

VILLAS AT
SUNSET

COTTEN PLACE

12,500 VPD

54

CHAPEL HILL ROAD

±2.05 AC

AVIATION PARKWAY

12,000 VPD

CEDAR FORK
DISTRICT PARK

MORRISVILLE
TOWN HALL

MORRISVILLE CARPENTER ROAD

CHAPEL HILL ROAD

54

18,500 VPD

RURAL HERITAGE PARK

TOWN HALL DRIVE

14,500 VPD

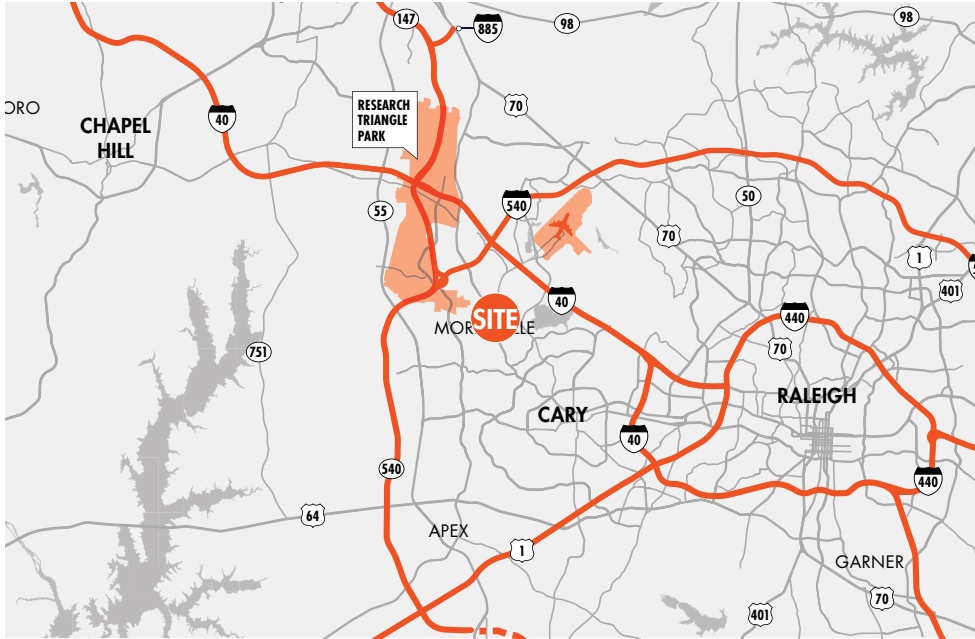
LAKE MORRISVILLE

AVIATION PARKWAY AND NC 54

MORRISVILLE, NC 27560

AVAILABLE | ±2.05 AC

AVIATION PARKWAY AND NC 54, MORRISVILLE, NC 27560








PROPERTY FEATURES






- Prime location in the heart of Morrisville
- Affluent area
- Excellent access and visibility
- Fully signalized intersection

DEMOGRAPHICS





1 MILE RADIUS

	8,130 ESTIMATED POPULATION 2023
	39.3 MEDIAN AGE
	\$63,398 MEDIAN HOUSEHOLD INCOME
	4,684 TOTAL EMPLOYEES
	\$162,494 MEDIAN HOME VALUE 2023

3 MILE RADIUS

	29,793 ESTIMATED POPULATION 2023
	37.7 MEDIAN AGE
	\$58,777 MEDIAN HOUSEHOLD INCOME
	13,242 TOTAL EMPLOYEES
	\$170,532 MEDIAN HOME VALUE 2023

5 MILE RADIUS

	37,596 ESTIMATED POPULATION 2023		14,821 TOTAL EMPLOYEES
	37.9 MEDIAN AGE		\$181,808 MEDIAN HOME VALUE 2023
	\$61,061 MEDIAN HOUSEHOLD INCOME		

