

# 801 AIRPORT BLVD

NW CORNER OF AIRPORT & PERIMETER PKWY | MORRISVILLE, NC

3.75 ACRES FOR SALE OR GROUND LEASE

## RALEIGH-DURHAM INTERNATIONAL AIRPORT



**CAMBRIA**  
hotels & suites  
HYATT PLACE CHOP HOUSE

Residence Inn Marriott, Courtyard Marriott, La Quinta Inn, Quality Inn, Hampton Inn, Staybridge Suites, Days Inn, Microtel by Wyndham, Wendy's, Waffle House, Jersey Mike's Subs, Tex-S Steakhouse & Saloon

Four Points by Sheraton, Holiday Inn, Hooters, Schlotzsky's

Hilton Garden Inn

### CONTACT

JENN OLEVITCH-ROBERSON  
jenn@chambers-group.com  
(919) 900-2201

CARLA TREPPER  
carla@chambers-group.com  
(919) 900-2201

COLE PENNELL  
cole@chambers-group.com  
(919) 900-2201

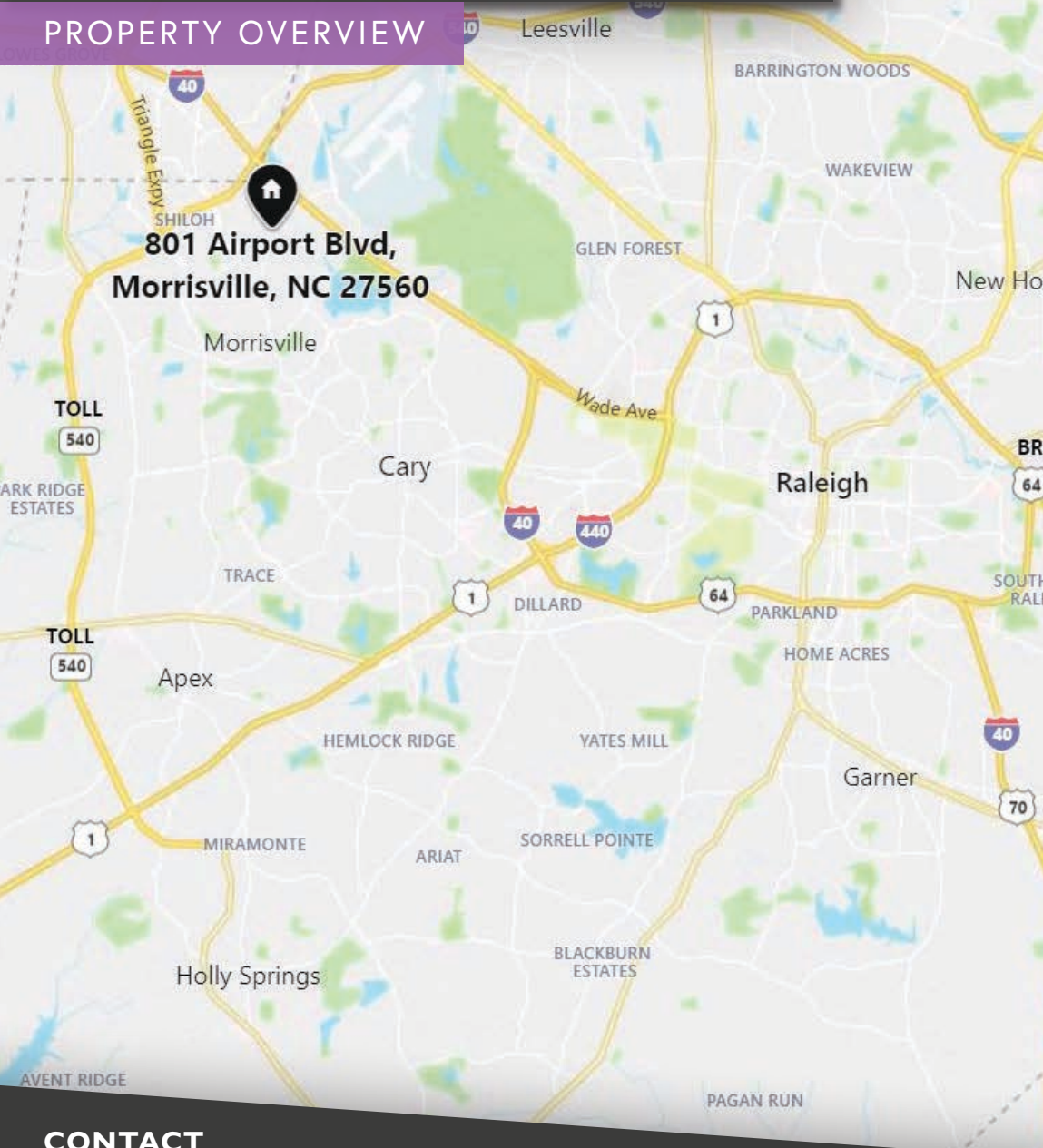
**XTEAM**  
RETAIL ADVISORS

**THE CHAMBERS GROUP**  
ACCELERATING RETAIL SUCCESS™

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## PROPERTY OVERVIEW



## PROPERTY DETAILS




- 3.75 Acres for Sale or Ground Lease
- Only 2 miles to Raleigh Durham International Airport
- Extremely dense market with strong daytime traffic
- Fully signalized, high traffic intersection makes it highly visible and accessible
- Zoning approved for retail and office use
- Numerous restaurants and hotels surround the site
- New road is under construction, an extension of Evans Rd., from Airport Pkwy to Airport Blvd., and will end just a few hundred yards south of the site
- I-40 - 162,000 VPD; I-540 - 92,000 VPD

## MARKET DETAILS

West of RDU International Airport and south of Research Triangle Park is Morrisville, a small but growing enclave known for its diversity, educated populace and cultural vibrancy. Foodies and globetrotters alike will enjoy international dishes, dance and more at the East Meets West Festival in Sept. The area's major employers include LabCorp, Lenovo, Catalent Pharma Solutions and more.

Morrisville's location just west of the airport offers a unique reason to swing out of Raleigh for a quick getaway. RDU Observation Park provides sweeping views of the airport runways and Air Traffic Control Tower and is an exciting activity to enjoy with the entire family. Families can also enjoy exploring N.C. wildlife and native habitat at Crabtree Creek Nature Park, a 34-acre wooded and wetland park site with walking trails and a nature center.

Long known as an outstanding business location, the town's population has surged in recent years - growing from less than 1,500 people to more than 26,000 today.

| DEMOGRAPHICS   | 3 MILE    | 5 MILE    | 7 MILE    |
|--|-----------|-----------|-----------|
|  POPULATION     | 36,910    | 115,123   | 272,474   |
|  AVG. HH INCOME | \$105,067 | \$116,401 | \$109,766 |
|  EMPLOYEES      | 47,360    | 102,558   | 164,933   |

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