

# POLKS VILLAGE

CHAPEL HILL, NC



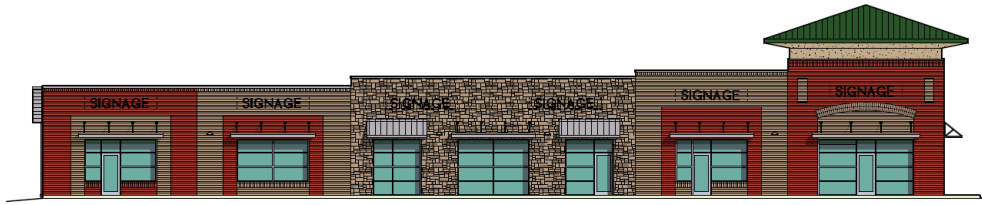
PAD READY MEDICAL OFFICE/RETAIL SITES  
**FOR SALE OR FOR LEASE** IN CHAPEL HILL, NC



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**Polks Village** is a well-established Center originally developed in 2014. Located along the area’s main thoroughfare 15-501, in between the booming growth of Chapel Hill and Chatham Park of Pittsboro. Rich Commercial Realty (RCR) is pleased to present this infill lease or purchase opportunity for medical office tenants/owners to take advantage of an exceptionally well-located development.



### 2024 Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Business</b>	193	447	1,585
<b>Total Employees</b>	1,180	3,650	10,266
<b>Population</b>	2,302	17,736	47,910
<b>Households (HH)</b>	945	7,251	19,925
<b>Avg. HH Income</b>	\$141,755	\$164,133	\$141,233

## PROPERTY DETAILS

ADDRESS	OPPORTUNITIES
149 Knox Way Chapel Hill, NC 27516	2,814-5,628 SF
115 Polks Village Lane Chapel Hill, NC 27516	9,000 SF
<b>149 KNOX WAY SALE PRICE</b>	\$750,000
<b>115 Polks Village Lane SALE PRICE</b>	\$1,199,000
<b>LEASE RATE</b>	\$26/SF NNN
<b>TICAM</b>	est. \$4.50
<b>TIA</b>	Negotiable
<b>YEAR BUILT</b>	Proposed 2026*
<b>PARKING</b>	Shared, Free Surface Parking
<b>SIGNAGE</b>	Exterior Building Signage
<b>TRAFFIC COUNTS</b>	US Hwy 15-501   22,000 VPD
<b>ZONING</b>	CU-B-1

\*Timing / delivery estimated to be 12 months from lease execution or sale date.

# SITE PLAN



5,628 SF



US HWY 15-501

POLKS VILLAGE LN



9,000 SF

KNOX WAY



POLKS LANDING RD



# MARKET OVERVIEW



## RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSA which has grown 23% between 2010 and 2019 to over 2 million residents, a percentage change that ranked fourth among the nation’s fastest-growing major metros. Since 2000, the Triangle’s population has cumulatively increased a staggering 85%.

Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth.

The Triangle is best known and aptly named for the triangular proximity of its renowned major universities– University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington.



Source: Google

D.C. Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats.

