



**RETAIL/OFFICE SPACE FOR LEASE**

**Opportunity**

5,000 sf of space available in highly visible retail shopping center in an affluent area of Hillsborough. Very attractive facility for a new financial institution. Includes a drive-by window and a remote ATM location in the parking lot. Both of these features are not easily obtained in Orange County. Interior consists of a service counter and built-out offices. Space for insert sign on the monument along Highway 70.

**Churton Grove**

**153 N. Scotswood Blvd.**  
Hillsborough, NC 27278

**Jack Graham**  
**Principal**

919.913.1100

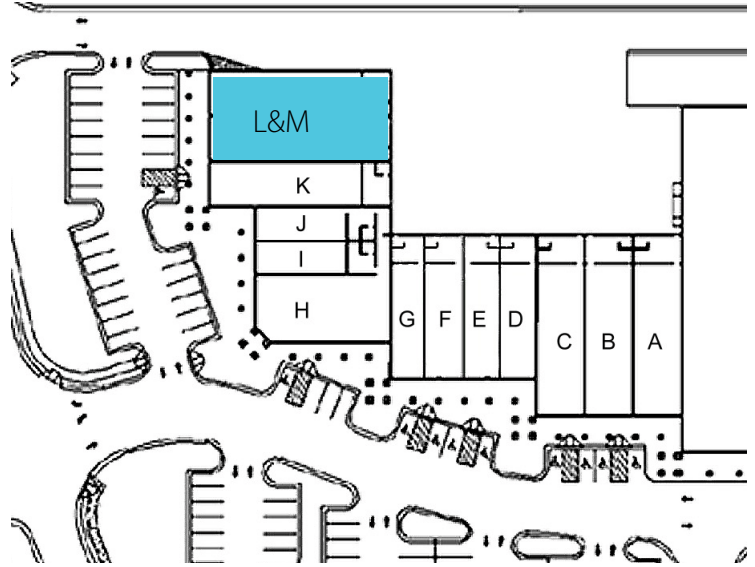
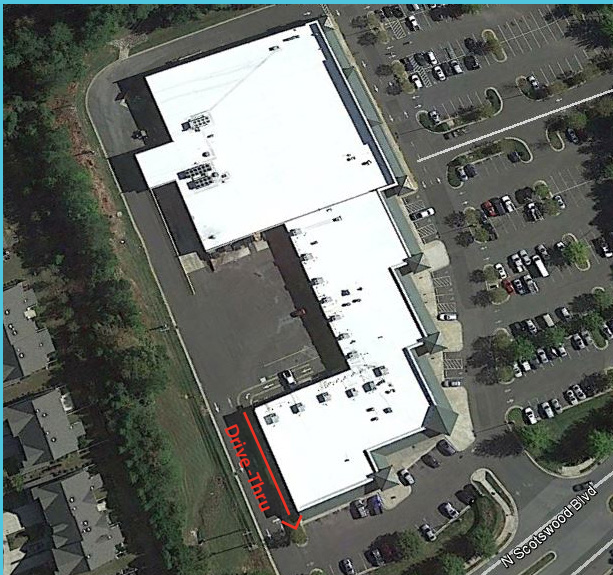
jack.graham@avisonyoung.com



Platinum member

# Churton Grove

153 N. Scotswood Blvd.  
Hillsborough, NC 27278



## Available Space

SUITE	SF
L&M	5,000



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## Demographics

	1 MILE	3 MILES	5 MILES
Population	2,897	14,648	23,013
Avg. Household Income	\$112,952	\$81,181	\$81,427
Estimated Households	1,091	5,644	8,829

## Features

- Easy Access off US Highway 70
- Up to 13,000 vehicles per day on US Highway 70 and S. Churton Street
- Includes a drive-thru window and a remote ATM location in the parking lot
- Excellent access to major transportation corridors
- Fully built out shopping center with a 400-home neighborhood just behind the center
- Area is experiencing continuing growth



