



CHAPEL HILL ROAD AND LICHTIN BOULEVARD

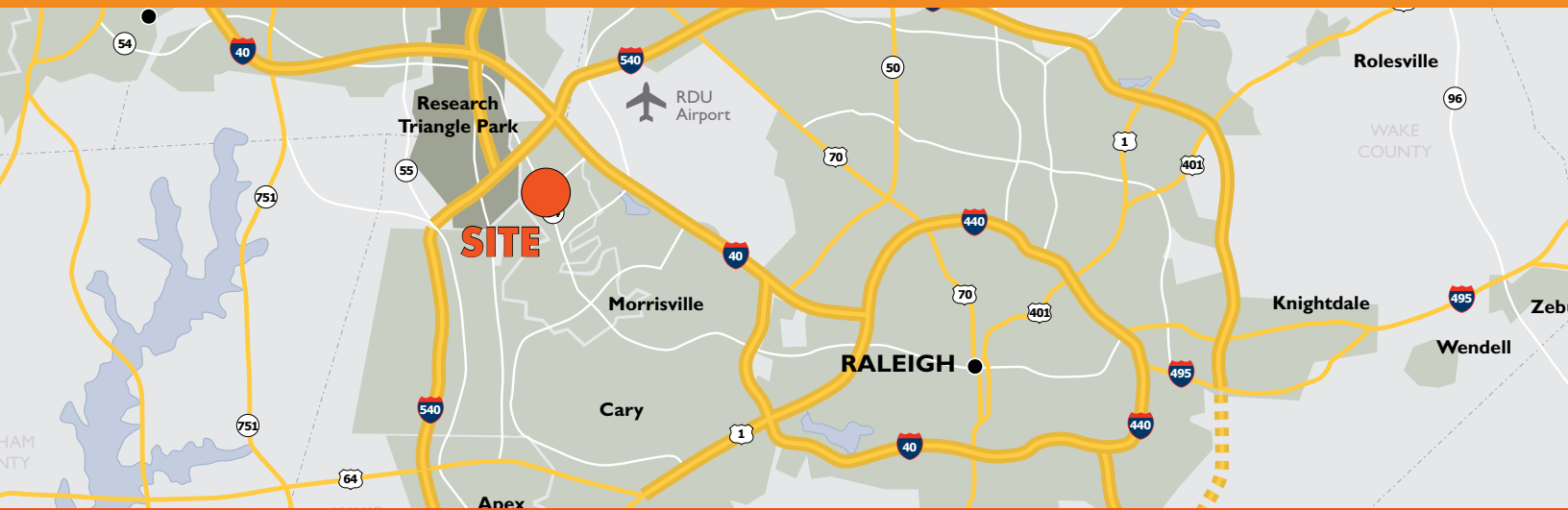
MORRISVILLE, NC

PRE-LEASING SHOPS

±12,904 SF

CHAPEL HILL ROAD AND LICHTIN BOULEVARD

RETAIL LAND AND SHOPS FOR LEASE



PROPERTY FEATURES

- Located at front entrance of Perimeter Park, home to 3 million SF of office and industrial space
- Just north of Wake Tech's new RTP campus, eventually serving 7,000 students in 10 buildings
- Just south of 540
- Prime retail and restaurant space available
- New Marriott Towne Place Suites proposed just behind site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 EST. POPULATION	5,865	32,944	121,092
2023 PROJ. POPULATION	6,491	36,852	133,198
GROWTH % 2018-2023	2.1%	2.4%	2.0%
AVERAGE HH INCOME	\$86,894	\$107,436	\$129,381

TRAFFIC COUNTS	
CHAPEL HILL ROAD (NC 54)	18,000 VPD
WESTERN WAKE FREEWAY (540)	45,000 VPD
CARRINGTON MILL BOULEVARD	10,000 VPD

