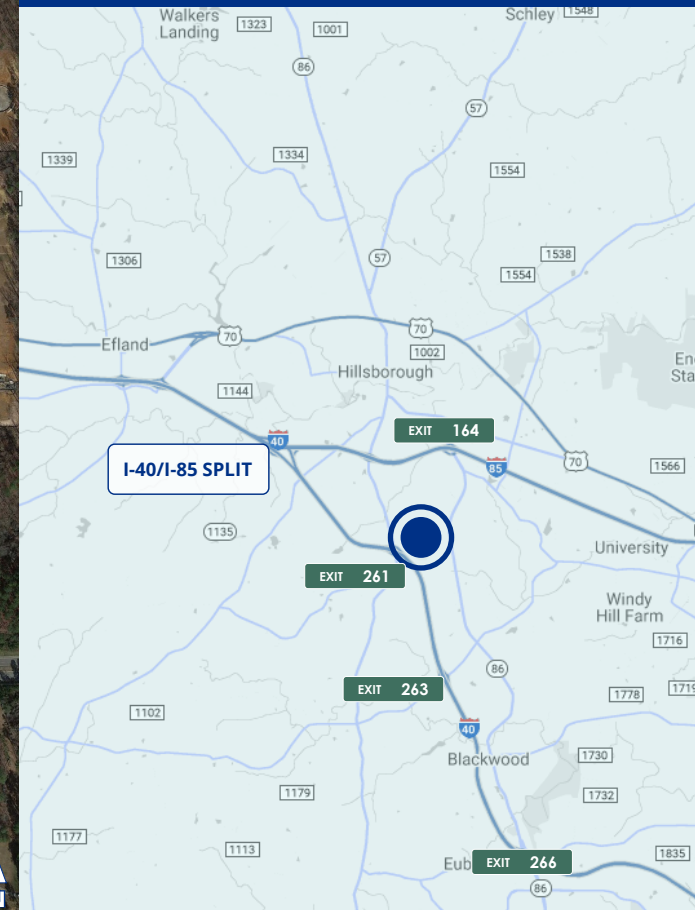


RETAIL PADS FOR LEASE OR SALE

1 WATERSTONE DRIVE HILLSBOROUGH, NC 27278



ABOUT THE PROPERTY

- 19.48 acres
- Retail pads for lease or sale
- Ideal for retail, office, or hotel
- Waterstone is a 318-acre master-planned development to include office, retail, medical, multifamily
- Water, sewer, and spine roads in place
- Approved: 40,000 SF of office/medical space and 93,000 SF of non-residential floor area
- PIN: 9873146102

**CALL FOR LEASE RATES
 CALL FOR SALES PRICE**

DEMOGRAPHICS

2019 ESTIMATES	1-MILE	3-MILE	5-MILE	10-MINUTE DRIVE
Population	2,786	12,985	24,918	24,917
Households	1,030	5,192	9,986	9,936
Avg. Household Income	\$92,085	\$85,134	\$95,401	\$100,350



LOCATION

- Located at the corner of Waterstone Drive and Old NC-86 in Orange County
- North of I-40 and NC-86
- East of I-40 and I-85 interchange
- Easy access to the Triangle and Triad markets
- Next door to Durham Tech Community College, UNC Hospital Hillsborough Campus, Hillsborough Farmers Market
- Catty-corner of future 2.4 million SF Research Triangle Logistics Park industrial site
- Orange County municipalities include Chapel Hill, Carrboro, Mebane, and Hillsborough

