

Single Tenant Flex Building for Sale

1713 LEGION ROAD | CHAPEL HILL, NC 27517



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Property *Dashboard*

\$1,600,000

Asking Price

6,100 SF

Total Square Feet

6.36%

Cap Rate

0.57

Total Acres

1990

Year Built

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2022 POPULATION	11,264	64,245	136,051
2022 AVERAGE HOUSE HOLD INCOME	\$77,633	\$83,260	\$78,349

PROPERTY HIGHLIGHTS

Ceiling Height: 14'

Zoning: LO-18

Building Type: Single Tenant Flex Building

Lease Type: NNN

Current Tenant: Climbing Gym (heavily invested in upfits over 150,000

Lease Ends: December 31,2026

INVESTMENT OVERVIEW

Unlocking Profit Potential: Maximizing returns with a resilient invesment strategy and sustainable annual escalator.

\$101,846

NOI

3%

Annual Escaltor

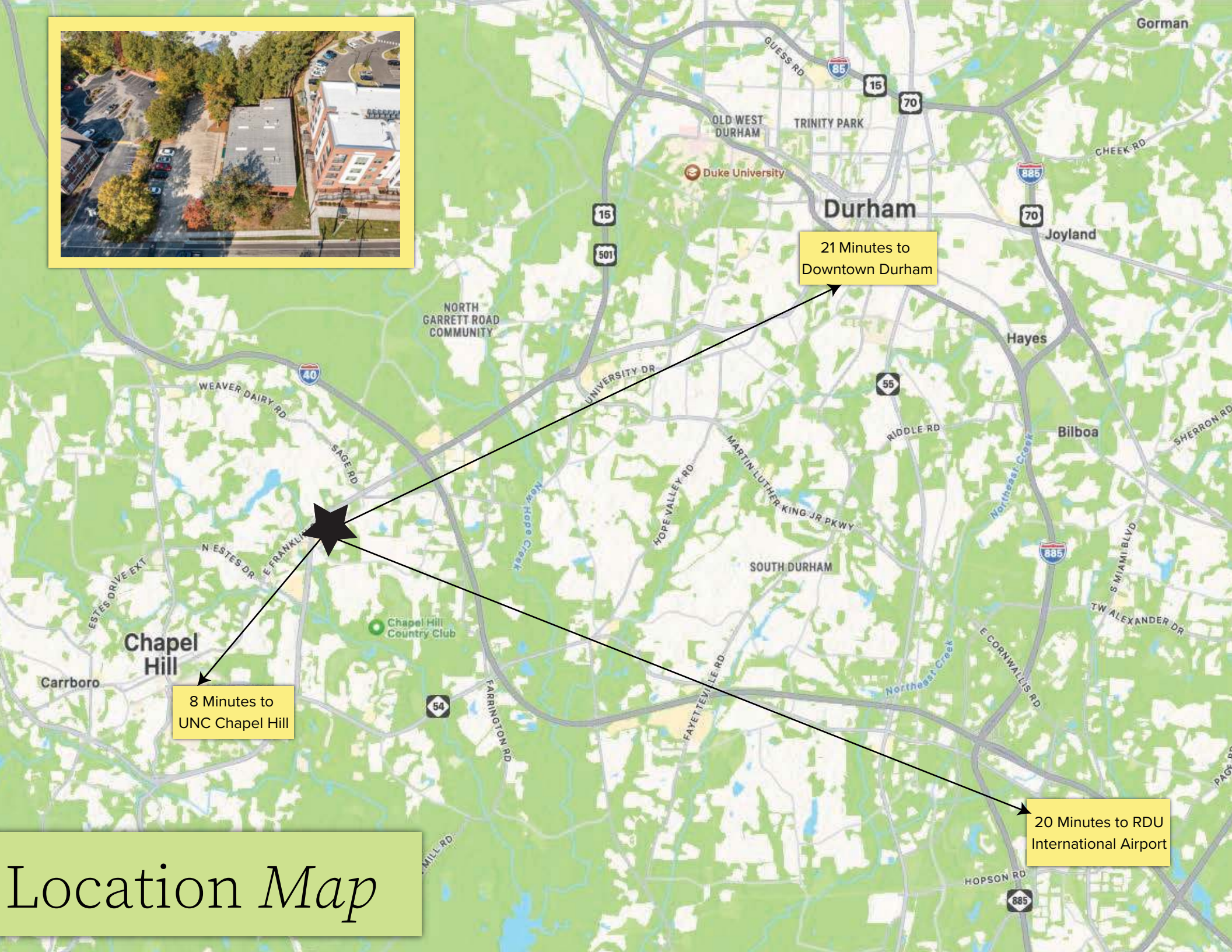






Additional
Parking →
5 pm





Location *Map*

Parcel Map



Market Overview - Chapel Hill



Chapel Hill, located in North Carolina, is a vibrant and growing market. Known for its prestigious educational institutions like the University of North Carolina at Chapel Hill, the town offers a unique blend of academic, cultural, and recreational opportunities.

In terms of the housing market, Chapel Hill has seen steady growth over the years. The demand for homes remains strong due to the town's desirable amenities, such as its charming downtown area, excellent school district, and proximity to Research Triangle Park. However, it's worth mentioning that Chapel Hill's real estate market leans towards the higher end, with a range of luxury properties available.

The local economy is robust, largely fueled by the university and industries such as healthcare, technology, and research. This has translated into a healthy job market and a steady flow of new residents.

Chapel Hill also boasts a vibrant arts and entertainment scene, with numerous galleries, theaters, and music venues. The town is known for its commitment to sustainability and environmental consciousness, further enhancing its appeal.

In summary, Chapel Hill offers a strong housing market, a thriving economy, and a rich cultural atmosphere. It is an attractive destination for those seeking a mix of academic excellence, quality of life, and opportunities for personal and professional growth.

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CITYPLAT

COMMERCIAL REAL ESTATE

Vincenzo Verdino

Principal

919.566.5944

Vincenzo@CityPlat.com

Nikita Zhitov

Principal

919.888.1285

Nikita@CityPlat.com

107 FAYETTEVILLE ST.
SUITE 400
RALEIGH, NC 27601
WWW.CITYPLAT.COM