



MODERN OFFICE SPACE IN THE HEART OF CARRBORO

FOR LEASE

**517 S Greensboro Street**

Carrboro, NC 27510

**AVISON  
YOUNG**

# Property highlights

## Modern office space in the heart of Carrboro

### Offering Summary

Lease Rate:	\$20.00/sf (net utilities & janitorial)
Available SF:	13,950 sf
Building Size:	27,900 sf
Lot Size:	1.613 acres
Year Built:	2002
Zoning:	M1/R75
Parking Ratio:	3.6/1,000 sf

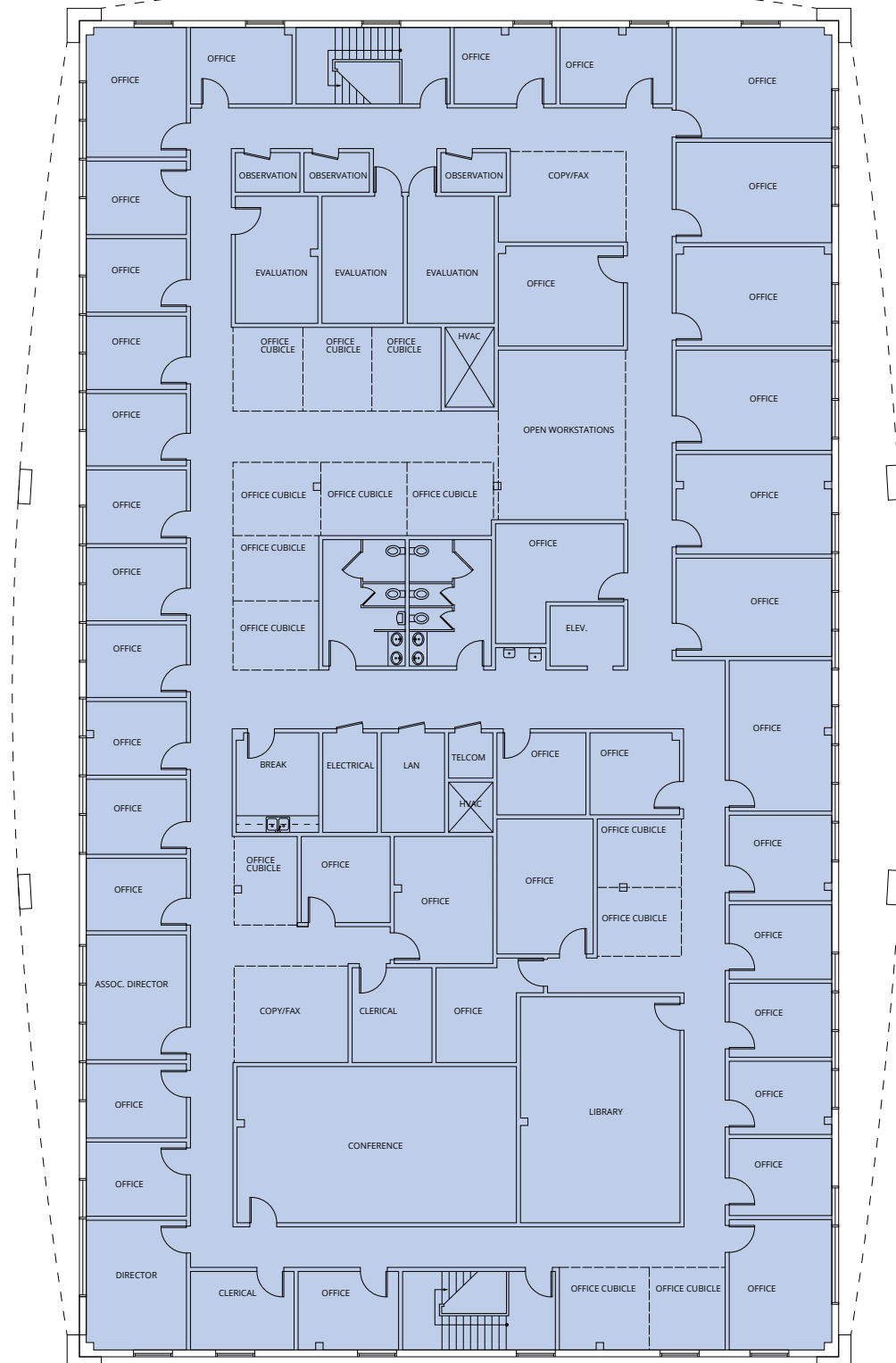
- Prime location on South Greensboro Street with immediate access to NC Highway 54 in Carrboro
- Well-maintained building featuring elevator service to all floors
- Abundant on-site parking with 88 surface spaces
- Walking distance to a variety of nearby restaurants and retail amenities
- Just a five-minute drive to the UNC Chapel Hill campus
- Access to a highly educated workforce within a five-mile radius

