





The destination and point of origin for a highly educated dense residential and commuter population.

Elliott Square is part of the latest mixed-use destination in Chapel Hill’s Blue Hill District. Surrounded by dense residential and student commuters, Elliott Square is perfectly situated amongst a growing community for shopping, dining, working, playing and living.

PROPERTY	DISTANCE
UNC	2 miles
Eastgate Crossing	~ 0.1 miles
Berkshire Chapel Hill	Adjacent
Village Plaza	~ 0.1 miles

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Est. Population	8,242	68,099	129,823
2025 Proj. Population	8,812	72,657	138,926
Some College	87.0%	88.3%	86.2%
2020 Est. Avg. HH Income	\$130,395	\$113,090	\$116,444

TRAFFIC COUNTS

Fordham Boulevard	31,000 VPD
South Elliott Road	9,500 VPD
East Franklin Street	23,000 VPD

PROPERTY FEATURES

Adjacent to Whole Foods, Trader Joe's and new luxury apartments Berkshire Chapel Hill (265 units) and The Elliott (272 units).

Lower Booker Creek greenway trail adjacent to Elliott Road planned extension.

Chapel Hill: Top 10 most educated US town and NC's highest per capita income.

Multiple 2nd generation restaurant spaces available.

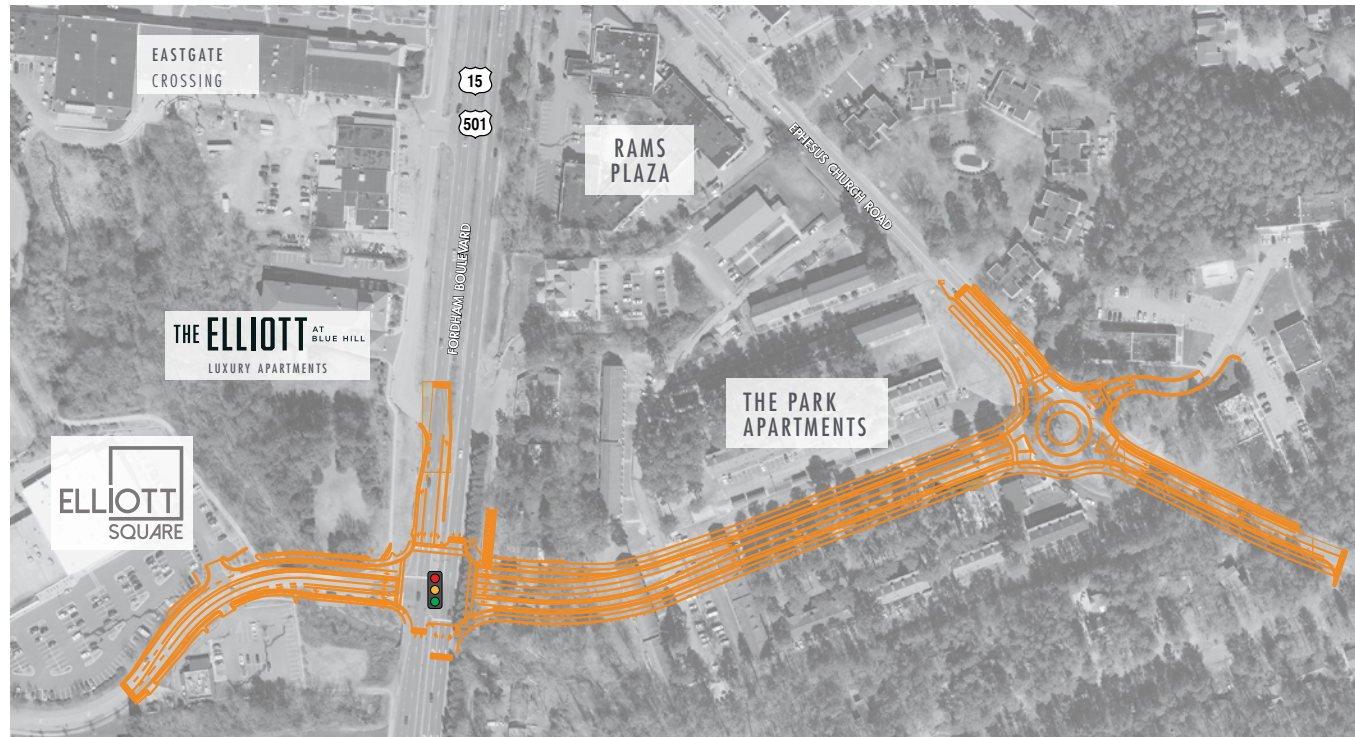
ELLIOTT ROAD EXTENSION

Elliott Road widening will increase visibility to Fordham Boulevard (15-501) and increase traffic with extension to Ephesus Church Road.