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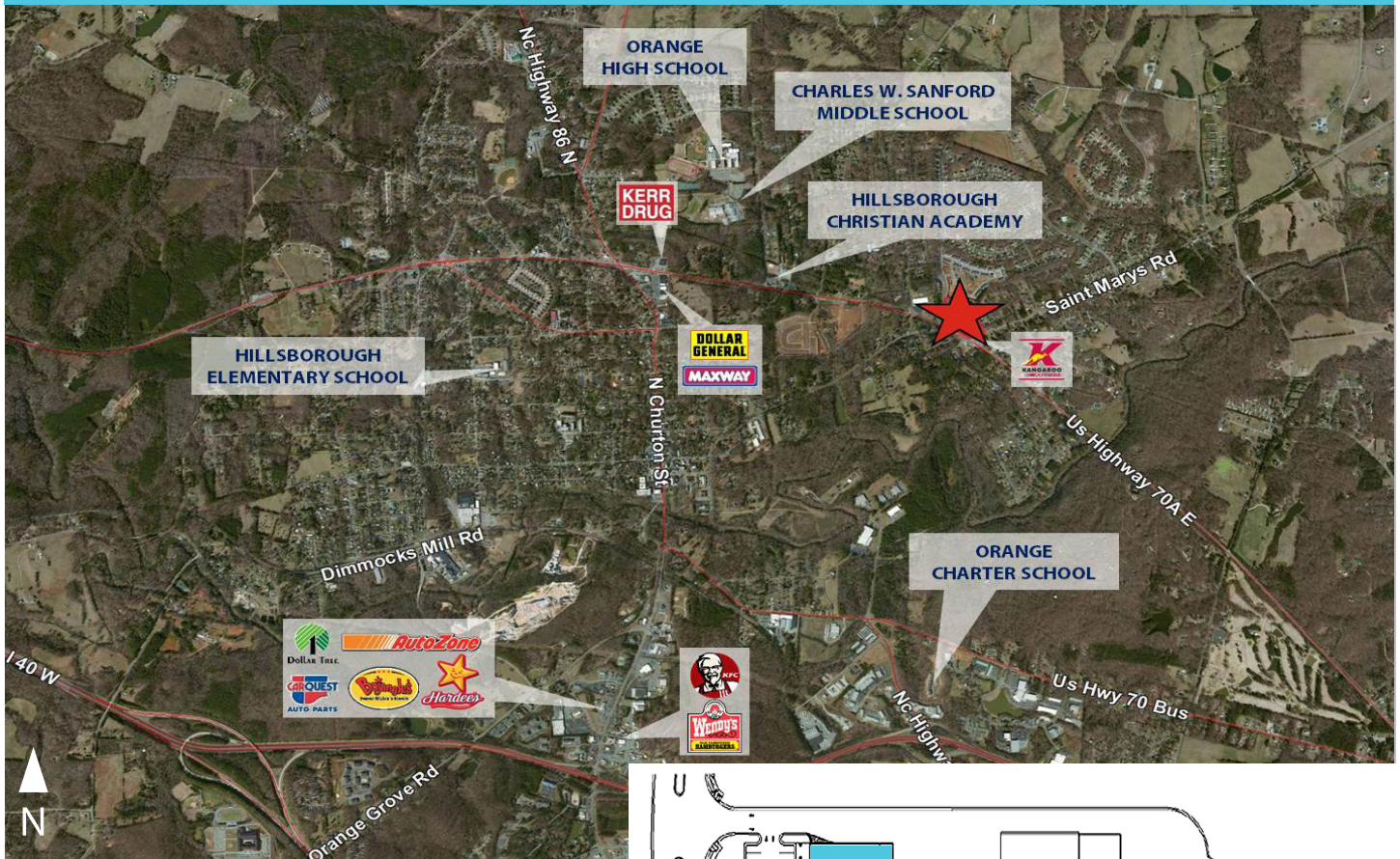
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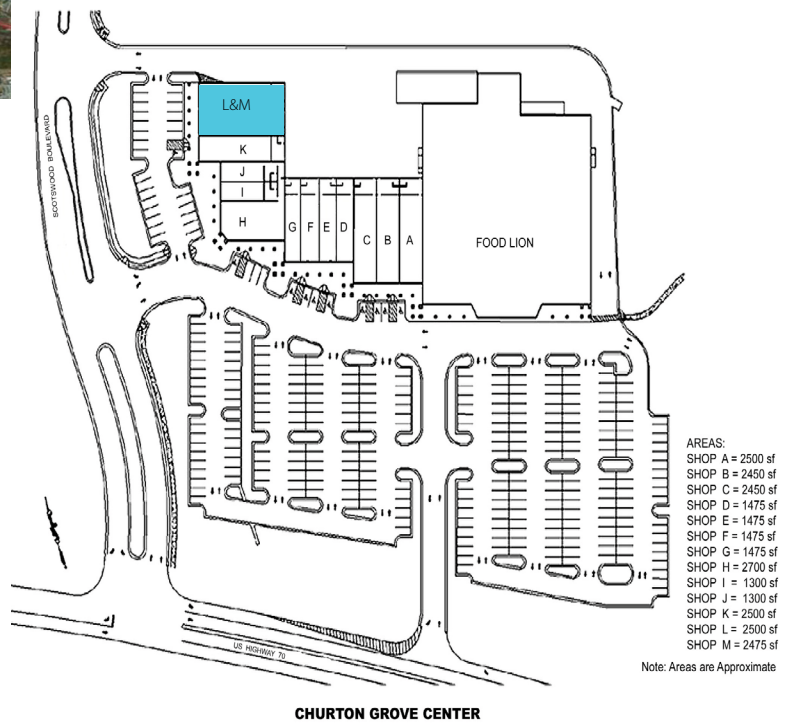
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## Tenant Roster

SUITE	TENANT	SF
A	Paws and Claws	1,200
B	Snap Fitness	3,800
C	Kid Stop	2,500
D	Zhang Garden	1,475
E	Gallery 71	1,475
F	Orchid Nails	1,475
G	Subway	1,475
H & I	Vinny's Italian Grill & Pizzeria	4,000
J	Ooh La La Pet Spa	1,300
Anchor	Food Lion	38,000



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