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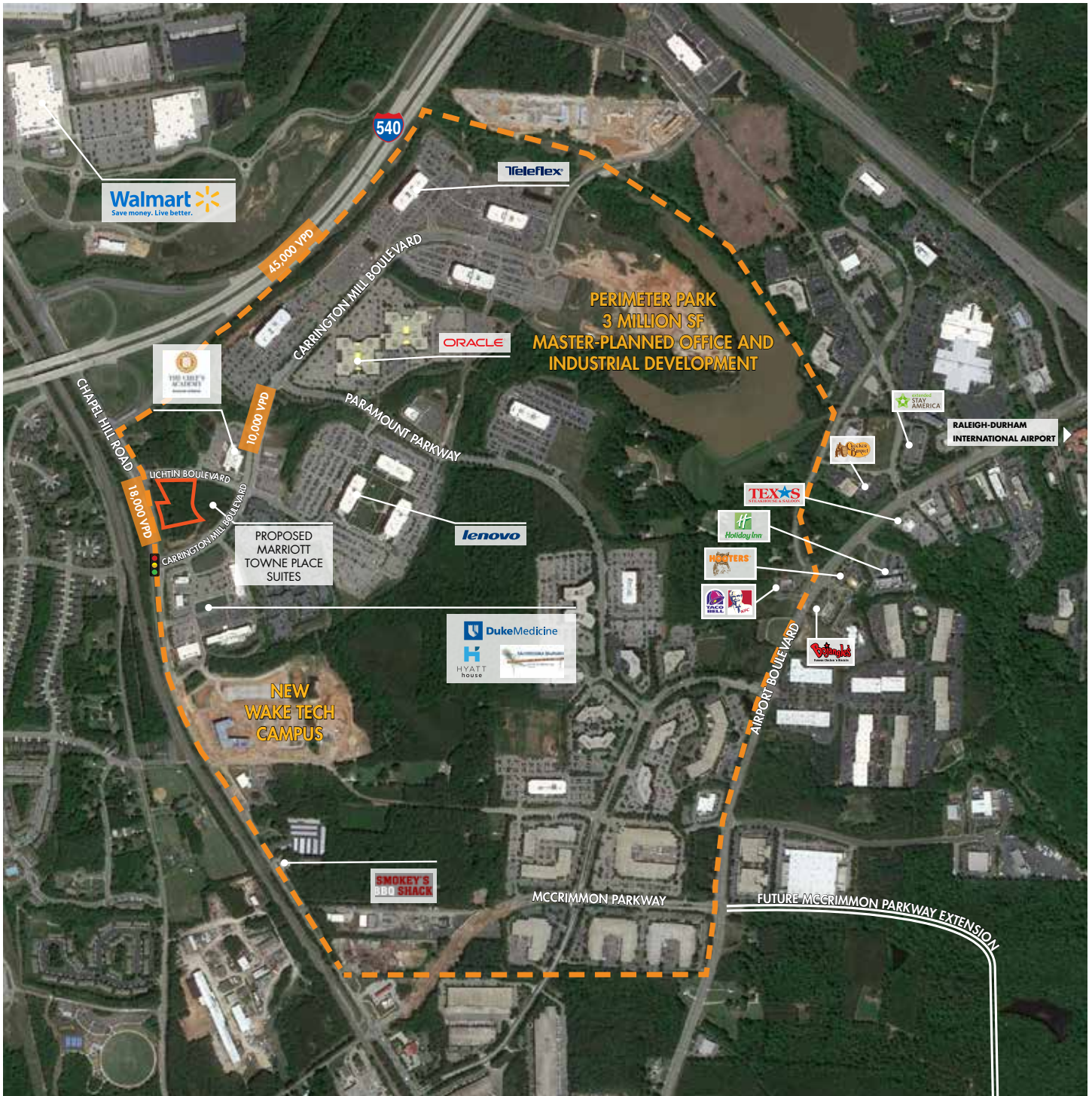
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LOCATION