The Elliott luxury apartments will also contribute to connectivity.

THE ELLIOTT APARTMENTS

272 UNITS



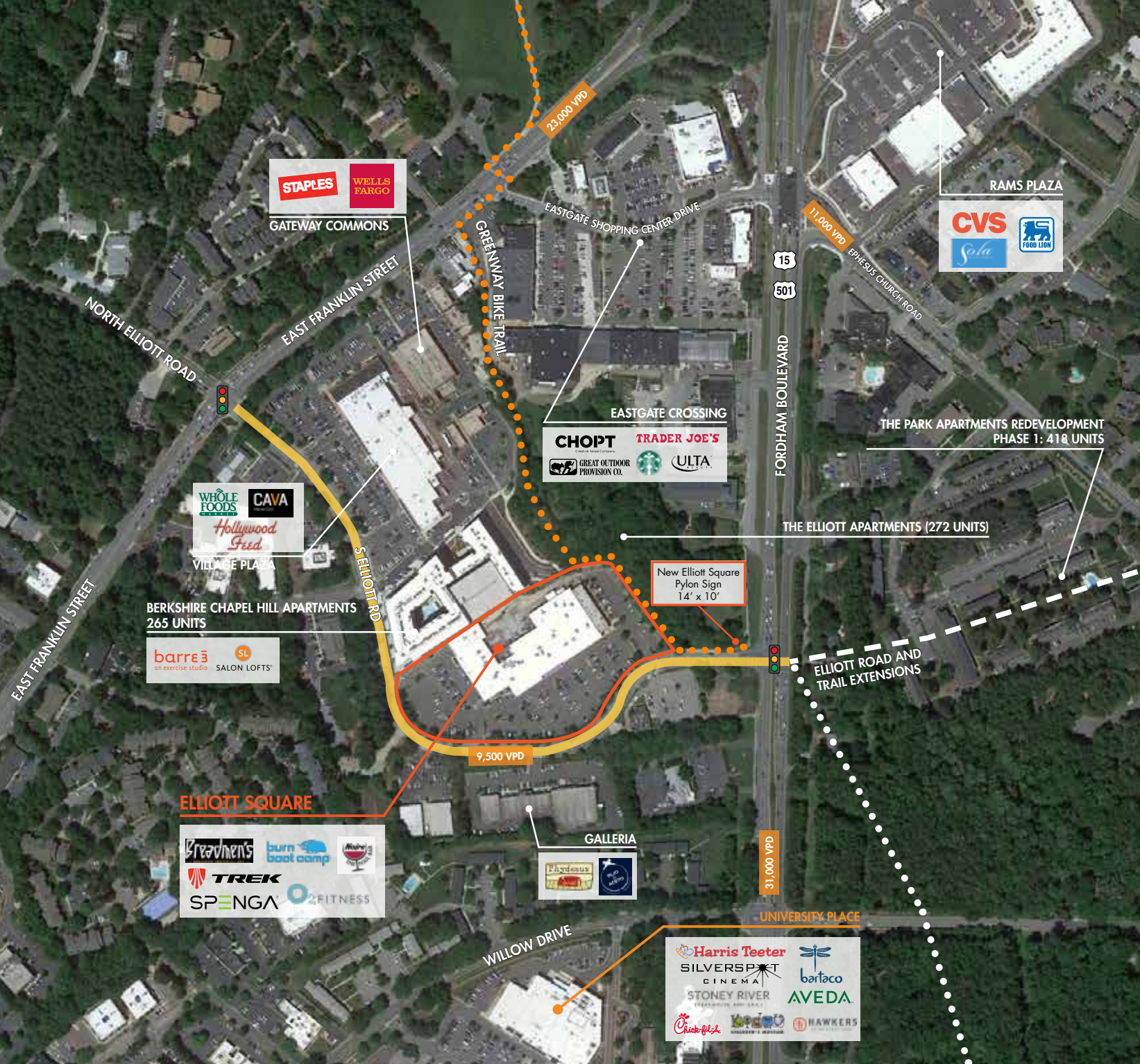
ELLIOTT SQUARE

MARKET AERIAL



ELLIOTT SQUARE

MARKET AERIAL



THE ELLIOTT APARTMENTS (272 UNITS)
UNDER CONSTRUCTION

- LEASED
- AVAILABLE
- FUTURE AVAILABLE



	TENANT	SQ FT
001	Burn Boot Camp	4,918
002A	Spenga	4,044
002B	Available	1,365*
003	Available	2,686*
004	Available	1,800*
005	Oriental Tailors	865*
006	Avis	932
007	Chapel Hill Eye Care	1,766
008	Crab House Co	2,977
009	Red Lotus Restaurant	3,035
010	Clothes Mentor	3,945
011	Trek Bikes	3,945
012	Restaurant Available	2,275
013	Noire Nail Bar	2,967
014	Go Puff	3,943
015	Available	1,856
017	O2 Fitness	19,216
018	Breadmen's	2,600
019	Tienda Mexicana	2,950
014S	Celestial Bodies	1,500

