexican Restaurant
ups

McDonald's

Ta Contento
MEX FRESH FOOD

SUBJECT

GAS STATION

WALKER'S
FUNERAL HOME

15 501

FOOT TRAFFIC PER YEAR

624.8K Visits	-4.6% Visits YoY
24 min avg Dwell Time	-7.6% visits Yo2Y
91.5K Visitors	-12.5% visits Yo3Y

FOOT TRAFFIC PER YEAR

347.8K Visits	+4.1% Visits YoY
27 min avg Dwell Time	+4.4% visits Yo2Y
80.9K Visitors	-1.5% visits Yo3Y

FOOT TRAFFIC PER YEAR

127.2K Visits	+6.1% Visits YoY
31 min avg Dwell Time	+56.9% visits Yo2Y
33.5K Visitors	+9.1% visits Yo3Y

FOOT TRAFFIC PER YEAR

21.7K Visits	+28.5% Visits YoY
58 min avg Dwell Time	+47.3% visits Yo2Y
11.3K Visitors	+24.1% visits Yo3Y

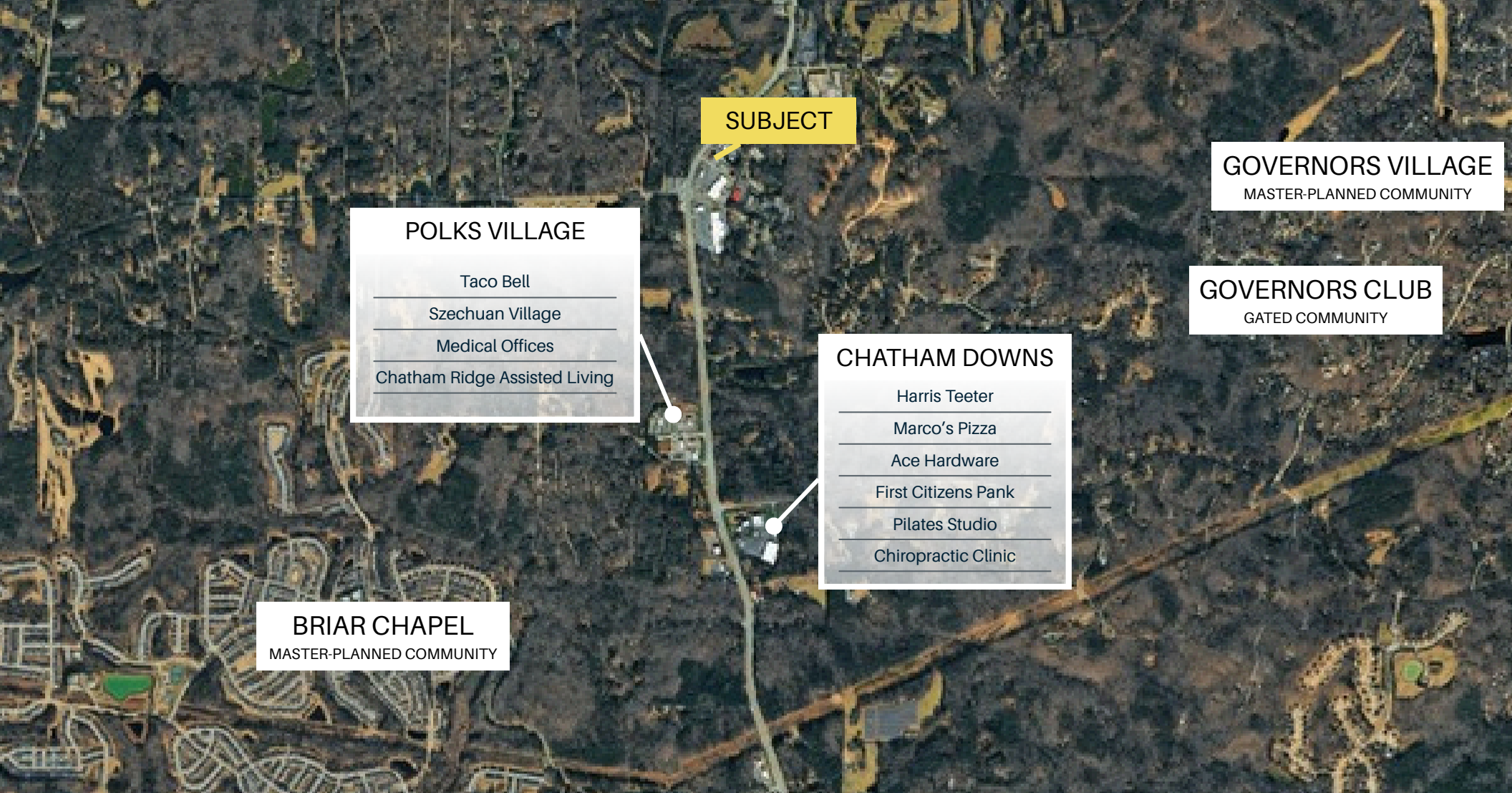
SUBJECT

UNDER
CONSTRUCTION



25.5K
CARS PER DAY

Located within an established retail corridor, the property benefits from strong consumer activity generated by surrounding retailers and service providers. **Foot traffic studies indicate more than 21,000 annual visits to the subject property**, with neighboring businesses generating **hundreds of thousands of additional visits each year**. Combined with high vehicle counts along US Highway 15-501, the site offers exceptional exposure to both local residents and commuters traveling through one of the Triangle's fastest-growing commercial corridors.



SUBJECT

POLKS VILLAGE

Taco Bell

Szechuan Village

Medical Offices

Chatham Ridge Assisted Living

GOVERNORS VILLAGE
MASTER-PLANNED COMMUNITY

GOVERNORS CLUB
GATED COMMUNITY

CHATHAM DOWNS

Harris Teeter

Marco's Pizza

Ace Hardware

First Citizens Bank

Pilates Studio

Chiropractic Clinic

BRIAR CHAPEL
MASTER-PLANNED COMMUNITY

POPULATION	2 mi	5 mi	10 mi
2020 Population	7.1K	63K	175K
2025 Population	8K	69K	187K
2030 Population Projection	8.7K	72K	197K
Annual Growth 2020-2025	2.6%	1.7%	1.4%
Annual Growth 2025-2030	1.7%	1.1%	1.1%

HOUSEHOLDS	2 mi	5 mi	10 mi
2020 Households	2.7K	24K	71K
2025 Households	3.2K	26K	76K
2030 Household Projection	3.5K	28K	80K
Annual Growth 2020-2025	3.2%	2.7%	2.3%
Annual Growth 2025-2030	1.7%	1.2%	1.1%

INCOME	2 mi	5 mi	10 mi
Avg Household Income	\$158,735	\$131,042	\$137,602
Median Household Income	\$135,924	\$96,945	\$106,264

The property is positioned within one of southern Orange County's fastest-growing corridors, surrounded by established communities including Briar Chapel, Governors Club, and Governors Village.

Population and household growth continue to outpace many surrounding markets, creating an expanding customer base for retailers, service providers, and commercial users. Combined with above-average household incomes and ongoing residential development, the area offers strong long-term fundamentals for future business success.



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