



1021 MORRISVILLE PARKWAY  
MORRISVILLE, NC 27560

Developed by



RETAIL SPACE FOR LEASE  
±30,000 SF

# 1021 MORRISVILLE PARKWAY

## RETAIL SPACE AVAILABLE



### PROPERTY FEATURES

- 200,000 SF mixed use development ideally situated at the entrance of Park West Village (100+ acre, 750,000 SF mixed-use town center)
- Surrounded by high end residential, office, hospitality, and the area's top retailers and entertainment venues
- Centrally located with easy access to I-40, RDU, Research Triangle Park, I-440 and I-540
- Excellent visibility with easy ingress/egress and ample parking
- Outstanding demographics with affluent customer base
- Site backs up to the prestigious Prestonwood Country Club

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 EST. POPULATION	11,704	86,932	180,293
2024 EST. POPULATION	12,784	95,087	197,249
MEDIAN HH INCOME	\$112,435	\$108,660	\$108,934

  

TRAFFIC COUNTS	
MORRISVILLE PARKWAY	16,000 VPD
CHAPEL HILL ROAD (NC 54)	21,949 VPD

  

SITE FEATURES	
GROUND LEVEL RETAIL SQUARE FEET	±30,000 SF
MINI STORAGE SQUARE FEET	±165,670 SF
DELIVERY	Q4 2020

### AREA RETAILERS



For more information, please contact:

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### SITE AERIAL



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### RETAIL OVERVIEW



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