

Prime Retail / Office Space For Lease

120 BANKS DRIVE | CHAPEL HILL, NC 27514



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PROPERTY OVERVIEW

120 BANKS DRIVE

SPACE HIGHLIGHTS

22' ceilings and ample natural light.

Cold dark shell allowing for flexible build-out options

Prime location with easy I-40 access.

Adjacent to Raleigh Radiology and nearby medical offices.

Ample parking with a 4.5/1000 sq ft ratio.

Modern lobby and complete gut renovation in 2023.

Total building size is 20,000 SQFT

10,106 SF

TOTAL SQUARE FEET

\$30.00

LEASE RATE PSF

NNN

LEASE TYPE

\$4.00 PSF

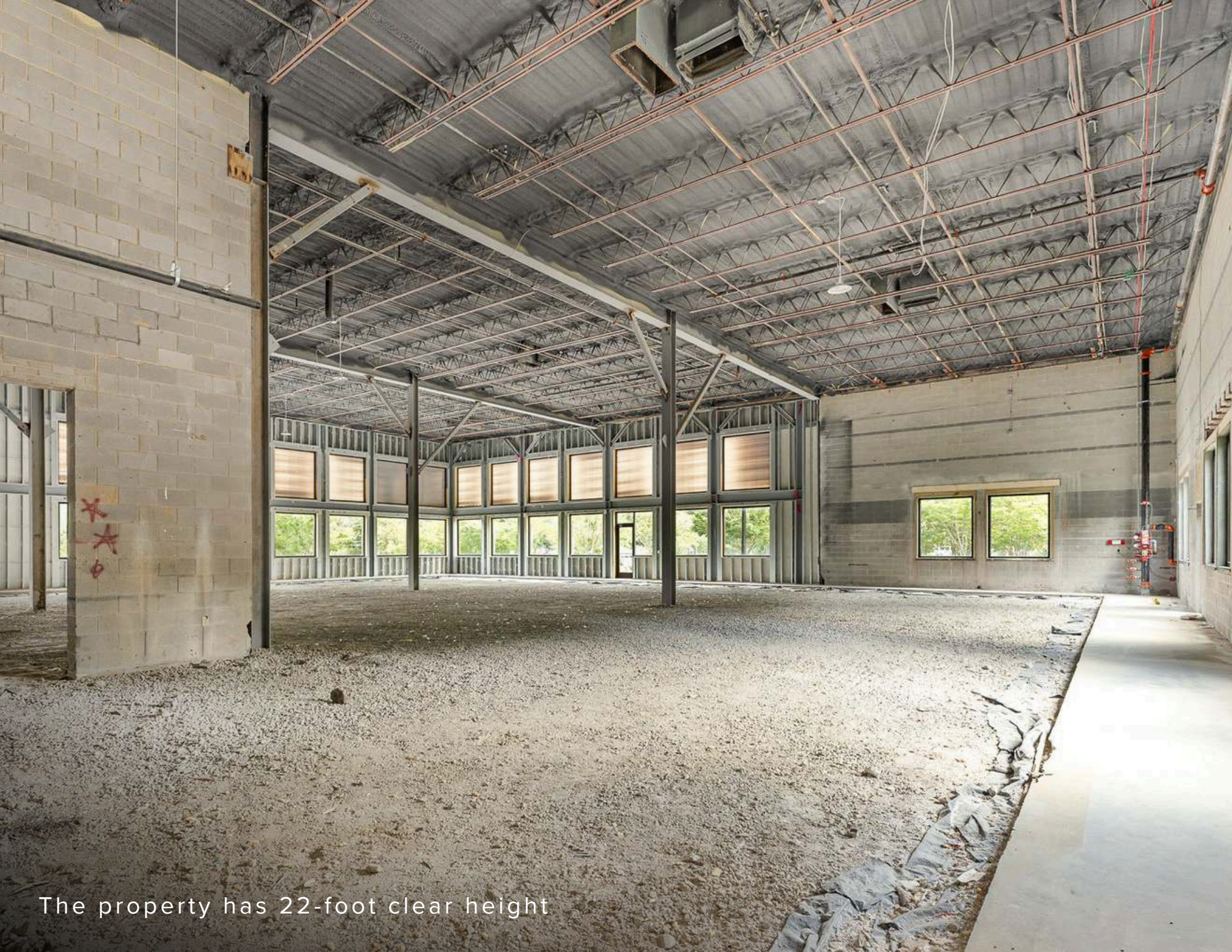
TICAM

\$60.00 PSF

TI



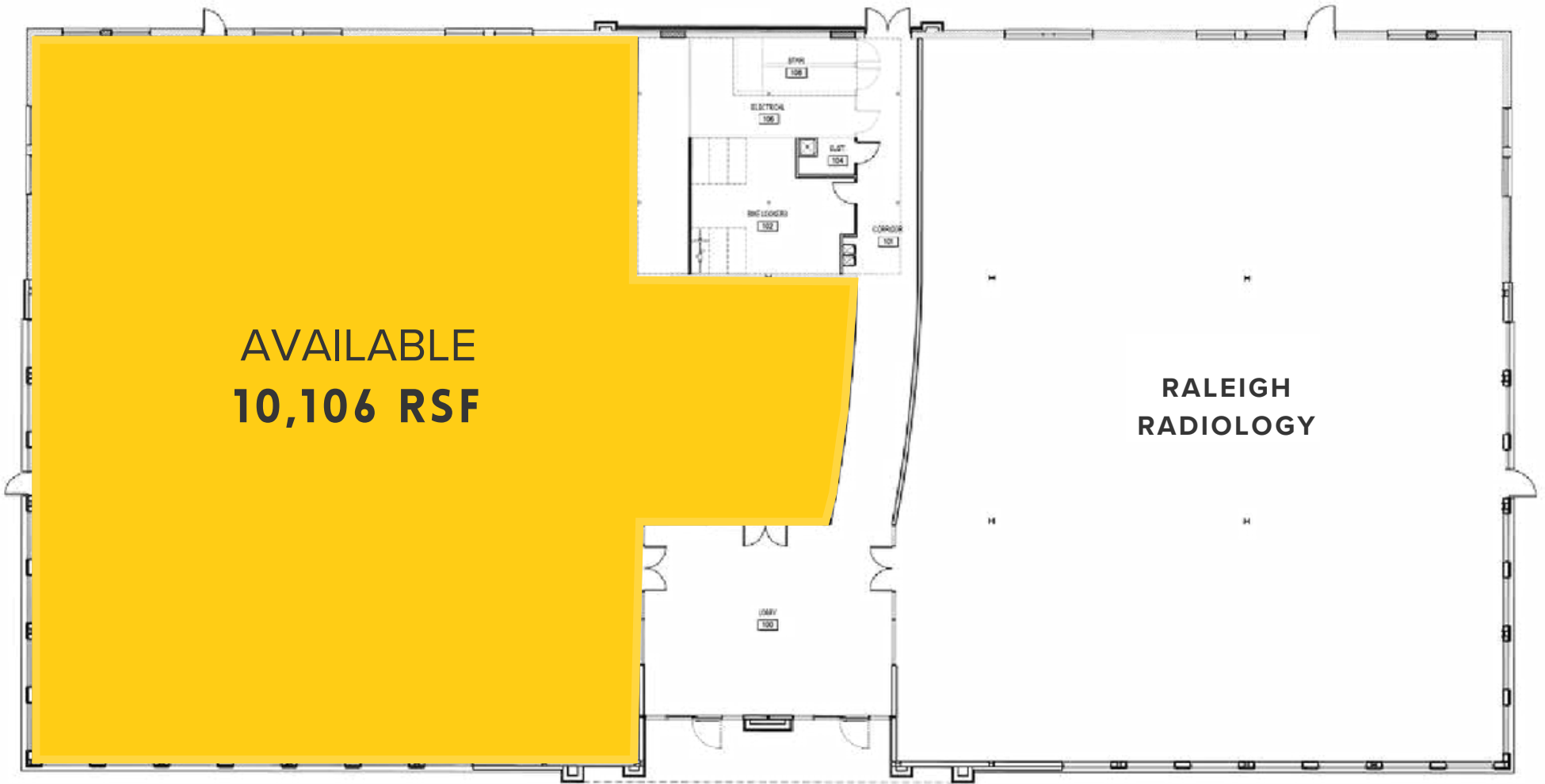




The property has 22-foot clear height



FLOOR PLAN

