

A detailed architectural rendering of AURA Booth Park at dusk. The scene shows a modern multi-story building with a mix of brick and dark panels, large glass windows, and balconies. The word "AURA" is illuminated on the upper part of the building. In the foreground, a dark car is parked on a paved area. To the right, a landscaped area with purple flowers and a white, abstract sculpture is visible. People are walking on the sidewalks, and other buildings with lit windows are in the background under a twilight sky.

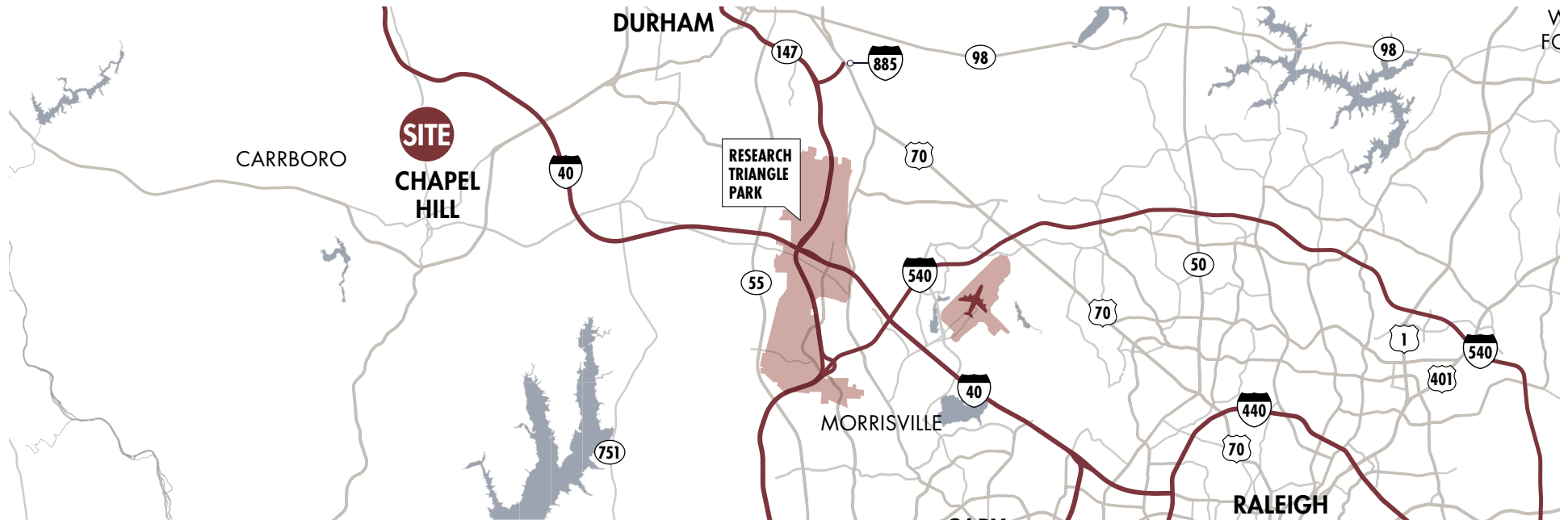
AURA BOOTH PARK

NORTH ESTES DRIVE & MARTIN LUTHER KING JR BOULEVARD
CHAPEL HILL, NC 27514

±1,190 SF - 2,822 SF AVAILABLE FOR LEASE

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AURA BOOTH PARK | NORTH ESTES DRIVE & MARTIN LUTHER KING JR BOULEVARD, CHAPEL HILL, NC 27514



PROPERTY FEATURES

- Retail space available in one of Chapel Hill's newest and most dynamic Mixed-Use developments
- 361 upscale apartments and 58 townhomes
- ±1,190 - 2,822 SF available for lease. Perfect for restaurants, retail, office or medical uses.
- Large outdoor patio areas and rooftop dining opportunities available
- Prime location in one of the top places to live and work in the Triangle
- Close proximity and easy access to UNC Campus, I-40, and US 15-501
- Strong demographics with excellent visibility and traffic counts

