

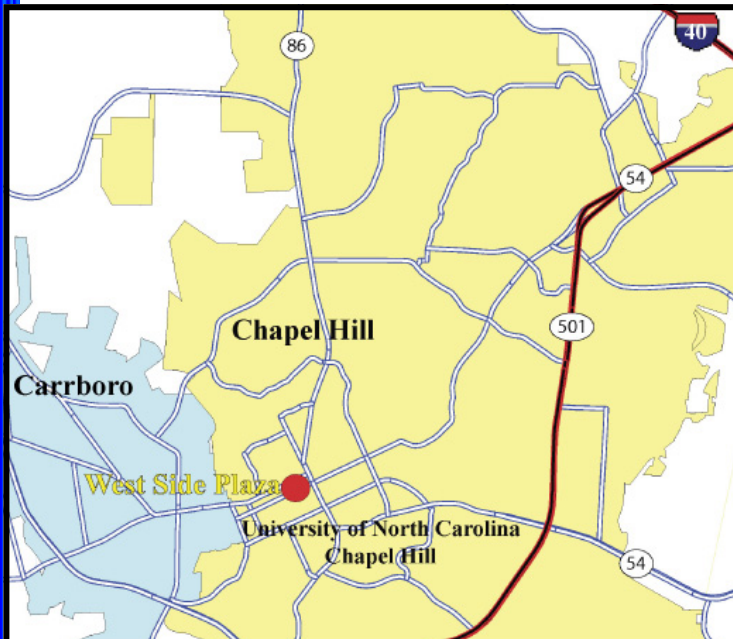
RESTAURANT, RETAIL & OFFICE SPACE FOR LEASE

WEST SIDE PLAZA

306 West Franklin Street • Chapel Hill, NC 27516



- **Restaurant Space:** 2,172 SF
- **Retail/Office:** 1,779 SF
- **May be combined:** 3,951 SF
- \$25 PSF NNN
- Adjacent to the University of North Carolina at Chapel Hill (UNC)
- \$93,369 Average Household Income within 5- mile radius
- Ample parking
- Located on the main thoroughfare of downtown Chapel Hill
- Within walking distance of student dormitories, Granville Towers and the new Franklin Hotel



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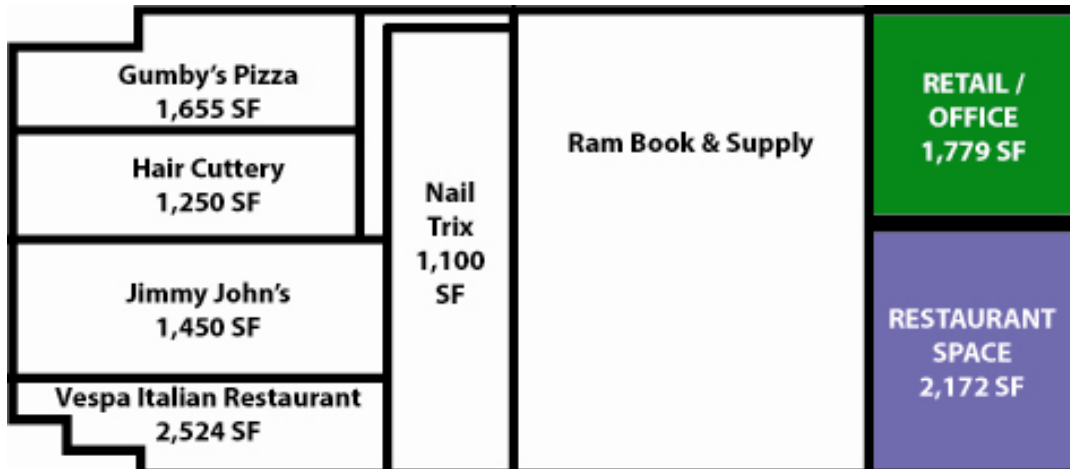
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<u>Demographics</u>	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
2008 population	18,849	59,122	93,716
2008 households	5,686	23,402	38,459
2008 Avg HH Income	\$60,133	\$81,883	\$93,369
Total business locations	932	2,469	3,430

Traffic counts: 16,000 cars / day



Available
space may be
combined for
total of
3,951 SF