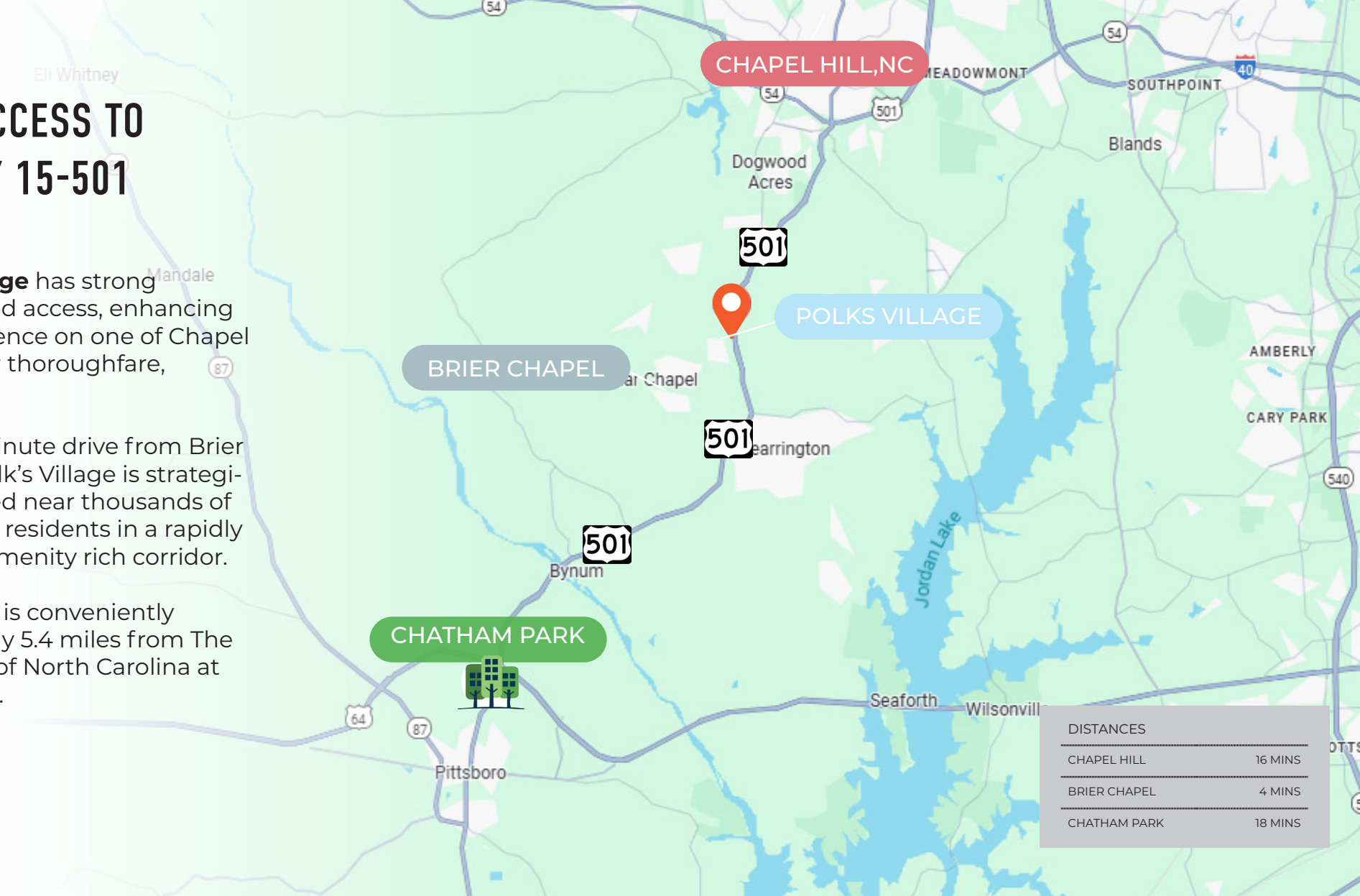
#1	#1	#3	#3	#4	#4
Raleigh ranks #1 Best City for Jobs in the US Glassdoor (2020)	Cary ranks #1 Best City to Move to USA Today (2024)	Cary is #3 Safest City in the Nation WallStreet	Raleigh is 3rd Happiest City in America Men's Health (November 2022)	Chapel Hill ranks #4 Best College Town in America National Rankings (2024)	Durham-Chapel Hill ranks #4 Most Educated City in America The Princeton Review

# EASY ACCESS TO US HWY 15-501

**Polks Village** has strong visibility and access, enhancing its prominence on one of Chapel Hill's major thoroughfare, US 15-501.

Just a 4-minute drive from Brier Chapel, Polk's Village is strategically located near thousands of Chapel Hill residents in a rapidly growing, amenity rich corridor.

The center is conveniently located only 5.4 miles from The University of North Carolina at Chapel Hill.



## CHAPEL HILL, NC

Home to the University of North Carolina Tarheels and UNC Healthcare, one of the nation's leading healthcare systems. Chapel Hill routinely ranks as one of the best college towns and best places to live in the United States. From live music and eclectic dining to quiet trails and historic architecture, Chapel Hill is known for its diverse social, cultural, and professional opportunities that flow between campus and town.

## BRIER CHAPEL

This 1,600-acre community is home to more than 1,650 residents who enjoy two on-site schools and a community college, a resort-style pool, 20+ preserved parks, and over 24 miles of trails and Veranda. It's a shopping, dining, and retail hotspot, continuously voted Best Neighborhood in Chapel Hill year after year.

## CHATHAM PARK

An 8,500-acre live-work-play-learn community in Pittsboro, NC. Recently ranked the 2nd Best Place to Live in the U.S. Located in the heart of Chatham County, the 3rd fastest growing county in North Carolina.

# AMENITIES MAP

MATTRESS Warehouse  
DOLLAR TREE  
McDonald's  
24FITNESS

Lowes FOODS  
CVS  
Jordan Mikes SUBS  
Domino's  
UPS

WESTERN UNION WU



## SITE

UNC HEALTH  
501 Nail Spa  
CORA Physical Therapy  
salon breeze  
TACO BELL



Great Clips  
ACE Hardware  
First Citizens Bank  
Harris Teeter YOUR NEIGHBORHOOD MARKET  
Mace's Pizza



U-HAUL  
FOOD LION



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