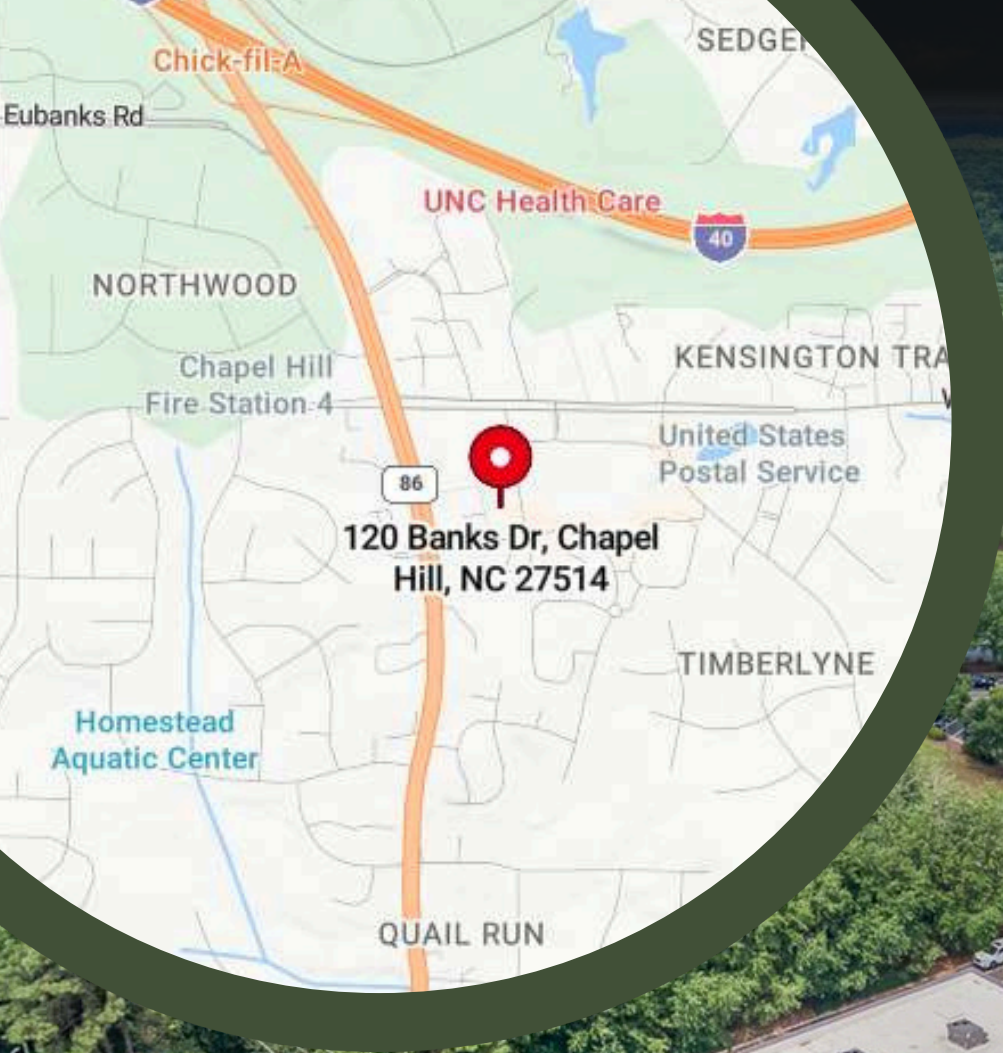




raleigh radiology

YOUR NEIGHBOR

Raleigh Radiology is a premier imaging provider serving the Raleigh-Durham area, known for its comprehensive range of diagnostic services, including MRI, CT scans, X-rays, ultrasounds, and mammography.



Join a thriving community of medical professionals in the area, surrounded by numerous healthcare practices and services.