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

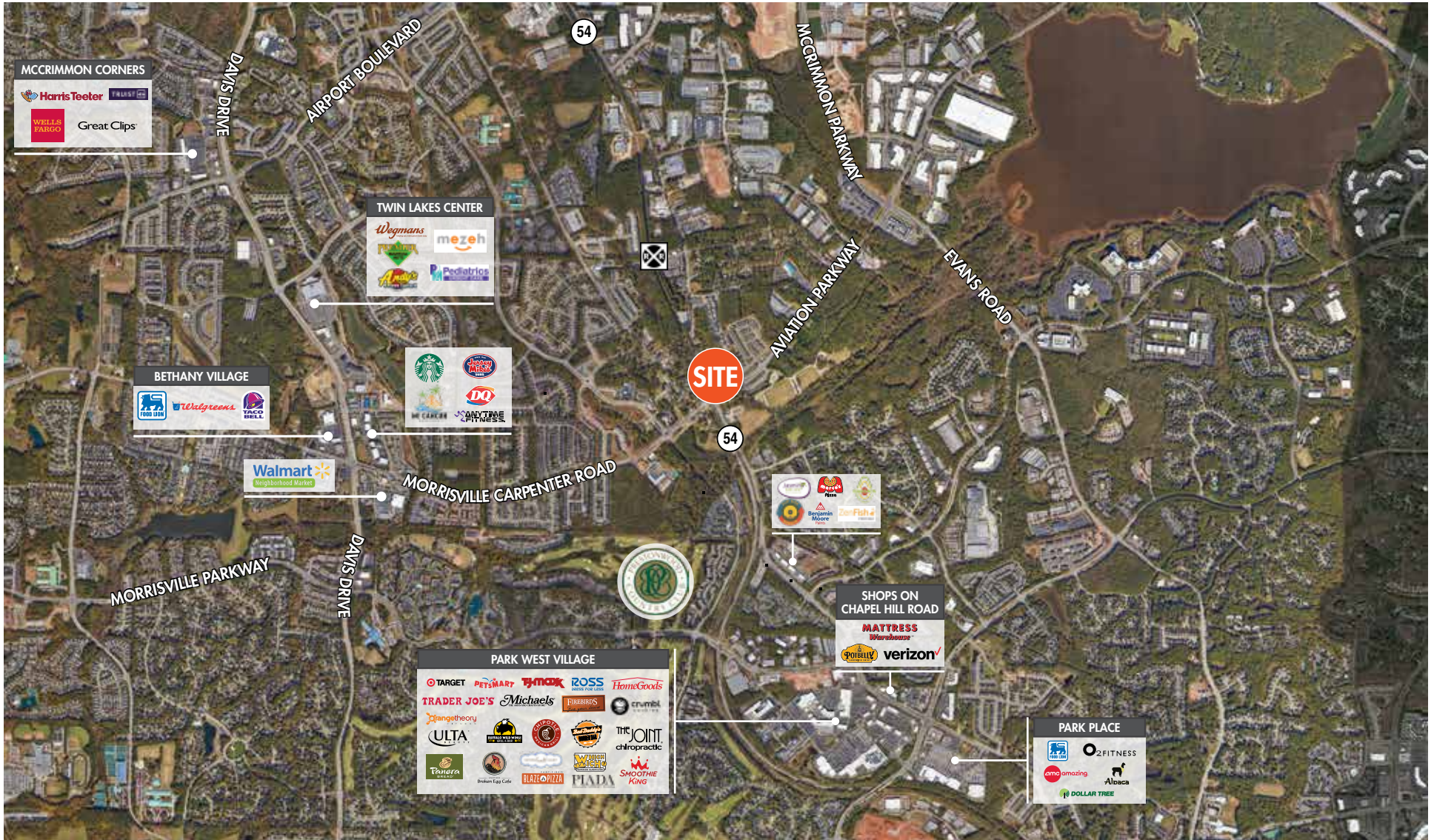