TRAFFIC COUNTS

NORTH ESTES DRIVE	12,000 VPD
MARTIN LUTHER KING JR BOULEVARD	25,000 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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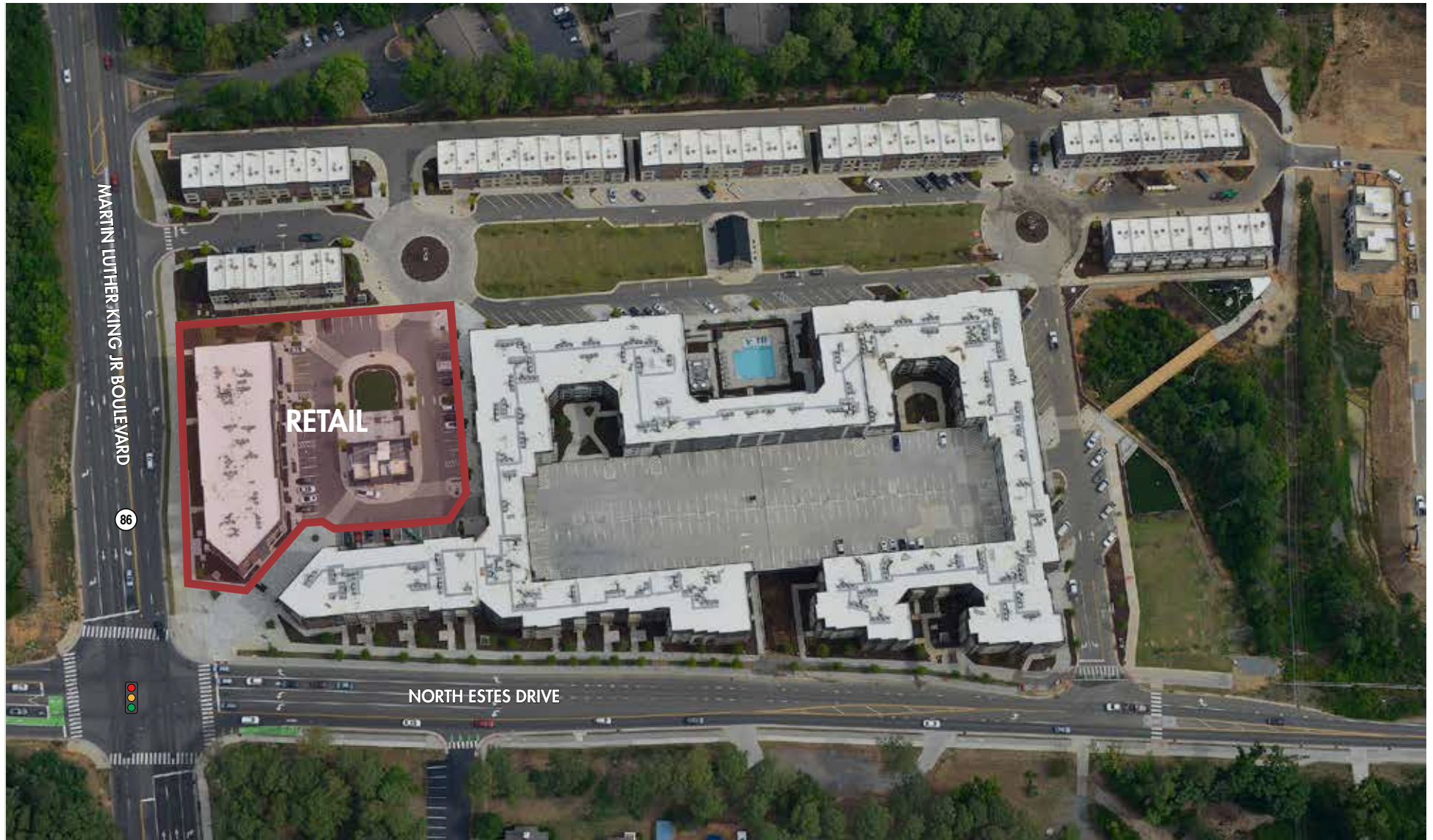