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CONCEPT PLAN



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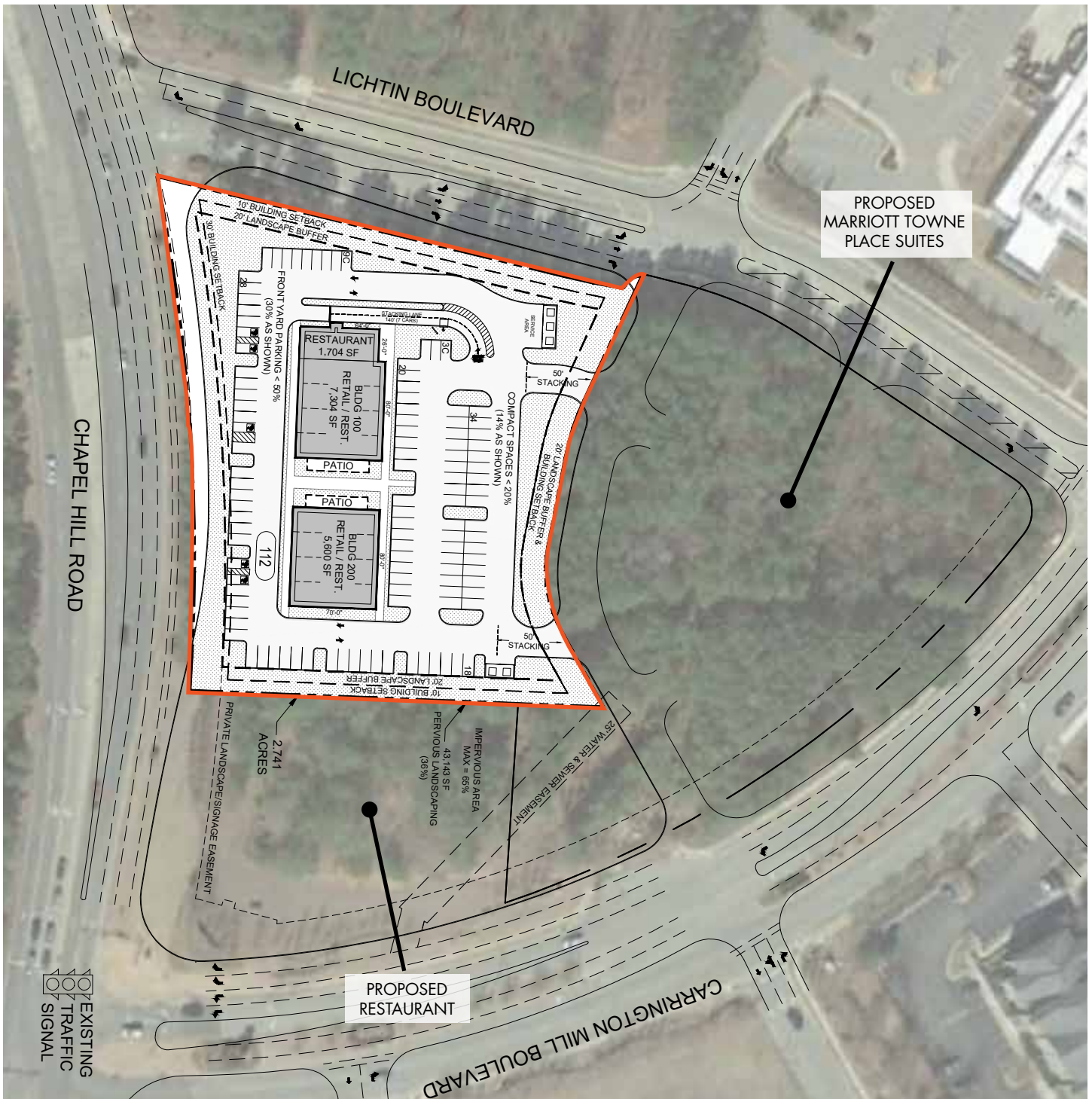
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SAMPLE SITE PLAN



