

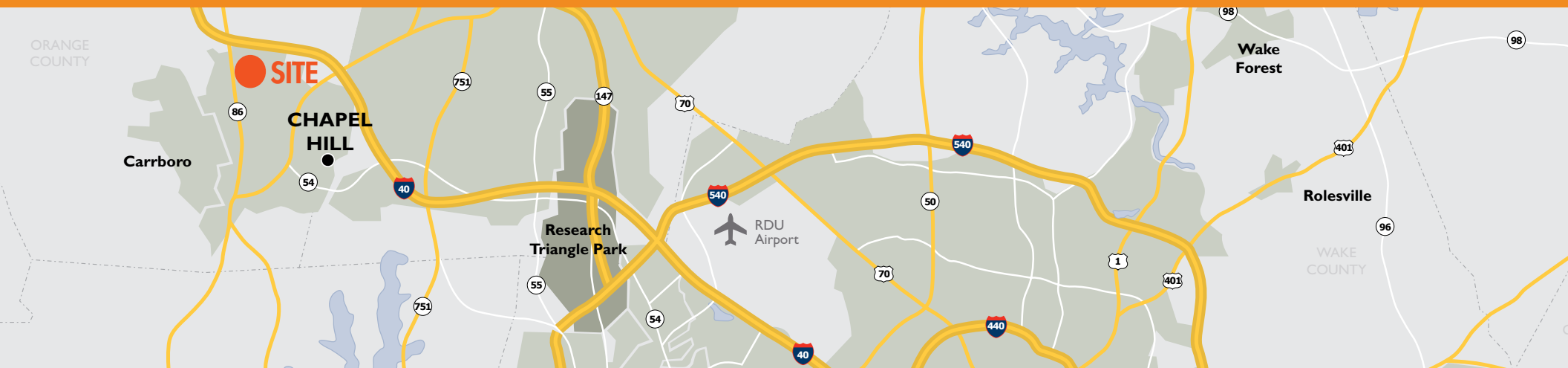


REGAL TIMBERLYNE  
120 BANKS DRIVE  
CHAPEL HILL, NORTH CAROLINA

REDEVELOPMENT OPPORTUNITY  
±22,724 SF | ±1.92 AC

# REGAL TIMBERLYNE

## REDEVELOPMENT OPPORTUNITY



### PROPERTY FEATURES

- ±1.92 acre parcel featuring 78 on-site parking spaces
- ±22,724 SF theatre building with 1,350 seats
- Located in desirable Chapel Hill off US Highway 86 and Weaver Dairy Road less than a mile south of Interstate 40 and the future Carraway Village mixed use development
- Adjacent to the Food Lion anchored Timberlyne Shopping Center
- Surrounded by numerous amenities, strong demographics and a favorable population density
- Zoned within the Town of Chapel Hill's Community Commercial (CC) District, allowing for commercial and mixed-use development
- List Price - Call for details

### AREA RETAILERS



For more information, please contact:

**JAMES MATTOX**  
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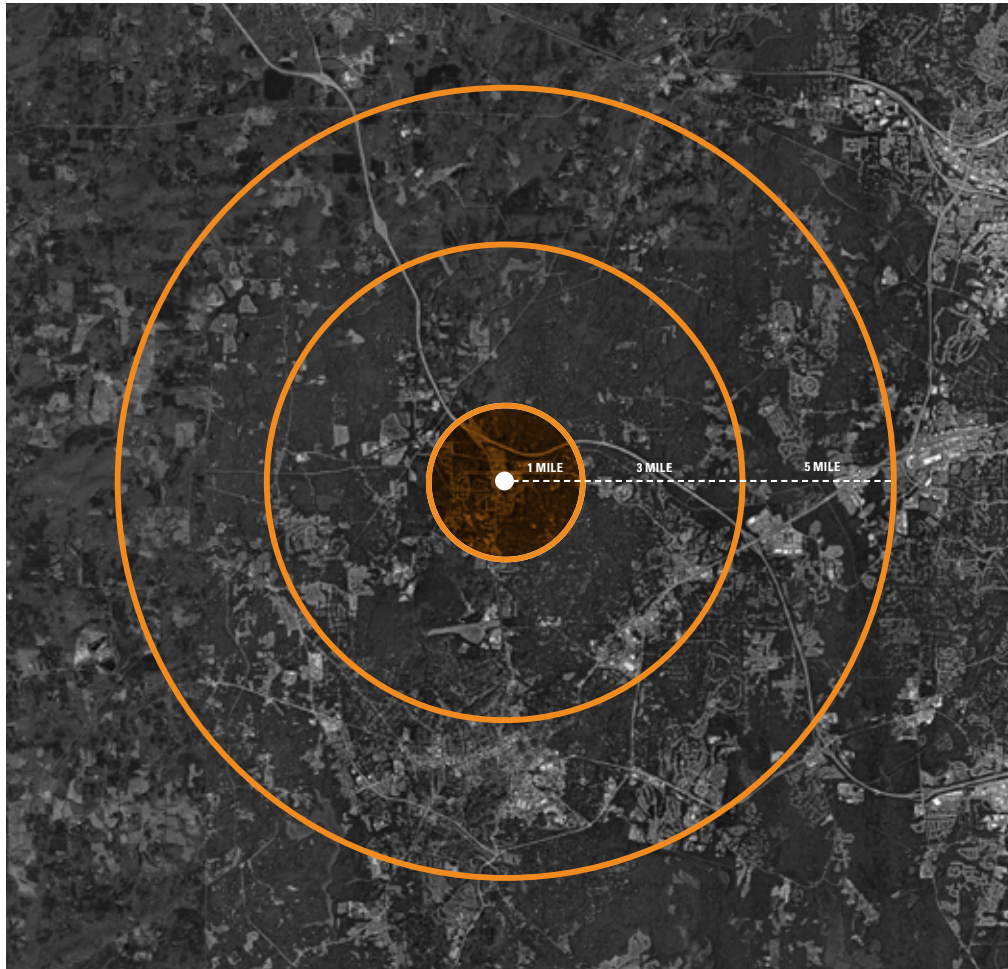
2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

