

CHATHAM CENTER

EAST STREET AND INDUSTRIAL PARK DRIVE | PITTSBORO, NC

RETAIL AND OUTPARCEL AVAILABLE



CONTACT

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THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

MARKET OVERVIEW

Pittsboro, North Carolina

Established in 1785, Pittsboro is the county seat of Chatham County. The town's estimated population is 4,287 with a median age of 44.5 and a median household income of \$49,277. Historically, the town's economy was dependent on agriculture, but manufacturing began to flourish in the late 19th century. Many Pittsboro residents commute to jobs in Chapel Hill, the Research Triangle Park and Greensboro.

Pittsboro offers residents a charming and vibrant downtown with restaurants, antique shops and art galleries. Residents have access to numerous recreational facilities such as Lower Haw River State Natural Area, Mary Hayes Barber Holmes Park and the Carolina Tiger Rescue. Pittsboro will soon be home to Chatham Park, a 7,068 acre mixed use development that will feature single family homes, shopping, entertainment, dining, outdoor amphitheater, community art and green spaces. The development will employ clean and renewable energy sources.

Lower Haw River
State Natural Area



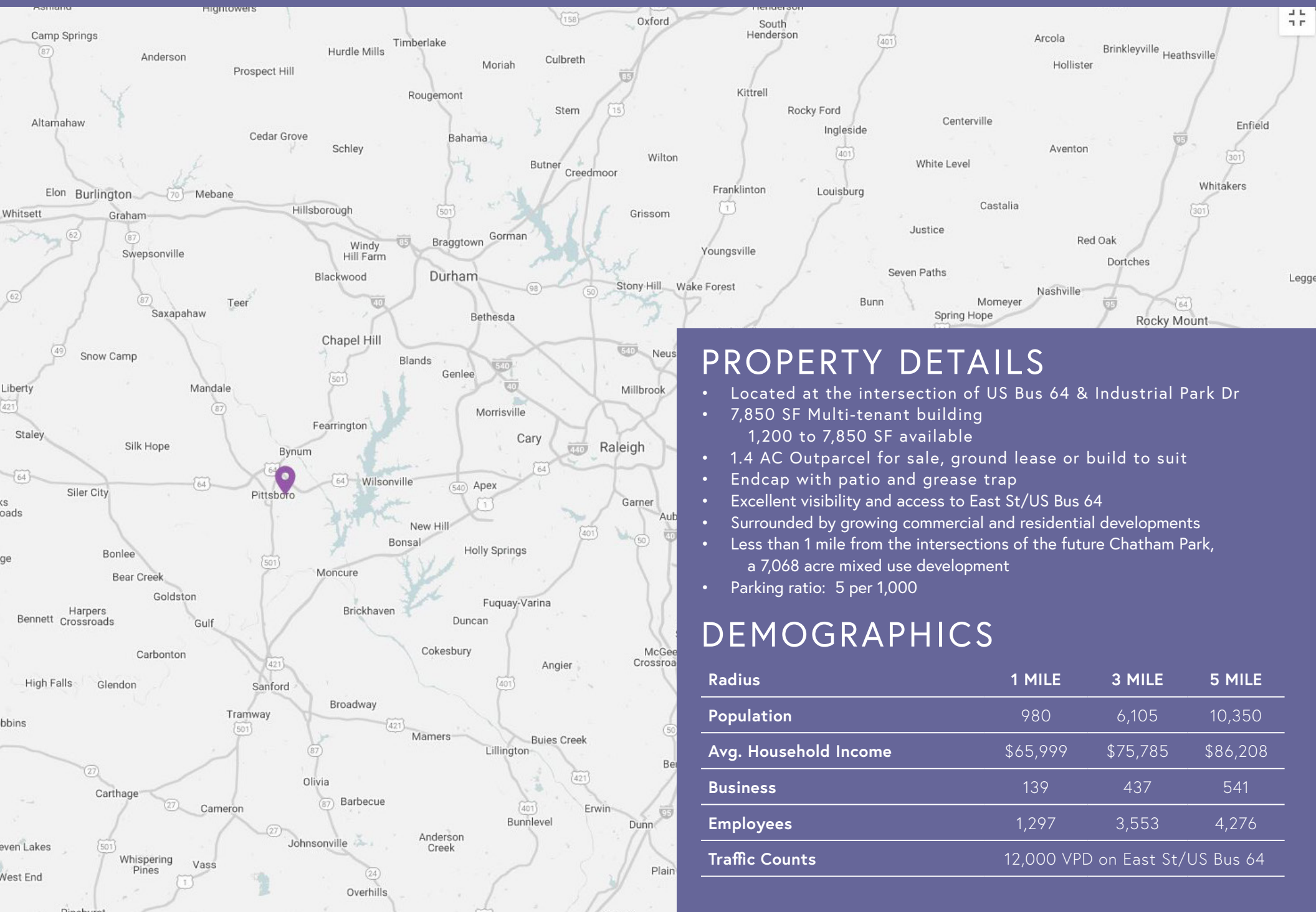
Chatham County
Courthouse



Downtown Pittsboro



PROPERTY OVERVIEW



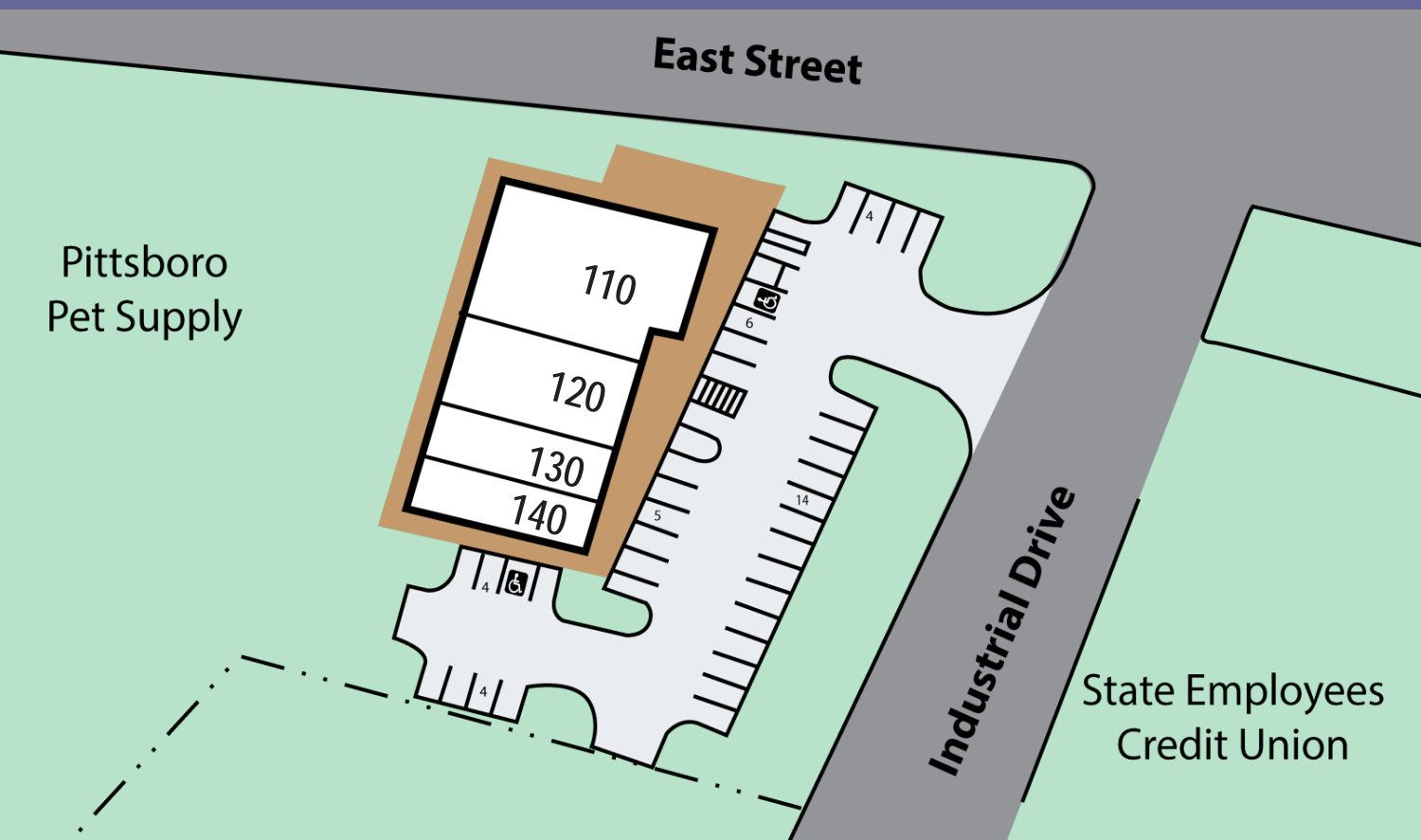
PROPERTY DETAILS

- Located at the intersection of US Bus 64 & Industrial Park Dr
- 7,850 SF Multi-tenant building
1,200 to 7,850 SF available
- 1.4 AC Outparcel for sale, ground lease or build to suit
- Endcap with patio and grease trap
- Excellent visibility and access to East St/US Bus 64
- Surrounded by growing commercial and residential developments
- Less than 1 mile from the intersections of the future Chatham Park, a 7,068 acre mixed use development
- Parking ratio: 5 per 1,000

