



# RETAIL PARCEL

PITTSBORO, NC



**CHATHAM PARK**  
 917 DU / 3,889,500 GSF  
 (PLANNED MIXED-USE DEVELOPMENT)

## CAMBRIDGE PROPERTIES

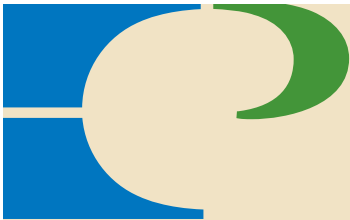
### ±1.0Ac. RETAIL PARCEL

Hillsboro St and Old Rock Springs Cemetery Rd  
 Pittsboro, NC

JAY PRIESTER  
 704-333-2393  
 JJP@CAMBRIDGEPROP.COM

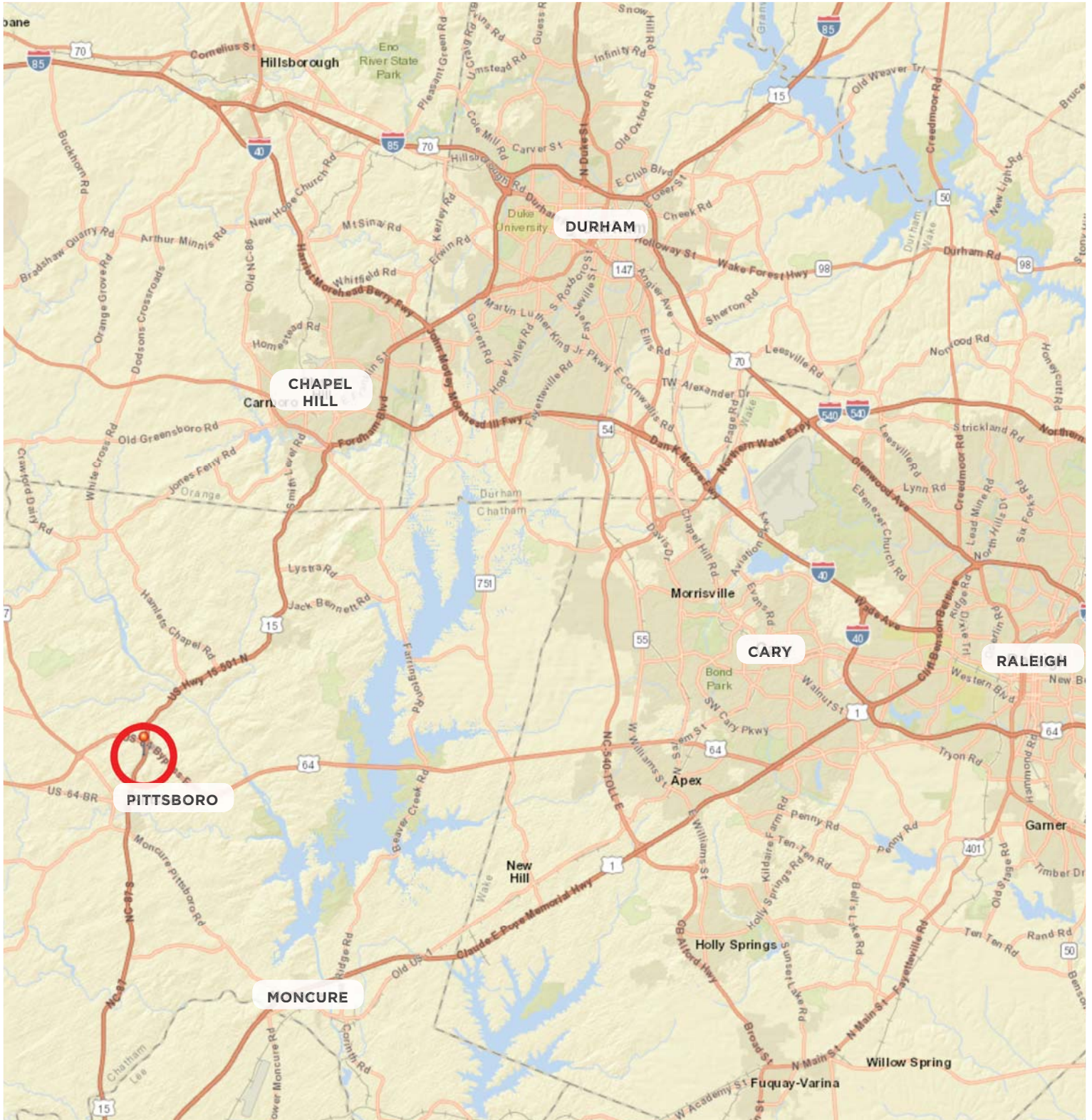
NATE BUHLER  
 434-509-2145  
 NKB@CAMBRIDGEPROP.COM

