

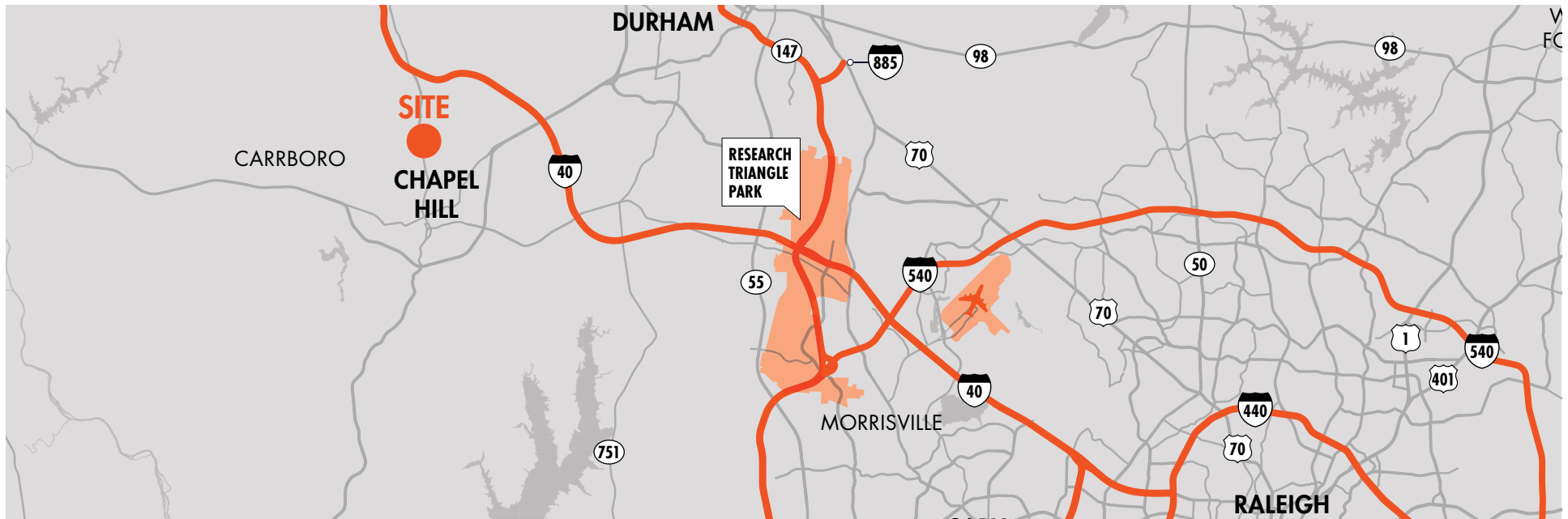
AURA CHAPEL HILL

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

±12,450 SF AVAILABLE FOR LEASE

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AURA CHAPEL HILL | 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 55 townhomes
- ±12,450 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.
- Estimated delivery: Q3 2024

TRAFFIC COUNTS

| | |
|---------------------------------|------------|
| NORTH ESTES DRIVE | 11,500 VPD |
| MARTIN LUTHER KING JR BOULEVARD | 23,000 VPD |

FOR MORE INFORMATION, PLEASE CONTACT:

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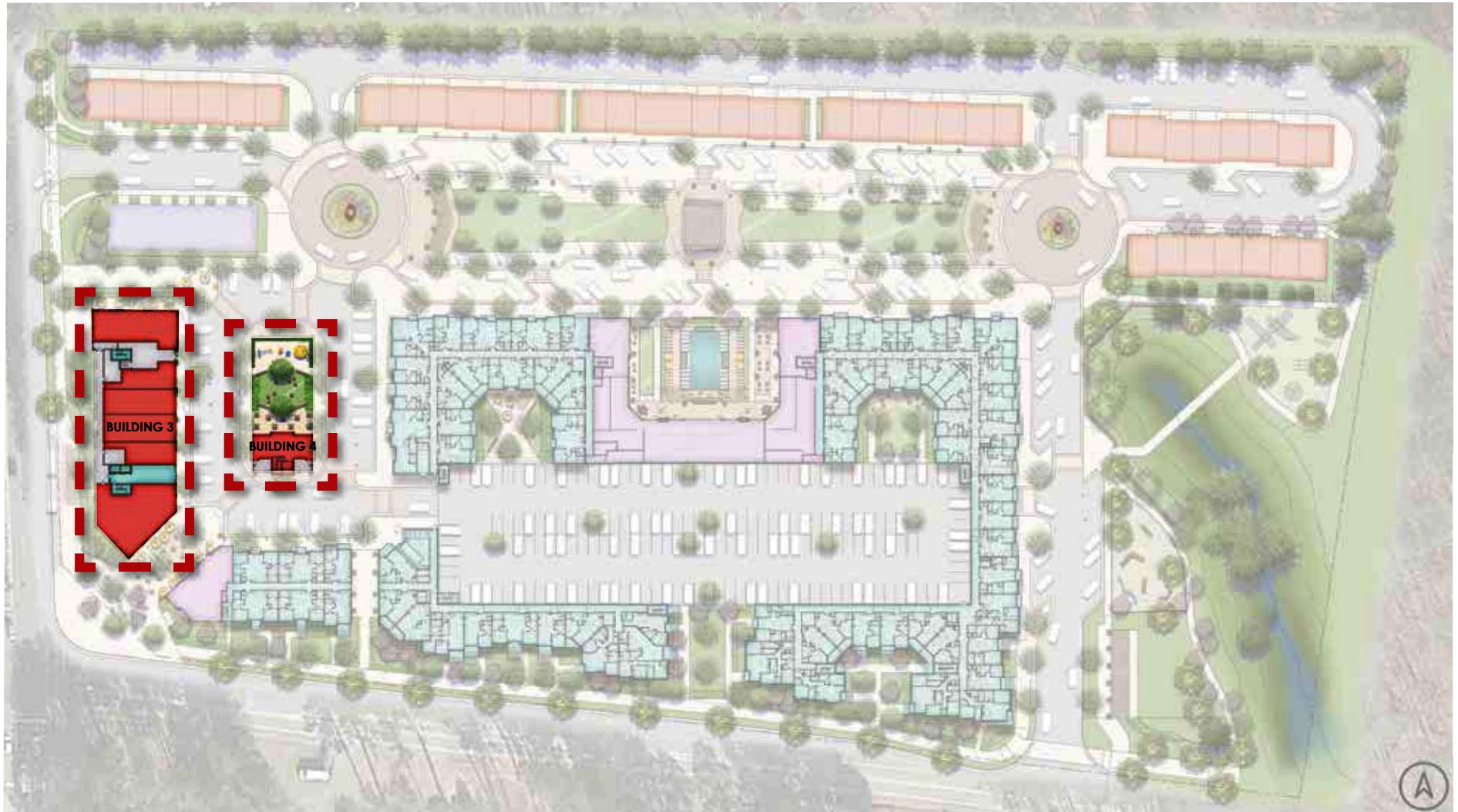
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CONCEPT PLAN



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CONCEPT PLAN AND ELEVATIONS



AVAILABLE
LEASE PENDING

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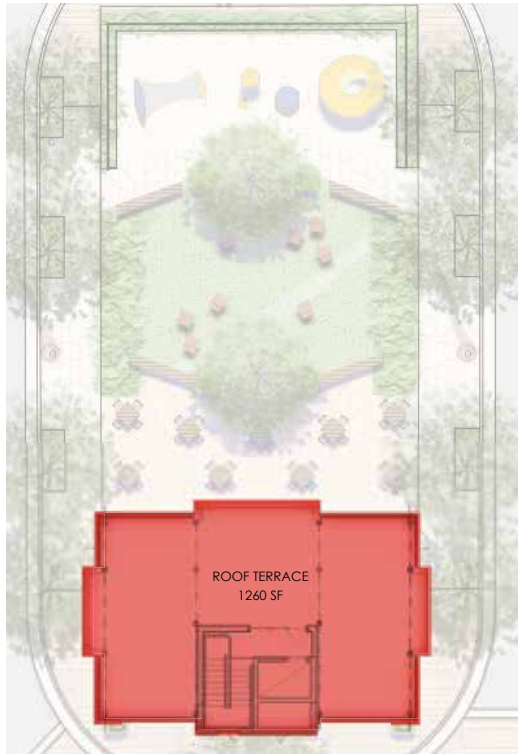
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DEMOGRAPHICS

