

# THE MARKETPLACE

— AT PERIMETER PARK —



10970 CHAPEL HILL ROAD  
MORRISVILLE, NC 27560

## RETAIL FOR LEASE

### IDEALLY LOCATED

Located within Perimeter Park, the Triangle's premier office park; with over 35 class A and flex office buildings.

Positioned on Hwy. 54/Chapel Hill Road, just off I-540 and I-40 only 3 minutes from Raleigh-Durham International Airport.

On-site and attentive Property Management.

Neighboring tenants include: Daily Taco, It's a Wrap, Teriyakin, Yin Dee Thai/Laotian Restaurant, Good Guy Vapes, Morrisville Dry Cleaners, MeowInn, Top Polish Nails, William Gross Dental Office, Hyatt House and Duke Medicine.

### AVAILABILITIES

**SUITE 108: 3,010 SF\***

**Second Generation Restaurant**

*\*shared patio available*

**Lease Rate: \$25.00 PSF, NNN**

**TICAM: \$7.00 PSF**

## CONTACT

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**TRINITY**  
PARTNERS

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## Phase 1 Site Plan



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## Site Plan



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## DEMOGRAPHICS

### 2020 Population Demographics

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
Total Residential Population	5,283	38,549	125,306
Median Age	34.5	34.7	35.7
Total Employees	8,070	42,469	96,464
Total Businesses	317	2,148	5,652
<b>INCOME</b>			
Median HH Income	\$100,470	\$101,562	\$104,577
Per Capital Income	\$51,147	\$51,771	\$56,294
Average HH Income	\$123,439	\$126,459	\$137,632
<b>HOUSEHOLDS</b>			
Owner Occupied Housing Units	1,455	9,328	29,954
Renter Occupied Housing Units	623	6,648	21,790
Vacant Housing Units	163	1,017	4,326
Total Housing Units	2,241	16,993	56,069
<b>ETHNICITY</b>			
White	42.3%	45.0%	54.7%
Black	14.3%	13.9%	14.0%
Hispanic Origin (Any Race)	5.7%	5.5%	5.9%
Other	43.4%	41.1%	31.3%

Source: Site To Do Business

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