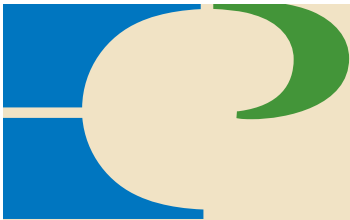
831 E. Morehead Street, Suite 245, Charlotte, NC 28202  
[cambridgeprop.com](http://cambridgeprop.com)



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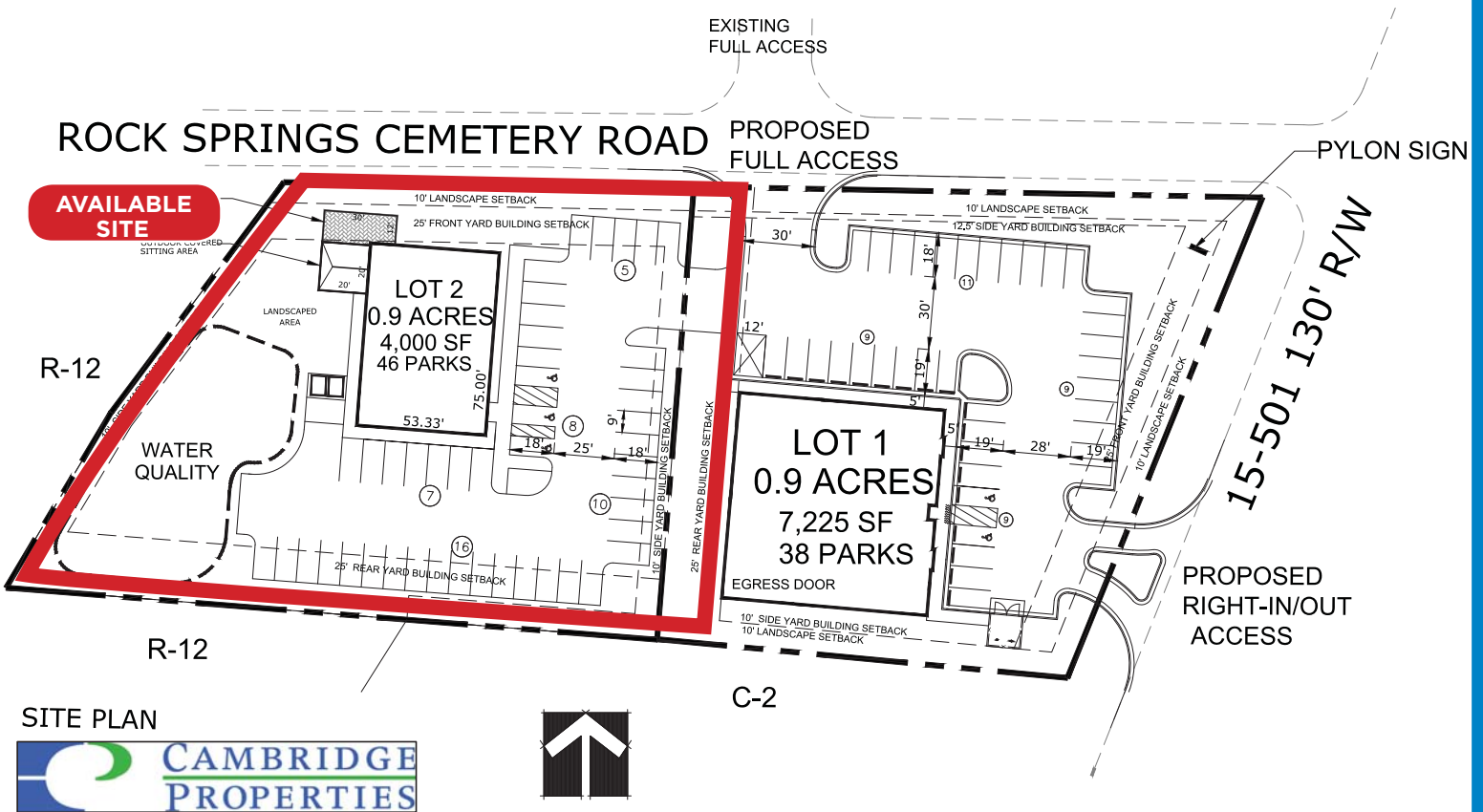
## LOCATION MAP