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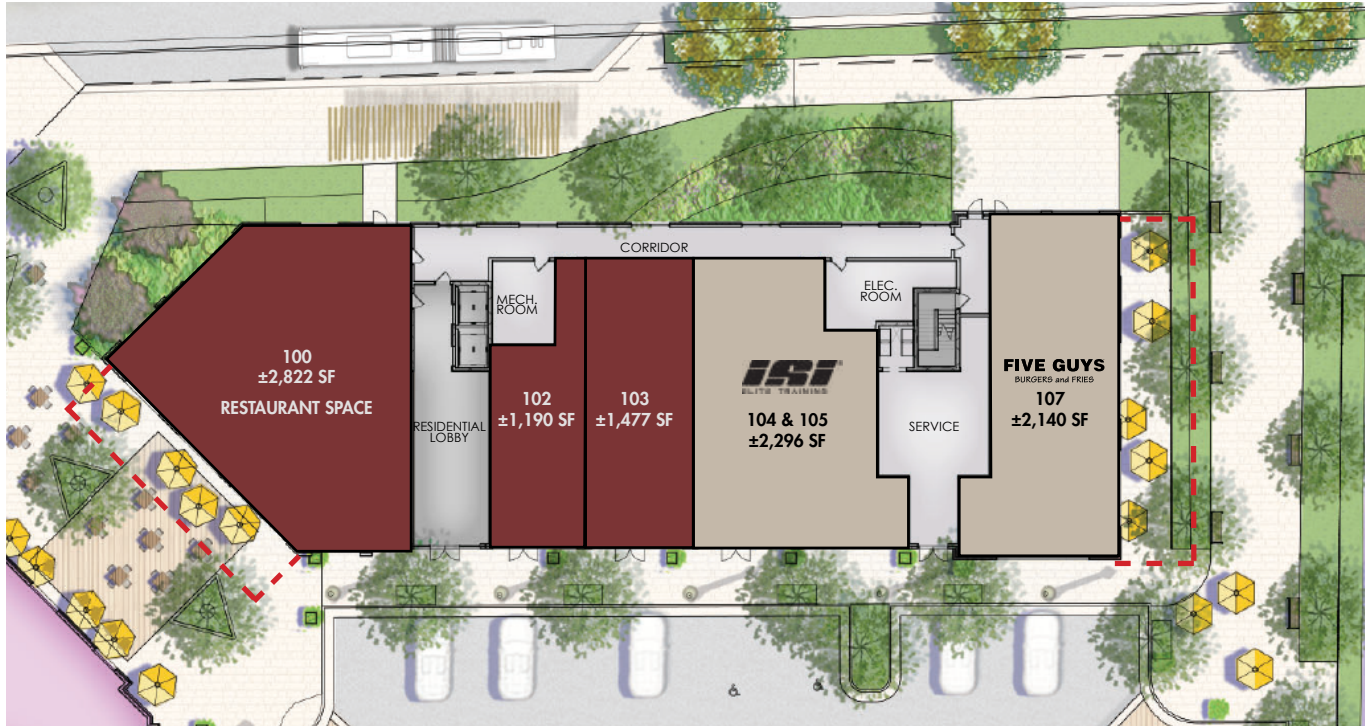
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MULTI-TENANT BUILDING PLAN