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# REGAL TIMBERLYNE

## REDEVELOPMENT OPPORTUNITY

### LOCATION OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 ESTIMATED POPULATION	7,607	37,199	99,320
2024 PROJECTED POPULATION	22,196	102,455	193,363
2019 ESTIMATED HOUSEHOLDS	2,802	14,543	39,237
2024 PROJECTED HOUSEHOLDS	2,901	15,040	41,064
2019 ESTIMATED AVERAGE HH INCOME	\$169,586	\$139,095	\$119,675
2019 ESTIMATED MEDIAN HH INCOME	\$121,092	\$99,726	\$93,091

TRAFFIC COUNTS	
MARTIN LUTHER KING JR BOULEVARD	28,000 VPD
WEAVER DAIRY ROAD	13,000 VPD
I-40	79,000 VPD

NEIGHBORHOOD SCORES	
WALKABILITY SCORE	65 of 100 (somewhat walkable)
TRANSIT SCORE	35 of 100 (some transit)
BIKE SCORE	79 of 100 (very bikeable)

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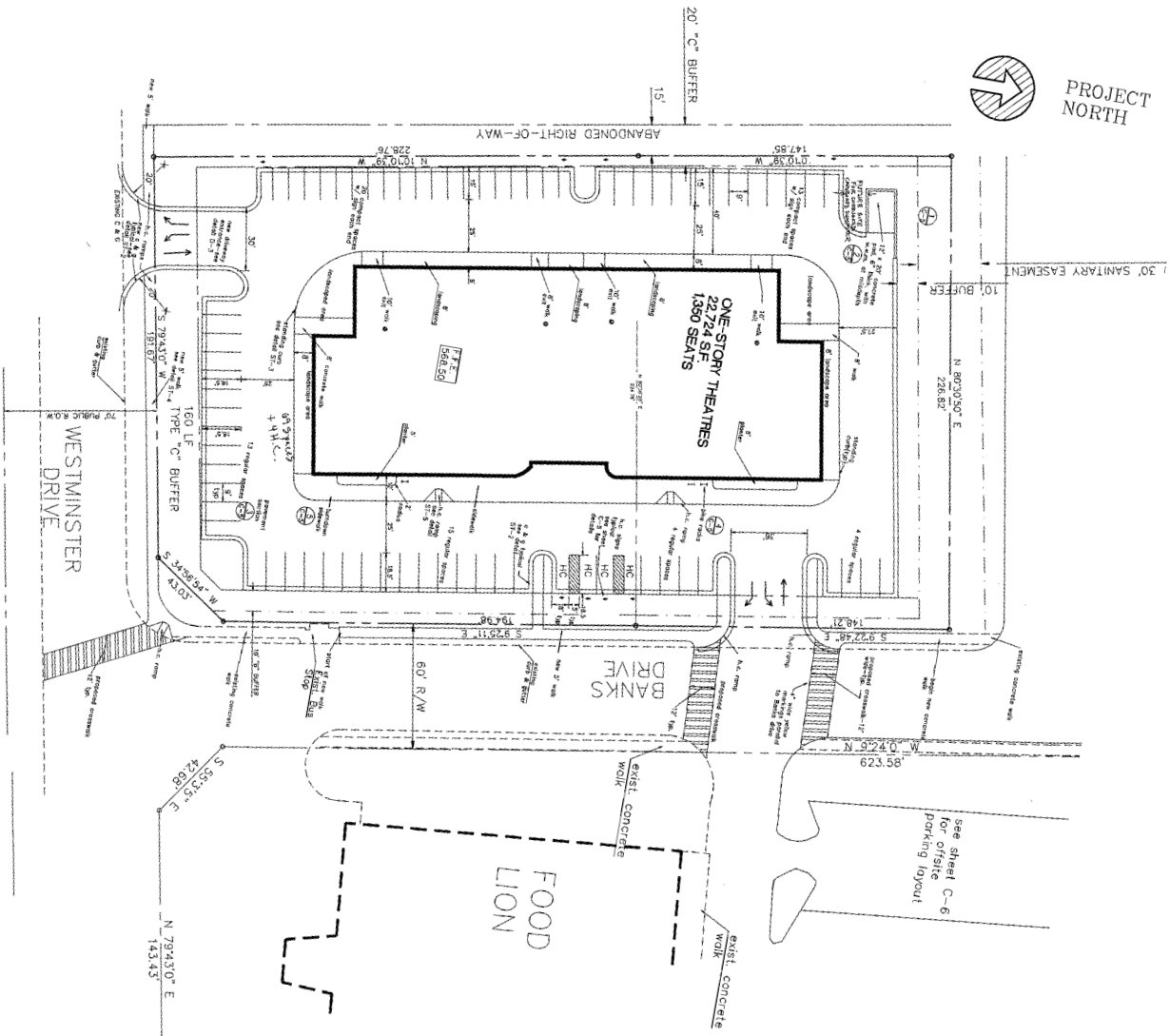
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## SITE PLAN