### Traffic Counts      Vehicles Per Day (VPD)

S Greensboro Street	11,553
Merritt Mill Road	12,010

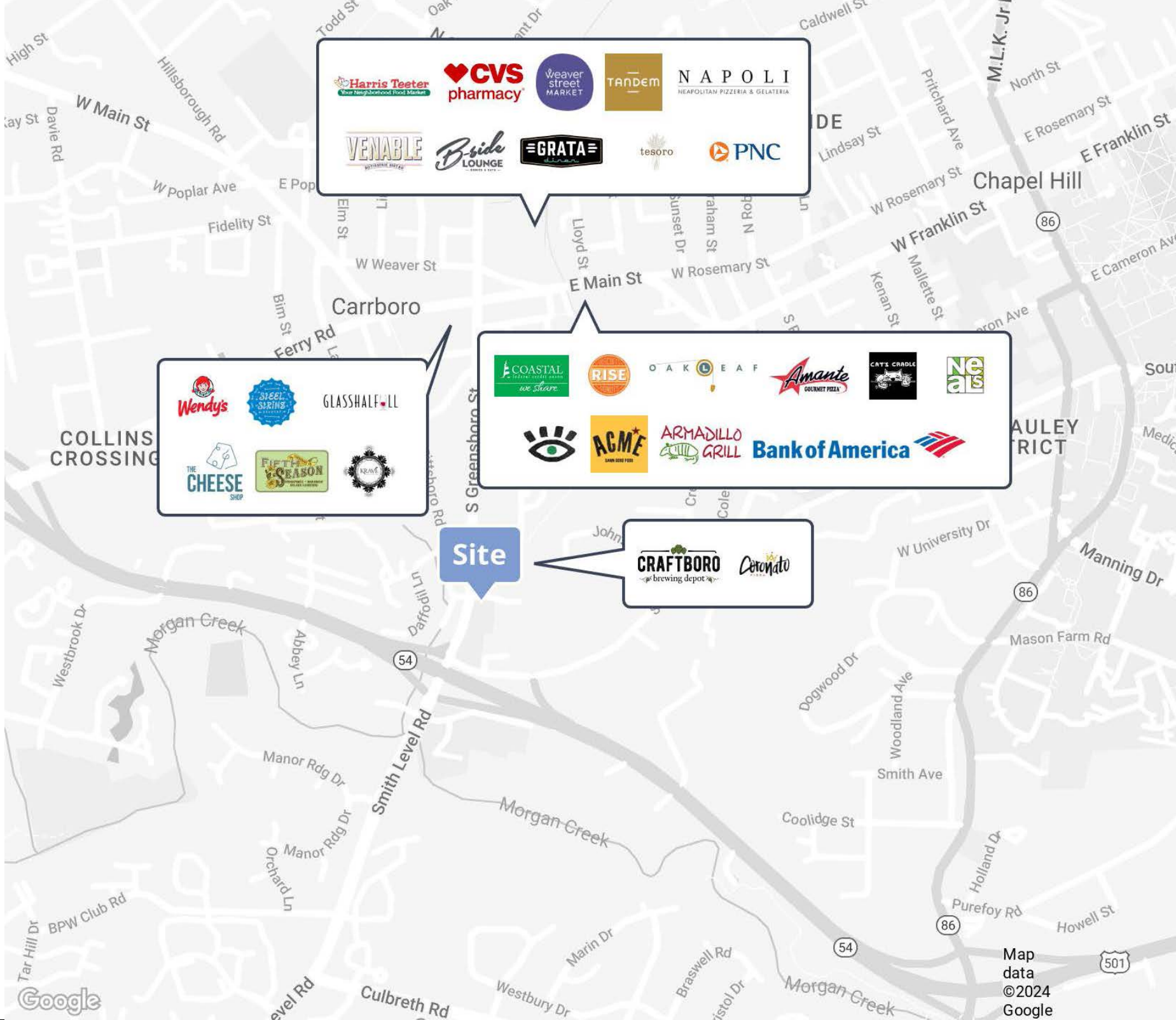


# Second Floor Plan





Retailer Map



Site

Harris Teeter

CVS pharmacy

Weaver street MARKET

TANDEM

NAPOLI  
NEAPOLITAN PIZZERIA & GELATERIA

VENABLE

Bside LOUNGE

GRATA

tesoro

PNC

Wendy's

STEEL SPRINGS

GLASSHALF

THE CHEESE SHOP

FIGHTING SEASON

RAM

COASTAL

RISE

OAK LEAF

Amante GOURMET PIZZERIA

CAT'S CRADLE

Neals

Eye

ACME

ARMADILLO GRILL

Bank of America

Bank of America logo

CRAFTBORO  
brewing depot

Ceromato

Demographics

**106,521**  
Total population  
within a five-mile  
radius

**4,688**  
Total businesses  
within a five-mile  
radius

**41,164**  
Total employees  
within a five-mile  
radius

**45,842**  
Total housing units  
within a five-mile  
radius

**\$161,574**  
Avg. hh income  
within a five-mile  
radius

**\$667,454**  
Avg. house value  
within a one-mile  
radius

# Let's talk.

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