1 MILE RADIUS

 **6,668**
ESTIMATED POPULATION 2023

 **29.6**
MEDIAN AGE

 **\$80,847**
MEDIAN HOUSEHOLD INCOME

 **2,280**
TOTAL EMPLOYEES

 **\$478,037**
MEDIAN HOME VALUE 2023

5 MILE RADIUS

 **111,716**
ESTIMATED POPULATION 2023

 **35.0**
MEDIAN AGE

 **\$104,624**
MEDIAN HOUSEHOLD INCOME

3 MILE RADIUS

 **77,154**
ESTIMATED POPULATION 2023

 **32.6**
MEDIAN AGE

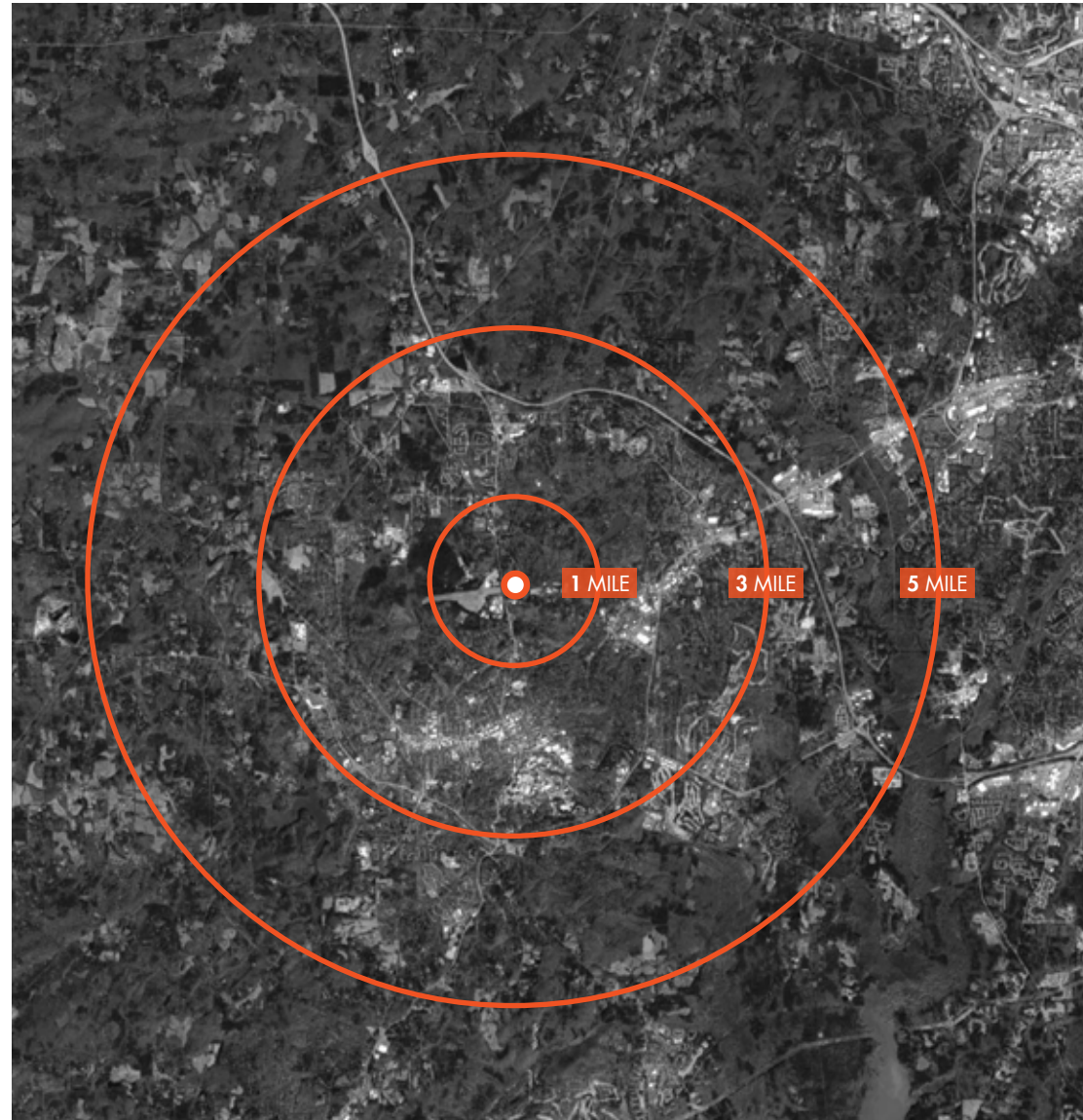
 **\$99,128**
MEDIAN HOUSEHOLD INCOME

 **29,665**
TOTAL EMPLOYEES

 **\$458,570**
MEDIAN HOME VALUE 2023

 **42,493**
TOTAL EMPLOYEES

 **\$455,383**
MEDIAN HOME VALUE 2023



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