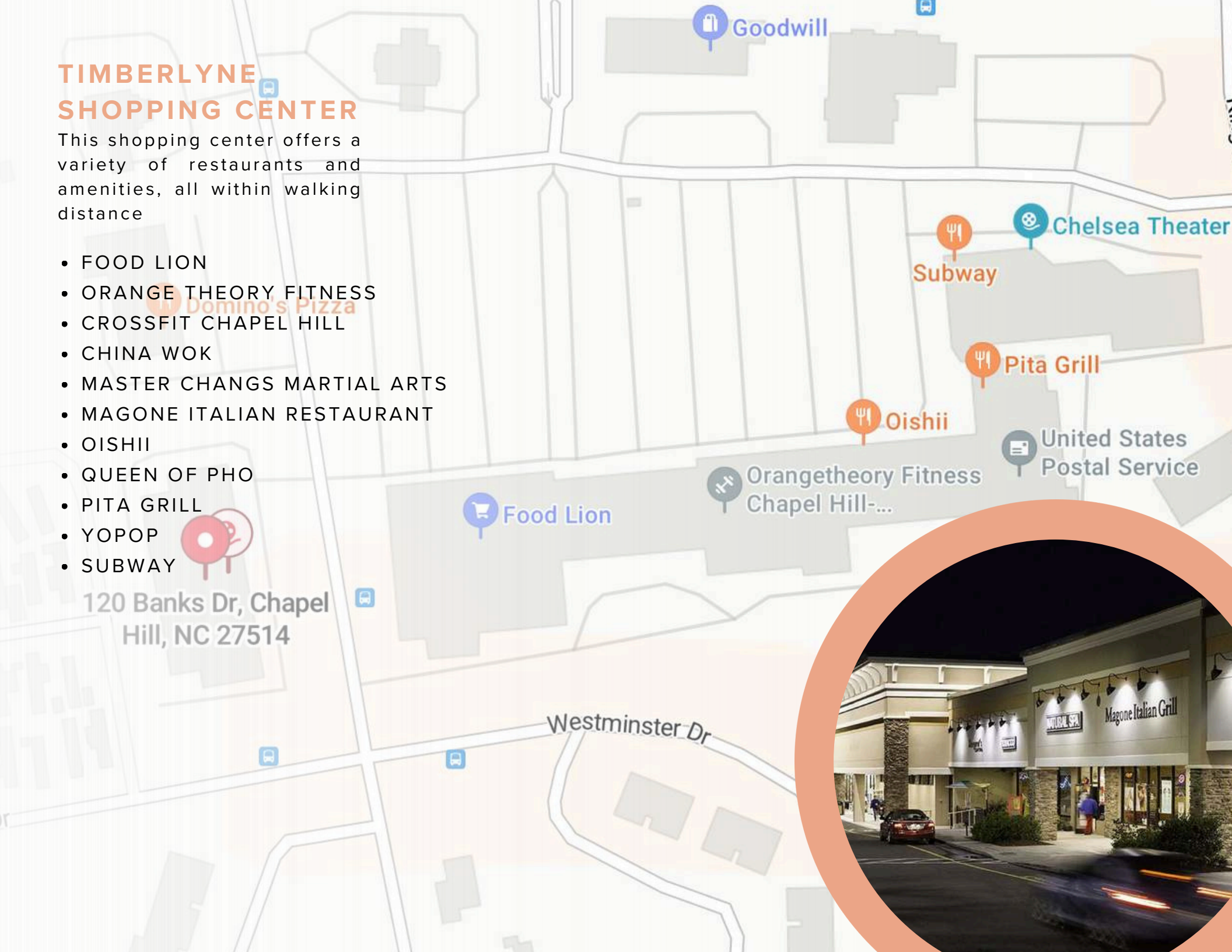
 **120
BANKS
DRIVE**

TIMBERLYNE SHOPPING CENTER

This shopping center offers a variety of restaurants and amenities, all within walking distance

- FOOD LION
- ORANGE THEORY FITNESS
- CROSSFIT CHAPEL HILL
- CHINA WOK
- MASTER CHANGS MARTIAL ARTS
- MAGONE ITALIAN RESTAURANT
- OISHII
- QUEEN OF PHO
- PITA GRILL
- YOPOP
- SUBWAY

120 Banks Dr, Chapel Hill, NC 27514



MARKET OVERVIEW

CHAPEL HILL, NC



Chapel Hill, nestled in the heart of North Carolina's Research Triangle, is a vibrant and dynamic market with a unique blend of education, healthcare, and technology sectors. Anchored by the University of North Carolina at Chapel Hill, the town boasts a robust economy, benefiting from the university's influence and the thriving UNC Health Care system. This academic and medical presence provides a stable economic base, attracting a highly educated workforce and fostering innovation. The real estate market in Chapel Hill is diverse, with strong demand for both residential and commercial properties. The town offers a mix of historic charm and modern development, making it an attractive location for businesses, investors, and residents. The downtown area is a bustling hub of activity, featuring a variety of dining, shopping, and cultural experiences, which draw both locals and tourists. Chapel Hill's proximity to other key cities in the Triangle, such as Raleigh and Durham, further enhances its appeal. The market has seen steady growth in retail, office, and mixed-use developments, reflecting the area's rising population and the ongoing influx of tech and biotech companies. Despite a competitive market landscape, Chapel Hill remains a prime location for investment, offering long-term growth potential and a high quality of life.

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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square of

contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition of the property, business improvements, the presence of any tenant's substances or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