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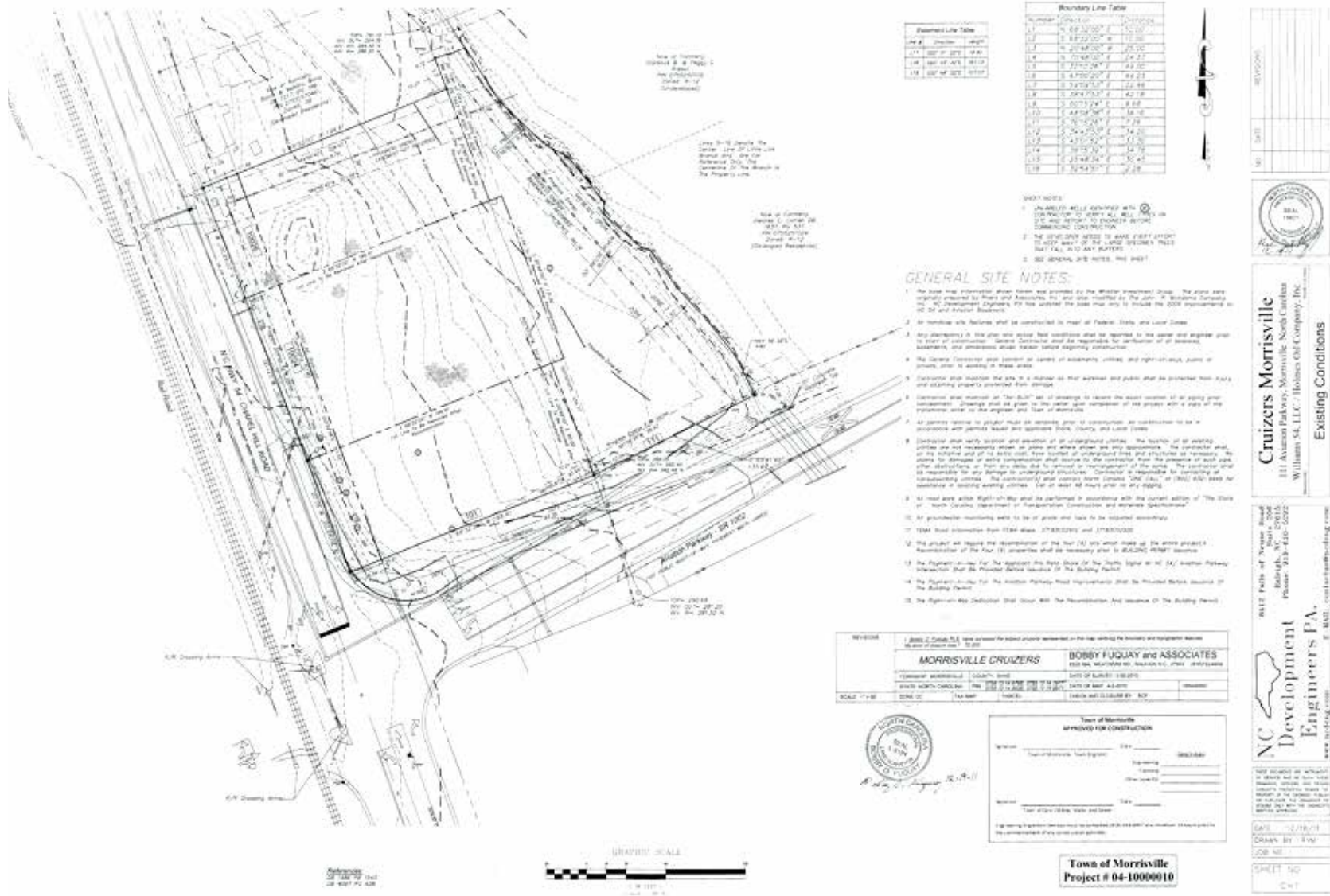
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