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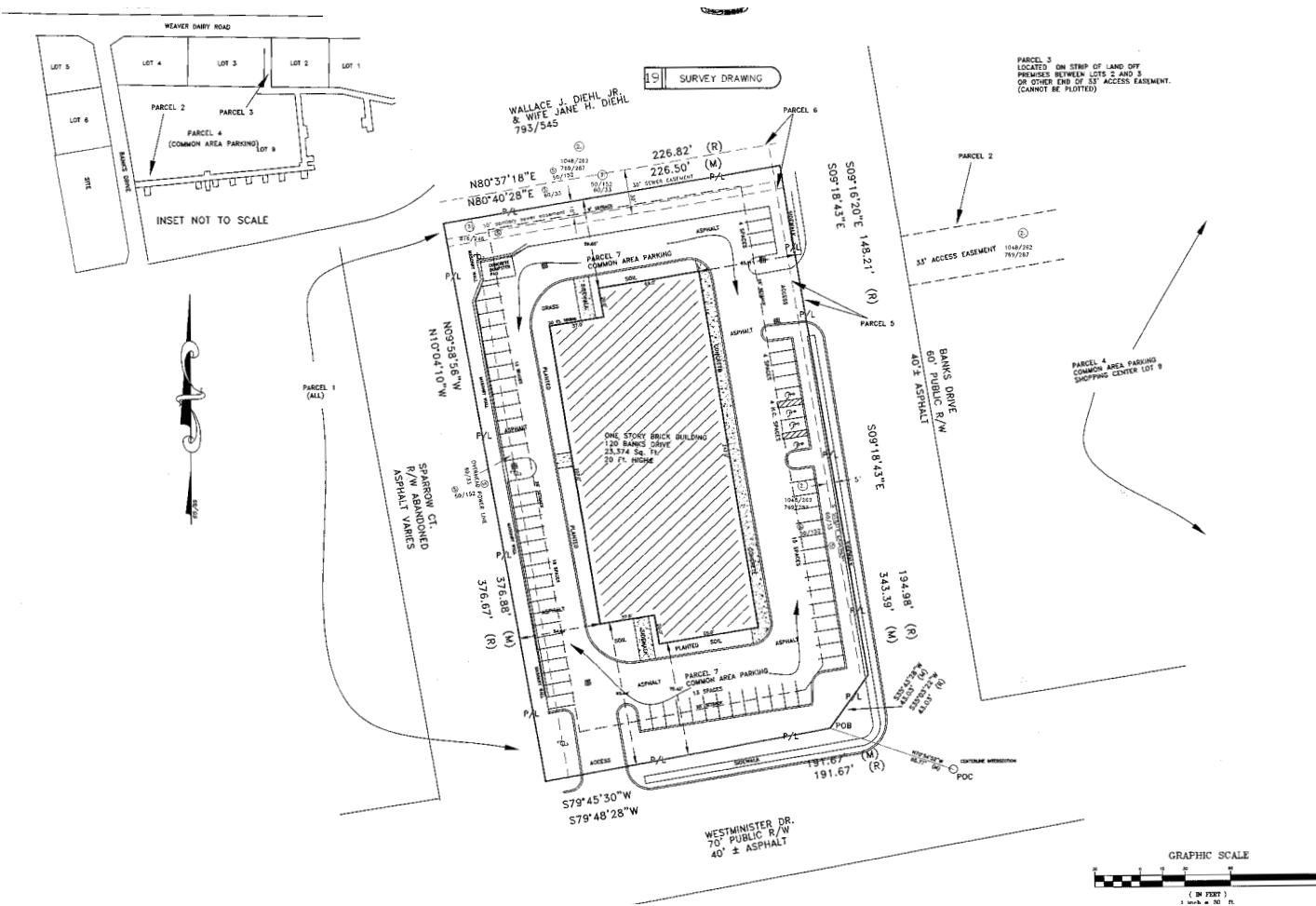
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## LAND SURVEY



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## BUILDING PHOTOS



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