*** can be combined | ±865-6,716 SF**

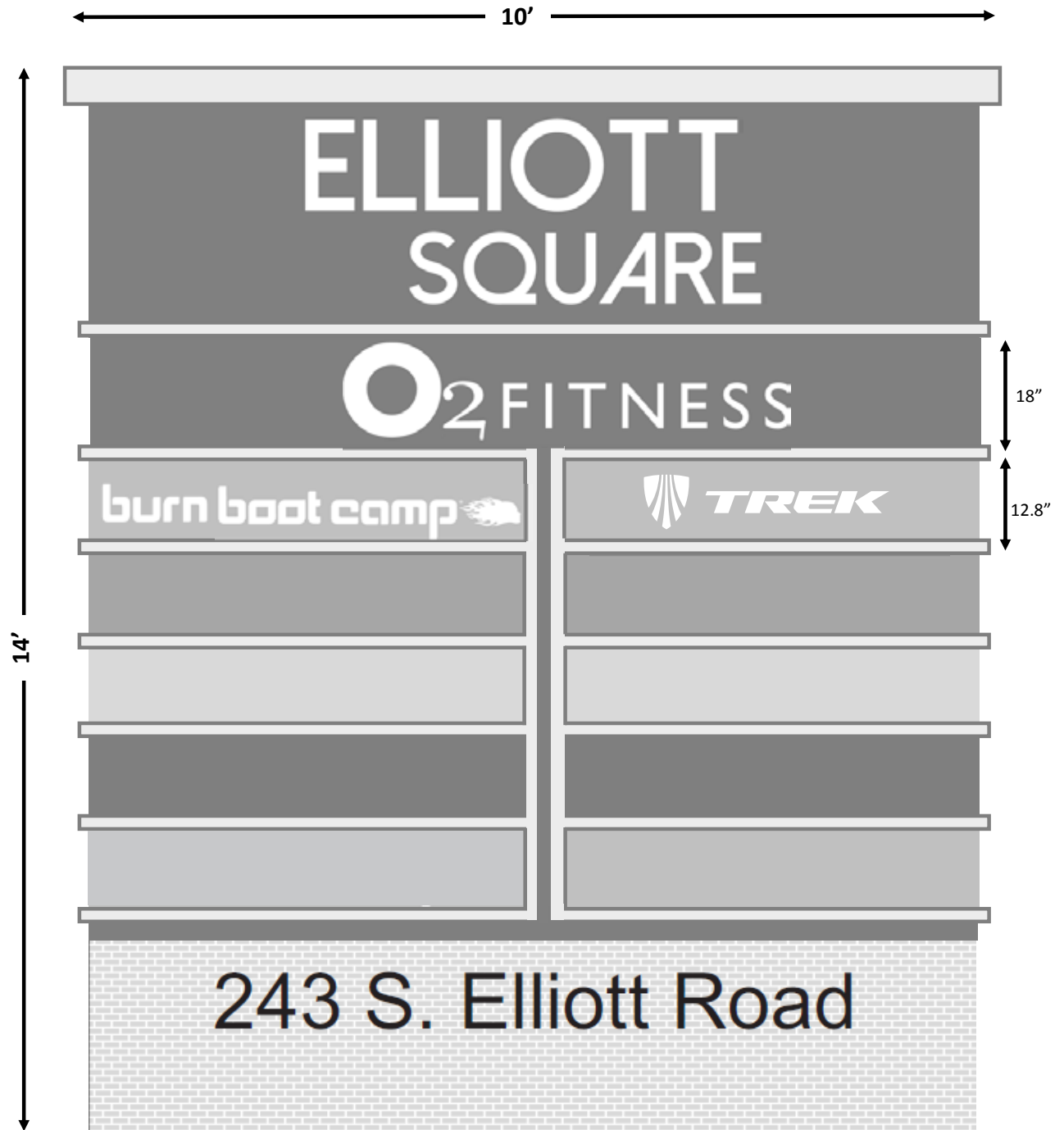
ELLIOTT SQUARE

PHOTOS



**REDESIGNED ELLIOTT SQUARE
PYLON SIGN**

With Fordham Boulevard (15-501)
frontage.





ram | FOUNDRY
people making places COMMERCIAL

CONTACT:

TEXT FOR MORE INFORMATION

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