DEMOGRAPHICS

Radius	1 MILE	3 MILE	5 MILE
Population	980	6,105	10,350
Avg. Household Income	\$65,999	\$75,785	\$86,208
Business	139	437	541
Employees	1,297	3,553	4,276
Traffic Counts	12,000 VPD on East St/US Bus 64		

SITE PLAN



TENANT ROSTER		
Suite 110	AVAILABLE	3,432 SF
Suite 120	AVAILABLE	1,938 SF
Suite 130	AVAILABLE	1,200 SF
Suite 140	AVAILABLE	1,200SF
Outparcel	AVAILABLE	1.4 AC

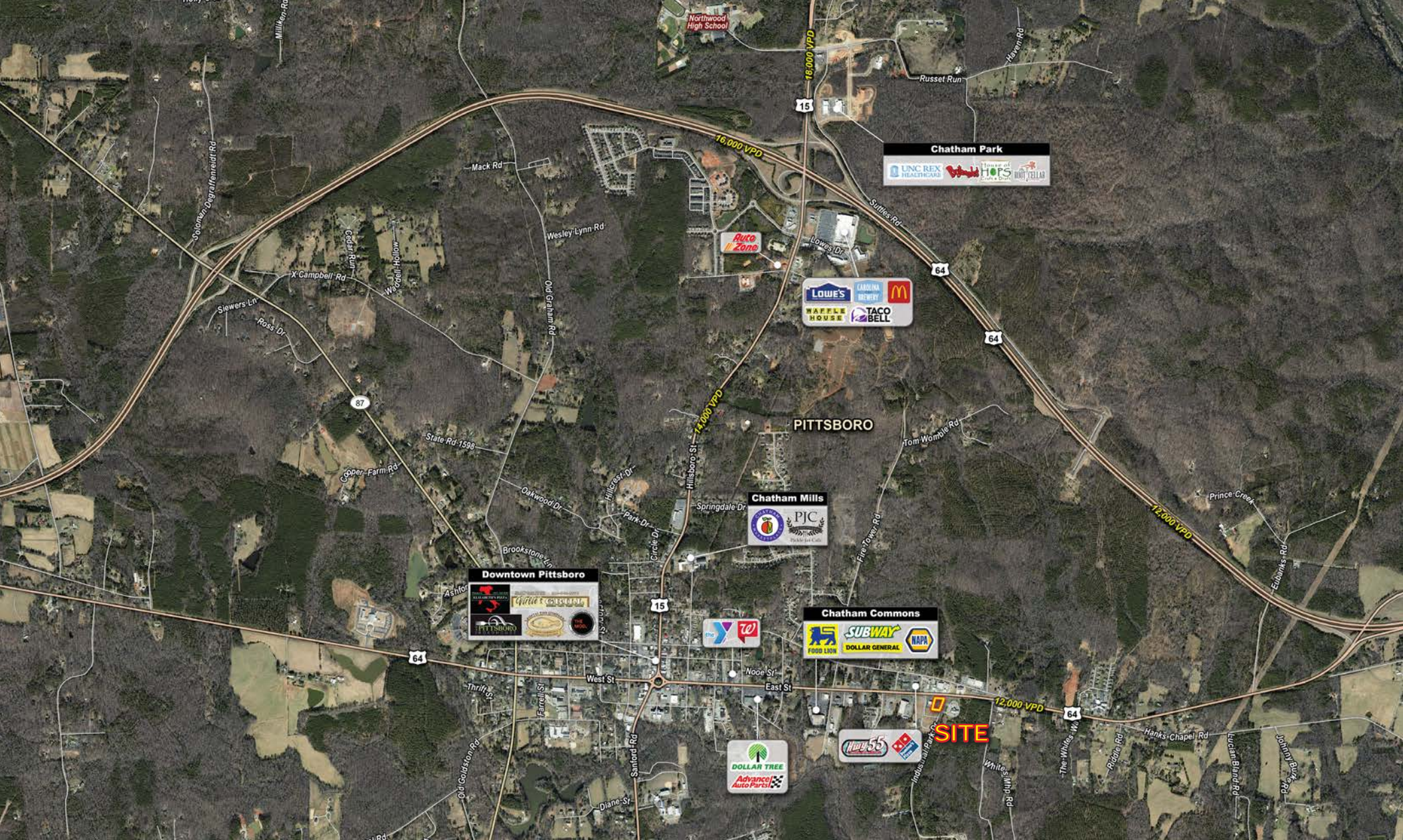


**1.4 ac
Outparcel
Available**



CENTER PHOTOGRAPHS





CONTACT FOR LEASING DETAILS

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