

243 SOUTH ELLIOTT ROAD, CHAPEL HILL, NC 27514

 $\pm\,2,552$ - 21,072 SF FOR LEASE



blue hill

The destination and point of origin for a highly educated dense residential and commuter population.

Elliott Square is part of the latest mixed-use destination in Chapel Hill's Blue Hill District. Surrounded by dense residential and student commuters, Elliott Square is perfectly situated amongst a growing community for shopping, dining, working, playing and living.

PROPERTY	DISTANCE
University Place	±0.6 miles
UNC	2 miles
Eastgate Crossing	±0.1 miles
Berkshire Chapel Hill	Adjacent
Village Plaza	±0.1 miles

PROPERTY FEATURES

Adjacent to Whole Foods, Trader Joe's and new luxury apartments Berkshire Chapel Hill (265 units) and Bell Chapel Hill (272 units).

Lower Booker Creek greenway trail adjacent to Elliott Road extension.

Chapel Hill: Top 10 most educated US town and NC's highest per capita income.

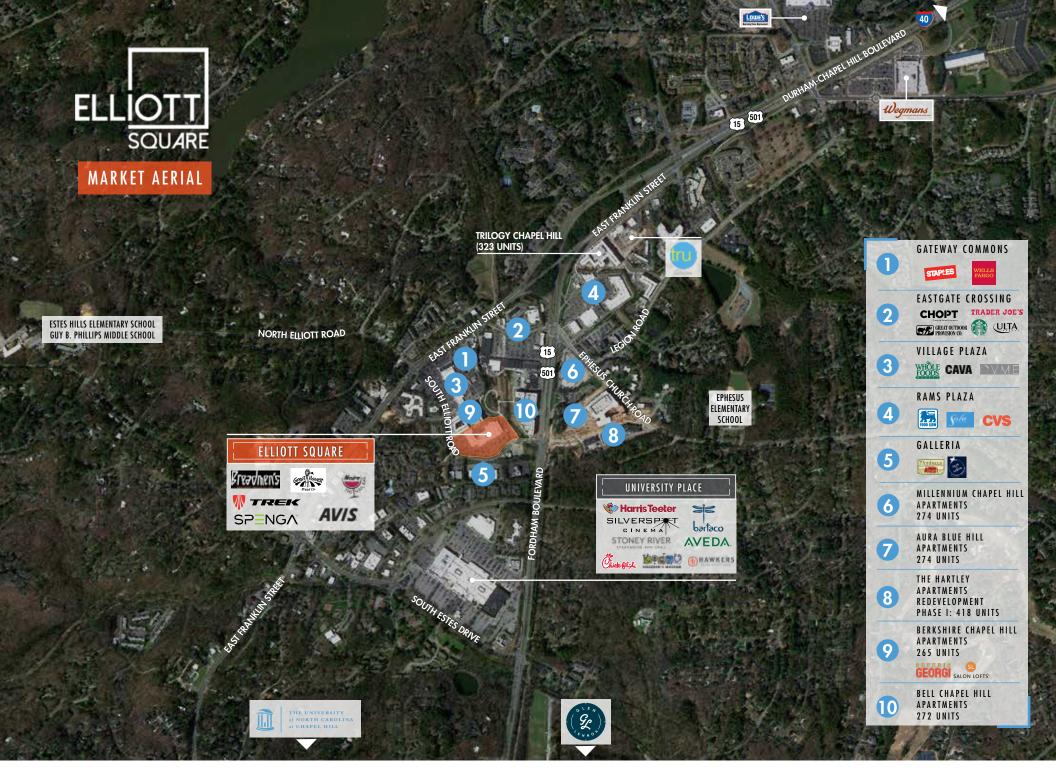
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Est. Population	7,424	68,641	131,120
2028 Proj. Population	7,994	71,452	135,914
Some College	84.9%	88.9%	87.4%
2023 Est. Avg. HH Income	\$135,234	\$134,923	\$143,033

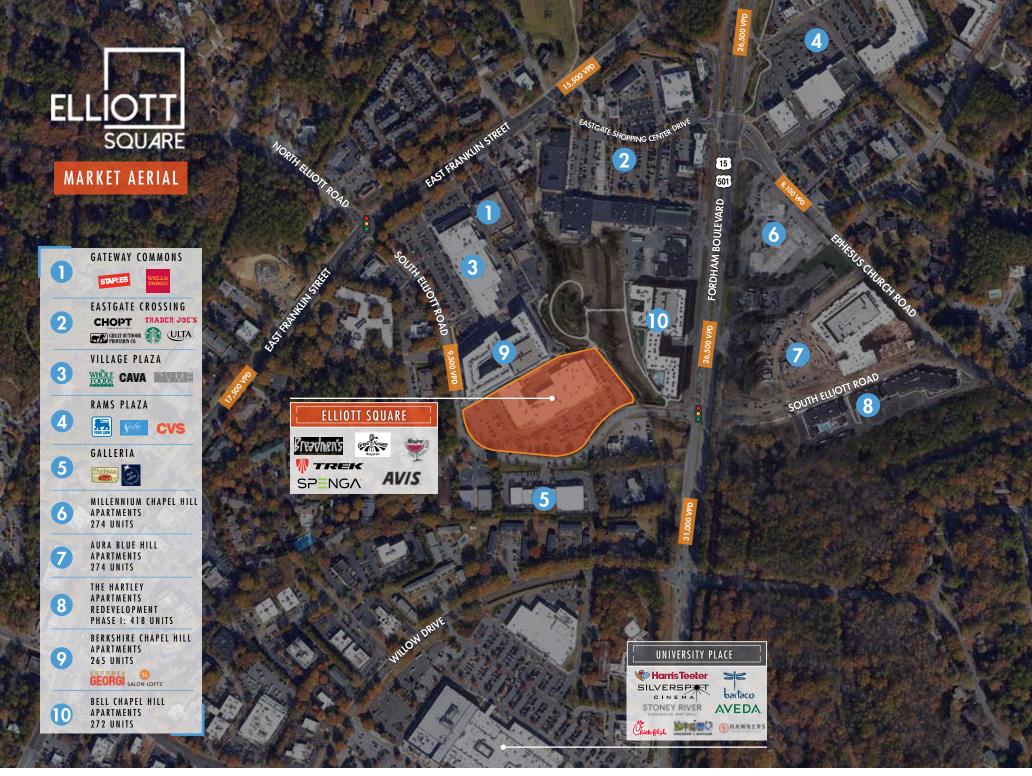
TRAFFIC COUNTS

Fordham Boulevard	26,500 VPD
South Elliott Road	9,500 VPD
East Franklin Street	15,500 VPD

ELLIOTT SQUARE RETAIL LEASING

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ELLIOTT SQUARE RETAIL LEASING

BELL CHAPEL HILL APARTMENTS (272 UNITS)



017

018

019 014S Breadmen's

Celestial Bodies

La Nueva Guadalupana

2,600

2,950

1,500

ELLIOTT SQUARE

PHOTOS









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