



Retail/Office Space For Lease

Opportunity

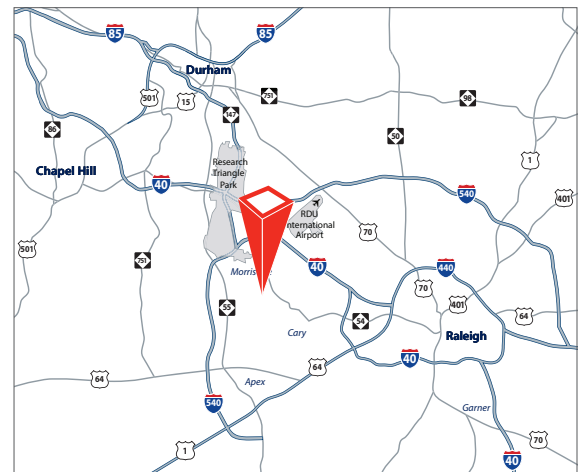
- 2,056 sf available
- Suites 103 & 104
- Located in a shopping center with a diverse mix of tenants
- Strong demographics in a growing residential and transportation sector

Rate and Term

- \$22.00/sf, NNN
- \$4.60/sf, TICAM

Location

- Located off Morrisville-Carpenter Road between Davis Drive and Highway 54, in the Morrisville Square Shopping Center



For more information, please contact:

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Demographics

Esri 2019	1 Mile	3 Miles	5 Miles
Population	12,620	71,011	166,139
Households	5,348	27,844	64,251
Avg. Household Income	\$122,135	\$133,344	\$128,171

Traffic Counts

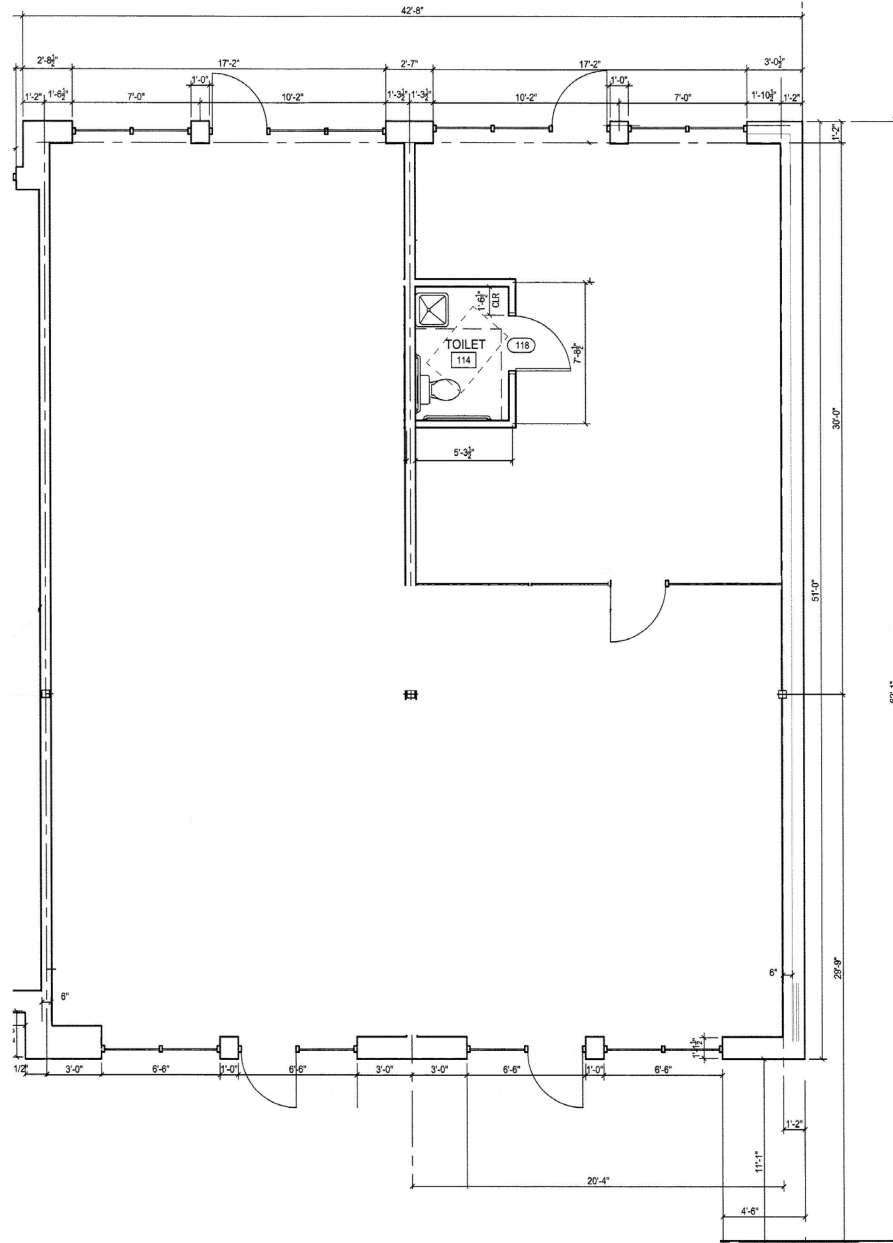
CoStar 2018	Vehicles Per Day (VPD)
Morrisville Carpenter Road & Town Hall Drive	21,149
Morrisville Carpenter Road & Alemany Street	15,594
Chapel Hill Road & Keybridge Drive	18,990



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Floor Plan



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