AVAILABLE
LEASED



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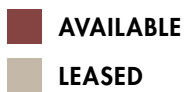
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SINGLE-TENANT BUILDING PLAN



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DEMOGRAPHICS

1 MILE RADIUS

 **6,409**
ESTIMATED POPULATION

 **30.2**
MEDIAN AGE

 **\$89,517**
MEDIAN HOUSEHOLD INCOME

 **3,067**
TOTAL EMPLOYEES

 **\$645,830**
MEDIAN HOME VALUE

3 MILE RADIUS

 **78,361**
ESTIMATED POPULATION

 **32.6**
MEDIAN AGE

 **\$102,299**
MEDIAN HOUSEHOLD INCOME

 **33,871**
TOTAL EMPLOYEES

 **\$648,430**
MEDIAN HOME VALUE

5 MILE RADIUS

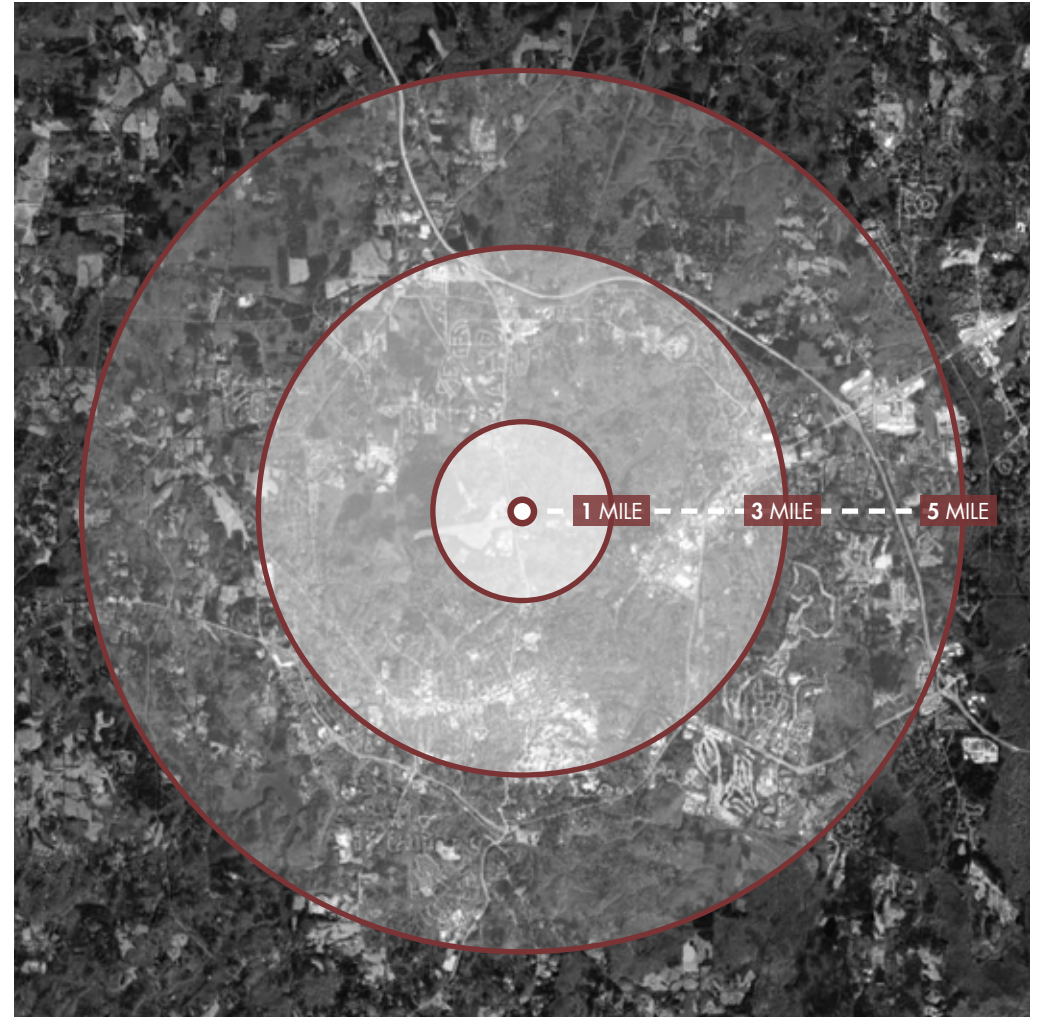
 **116,254**
ESTIMATED POPULATION 2024

 **34.9**
MEDIAN AGE

 **\$109,858**
MEDIAN HOUSEHOLD INCOME

 **48,392**
TOTAL EMPLOYEES

 **\$641,784**
MEDIAN HOME VALUE



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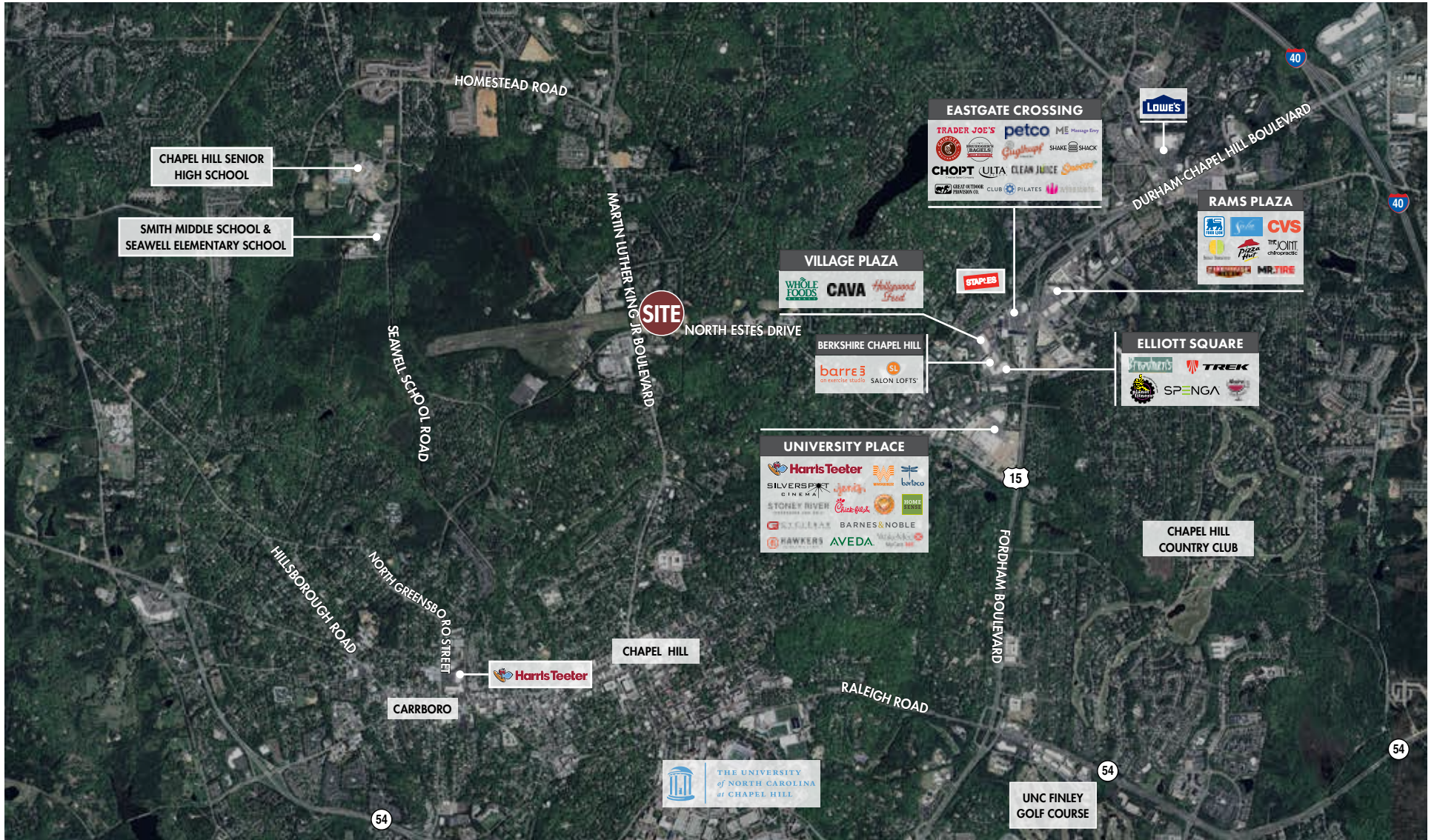
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