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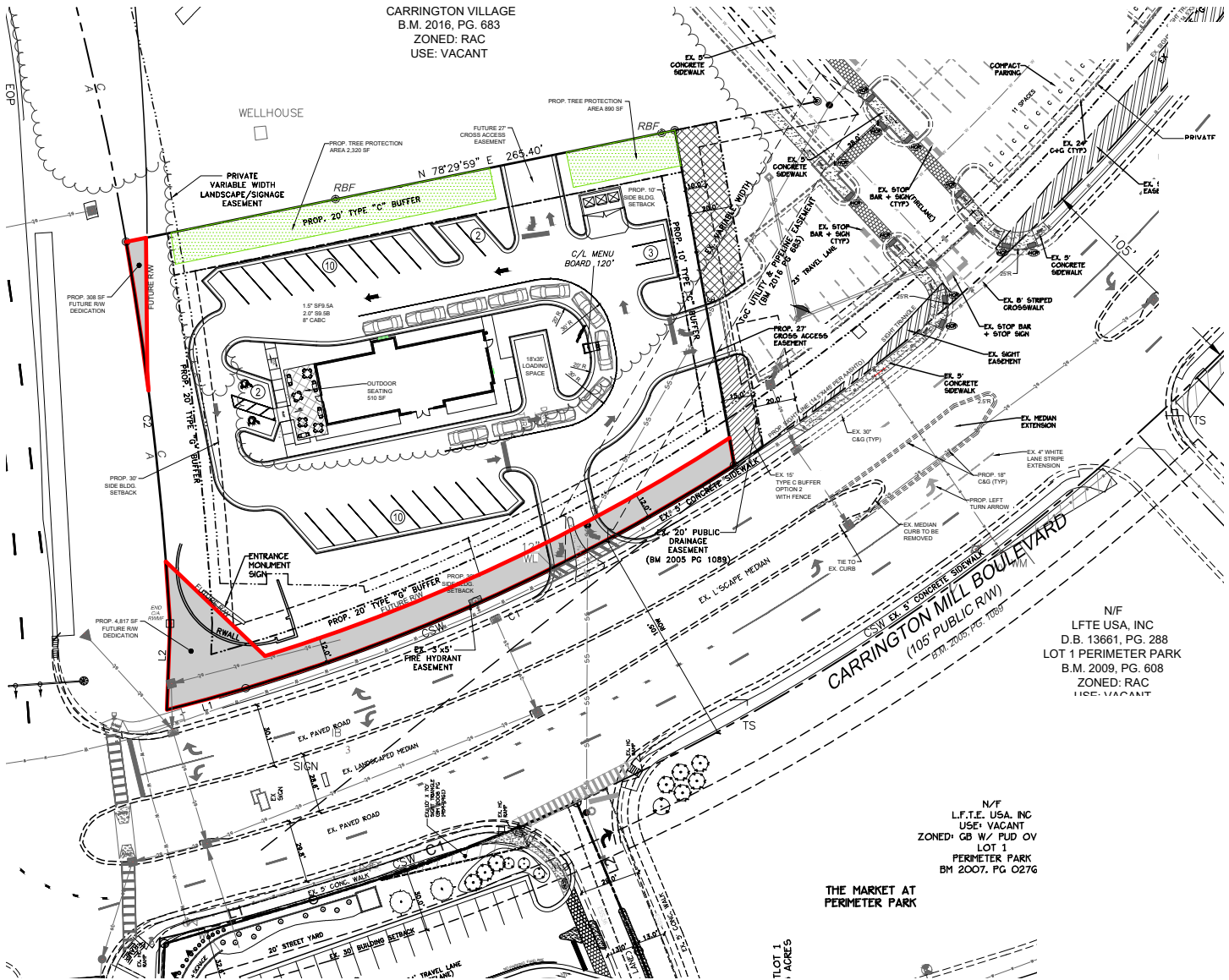
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PROPOSED RESTAURANT SITE PLAN