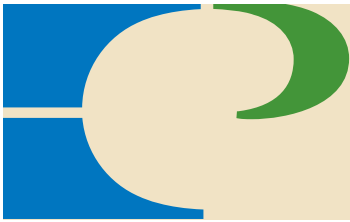




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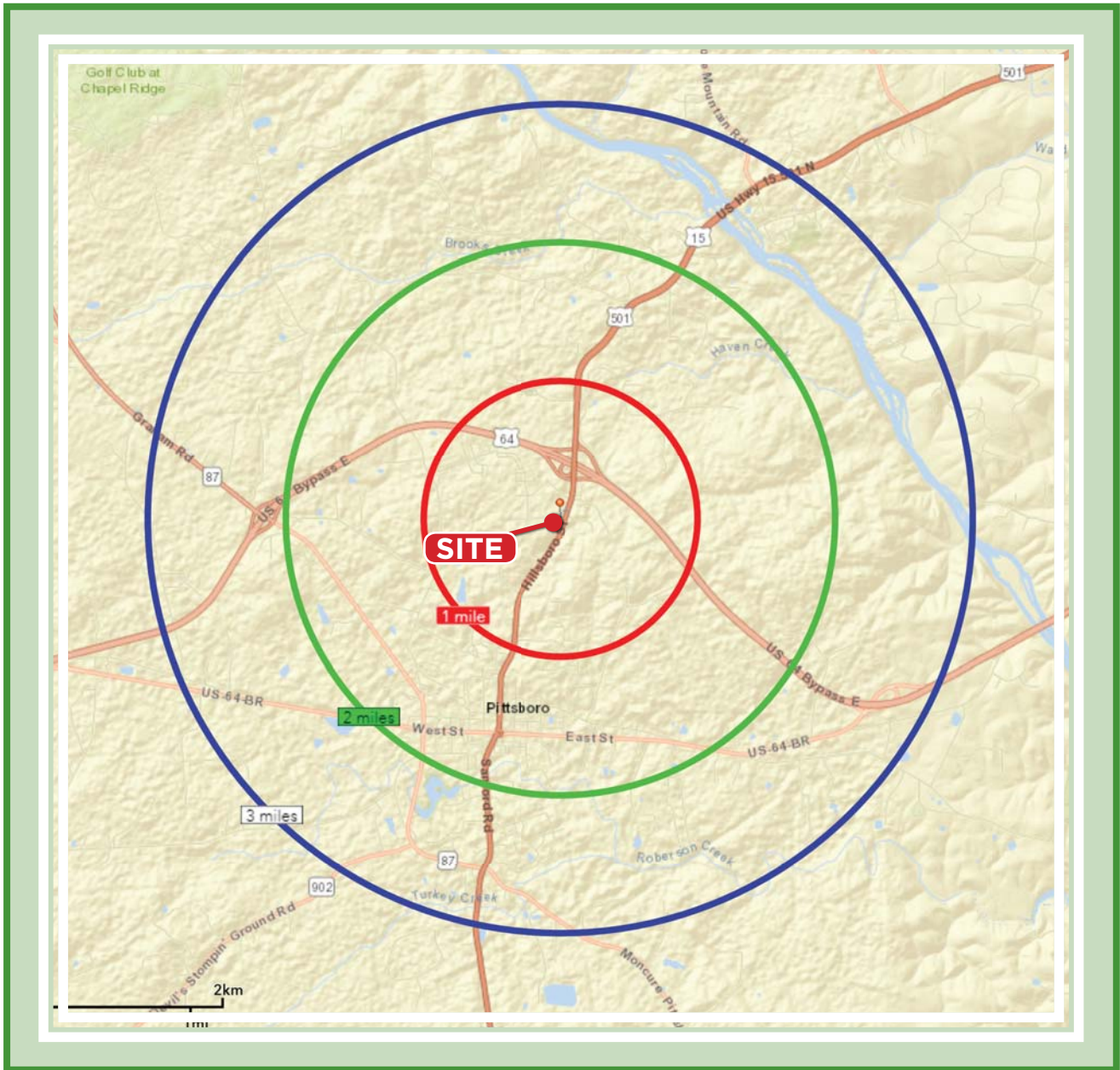
## PROPOSED SITE PLAN





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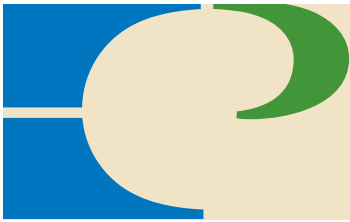
## DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2023 Forecast	1,835	4,415	7,510
Population 2018 Projection	1,652	3,965	6,760
Per Capita Income 2023 Forecast	\$37,031	\$36,060	\$35,665
Per Capita Income 2018 Projection	\$32,703	\$32,049	\$31,895
Median HH Income 2023 Forecast	\$62,676	\$62,177	\$64,094
Median HH Income 2018 Projection	\$56,488	\$56,721	\$58,828

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. *ESRI forecasts 2018 and 2023*

*Prepared 08/01/2018*



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## TRAFFIC PROFILE



TRAFFIC COUNTS	
Hillsboro Street (At Site)	15,000 AADT
Chapel Hill Road(1.35 miles NE of Site)	18,000 AADT
US Hwy 64 Bypass (1.61 miles NW of Site)	14,000 AADT
US Hwy 64 Bypass (1.3 miles SE of Site)	11,000 AADT

SOURCE: NC DOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2016