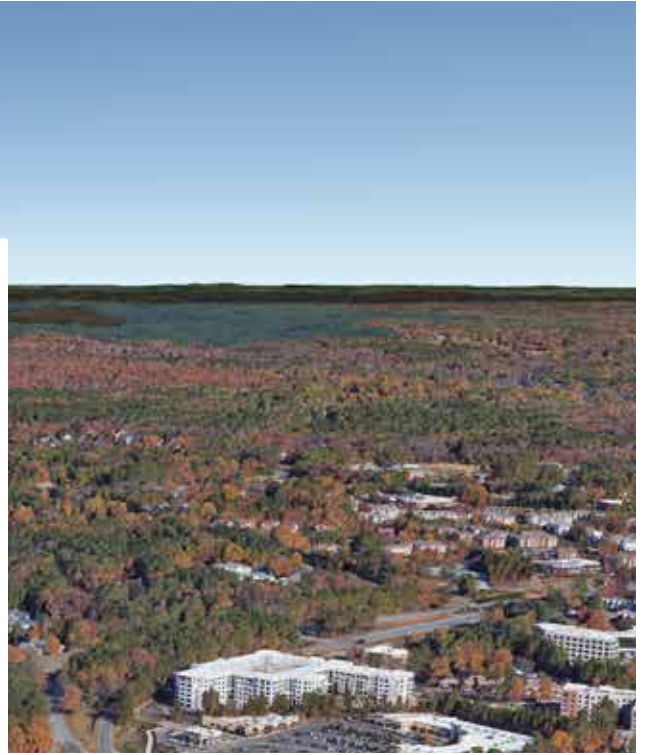


**ELLIOTT
SQUARE**

RETAIL SPACE FOR LEASE



243 SOUTH ELLIOTT ROAD, CHAPEL HILL, NC 27514

±857 - 21,072 SF FOR LEASE

- Shopping
- Restaurants
- Grocery
- Services
- Living
- Hotels



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

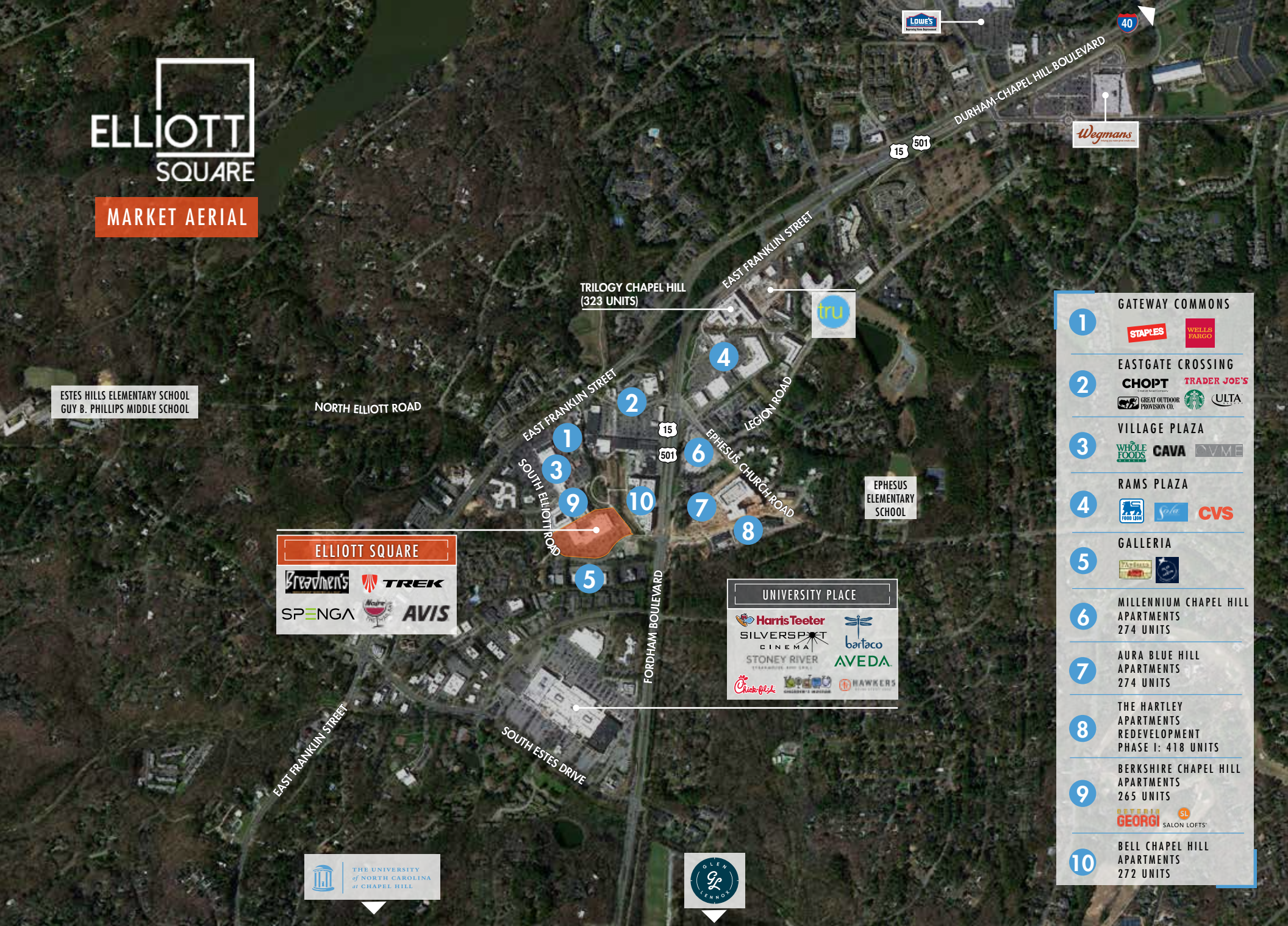
	1 MILE	3 MILES	5 MILES
2023 Est. Population	7,424	68,641	131,120
2028 Proj. Population	7,994	71,452	135,914
Some College	84.9%	88.9%	87.4%
2023 Est. Avg. HH Income	\$135,234	\$134,923	\$143,033