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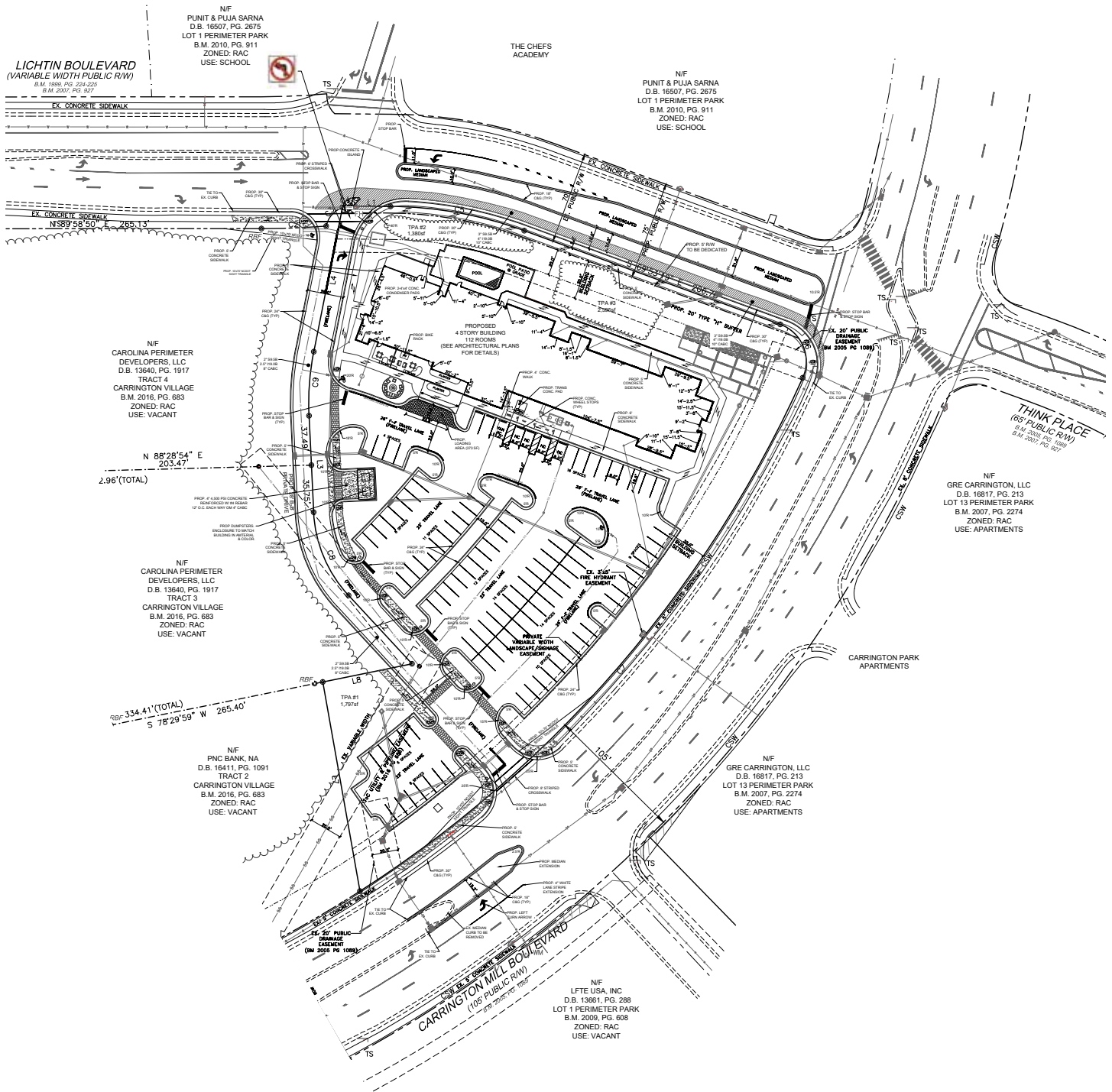
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PROPOSED MARRIOTT TOWNE PLACE SUITES SITE PLAN



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