TRAFFIC COUNTS

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

ELLIOTT SQUARE

MARKET AERIAL



ESTES HILLS ELEMENTARY SCHOOL
GUY B. PHILLIPS MIDDLE SCHOOL

NORTH ELLIOTT ROAD

TRILOGY CHAPEL HILL
(323 UNITS)



EPHESUS
ELEMENTARY SCHOOL

ELLIOTT SQUARE

UNIVERSITY PLACE



- 1** GATEWAY COMMONS
- 2** EASTGATE CROSSING
- 3** VILLAGE PLAZA
- 4** RAMS PLAZA
- 5** GALLERIA
- 6** MILLENNIUM CHAPEL HILL APARTMENTS
274 UNITS
- 7** AURA BLUE HILL APARTMENTS
274 UNITS
- 8** THE HARTLEY APARTMENTS REDEVELOPMENT
PHASE I: 418 UNITS
- 9** BERKSHIRE CHAPEL HILL APARTMENTS
265 UNITS
- 10** BELL CHAPEL HILL APARTMENTS
272 UNITS

ELLIOTT SQUARE

MARKET AERIAL

- 1** GATEWAY COMMONS

STAPLES WELLS FARGO
- 2** EASTGATE CROSSING

CHOPT TRADER JOE'S
GREAT OUTDOOR PROVISION CO. STARBUCKS ULTA
- 3** VILLAGE PLAZA

WHOLE FOODS CAVA VIME
- 4** RAMS PLAZA

TRU TV Sobe CVS
- 5** GALLERIA

YAY BEATS
- 6** MILLENNIUM CHAPEL HILL APARTMENTS
274 UNITS
- 7** AURA BLUE HILL APARTMENTS
274 UNITS
- 8** THE HARTLEY APARTMENTS REDEVELOPMENT
PHASE I: 418 UNITS
- 9** BERKSHIRE CHAPEL HILL APARTMENTS
265 UNITS

GEORGI SALON LOFTS
- 10** BELL CHAPEL HILL APARTMENTS
272 UNITS



ELLIOTT SQUARE

Breadmen's TREK
SPENGA AVIS

UNIVERSITY PLACE

HarrisTeeter SILVERSPOT CINEMA bartaco
STONE RIVER AVEDA
Chick-fil-A

BELL CHAPEL HILL APARTMENTS (272 UNITS)

LEASED
AVAILABLE



TENANT	SQ FT
001 Available	4,918
002A Spenga	4,044
002B Premier Martial Arts	1,365
003 Available	2,552
004 Available 2nd Generation Restaurant*	1,780
005 Available*	857
006 Avis	902
007 Domino's	1,795
008 Alpaca	2,977
009 Red Lotus Restaurant	3,035
010 Clothes Mentor	3,945
011 Trek Bikes	3,945
012 Benjamin Moore	2,275
013 Noire Nail Bar	2,967
014 Go Puff	3,943
017 Available	21,072
018 Breadmen's	2,600
019 La Nueva Guadalupana	2,950
014S Celestial Bodies	1,500

*can be combined

ELLIOTT SQUARE

PHOTOS





ram | **FOUNDRY**
people making places | COMMERCIAL

CONTACT:

TEXT FOR MORE INFORMATION

919.892.9141

ROSS DIACHENKO

919.576.2683

ross.diachenko@foundrycommercial.com

NOLAN MILLS IV

919.576.2685

nolan.mills@foundrycommercial.com

Foundry Commercial

2301 Sugar Bush Road, Suite 220

Raleigh, NC 27612

919.576.2680 | foundrycommercial.com