VIJAY K. SHAH, CCIM

vshah@trademarkproperties.com

919.645.1425 direct 919.812.0964 mobile

1001 Wade Avenue, Suite 300, Raleigh, NC 27605 • trademarkproperties.com • 919.782.5552

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AERIAL FACING NORTHWEST



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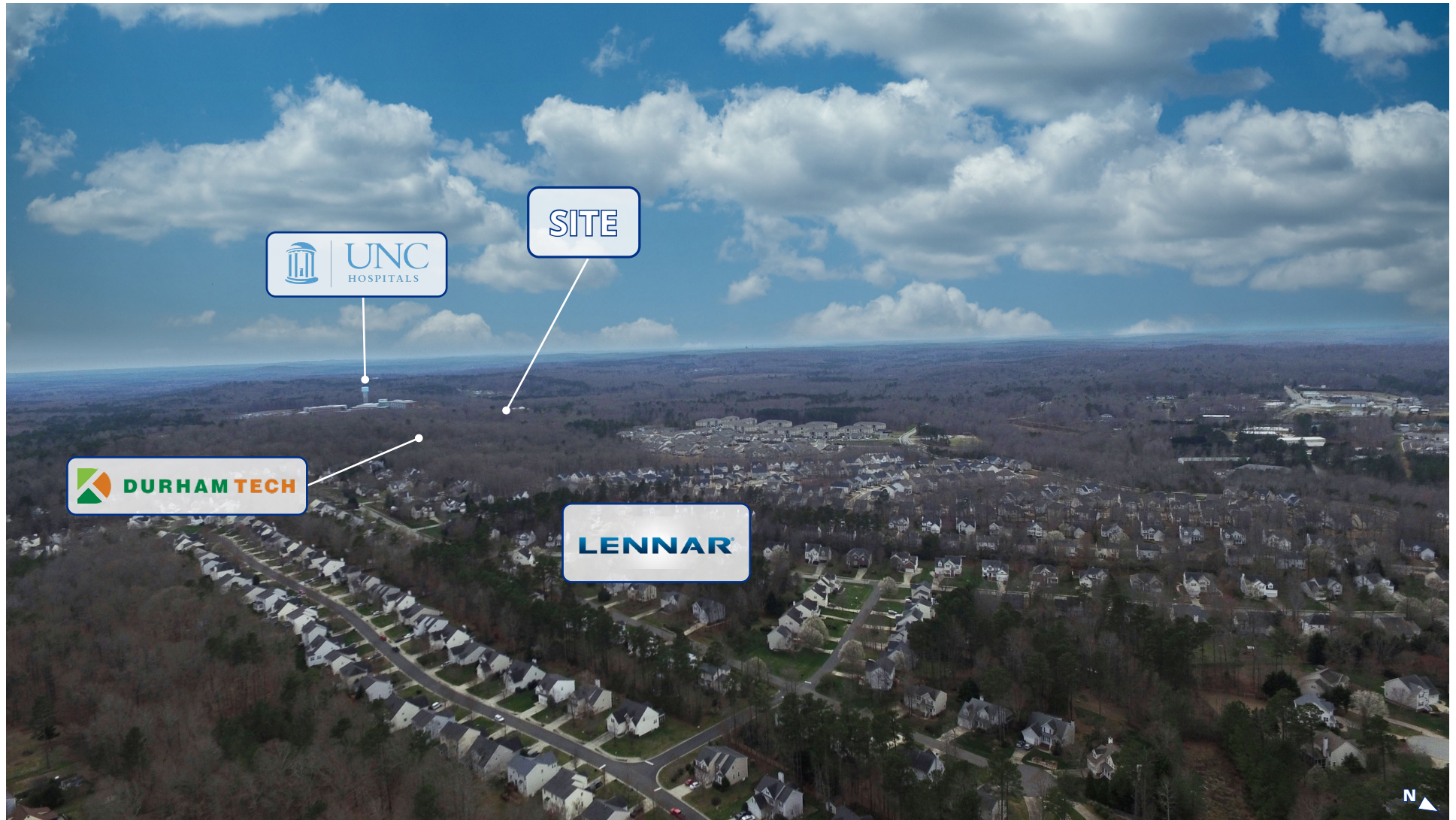
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AERIAL FACING SOUTHEAST



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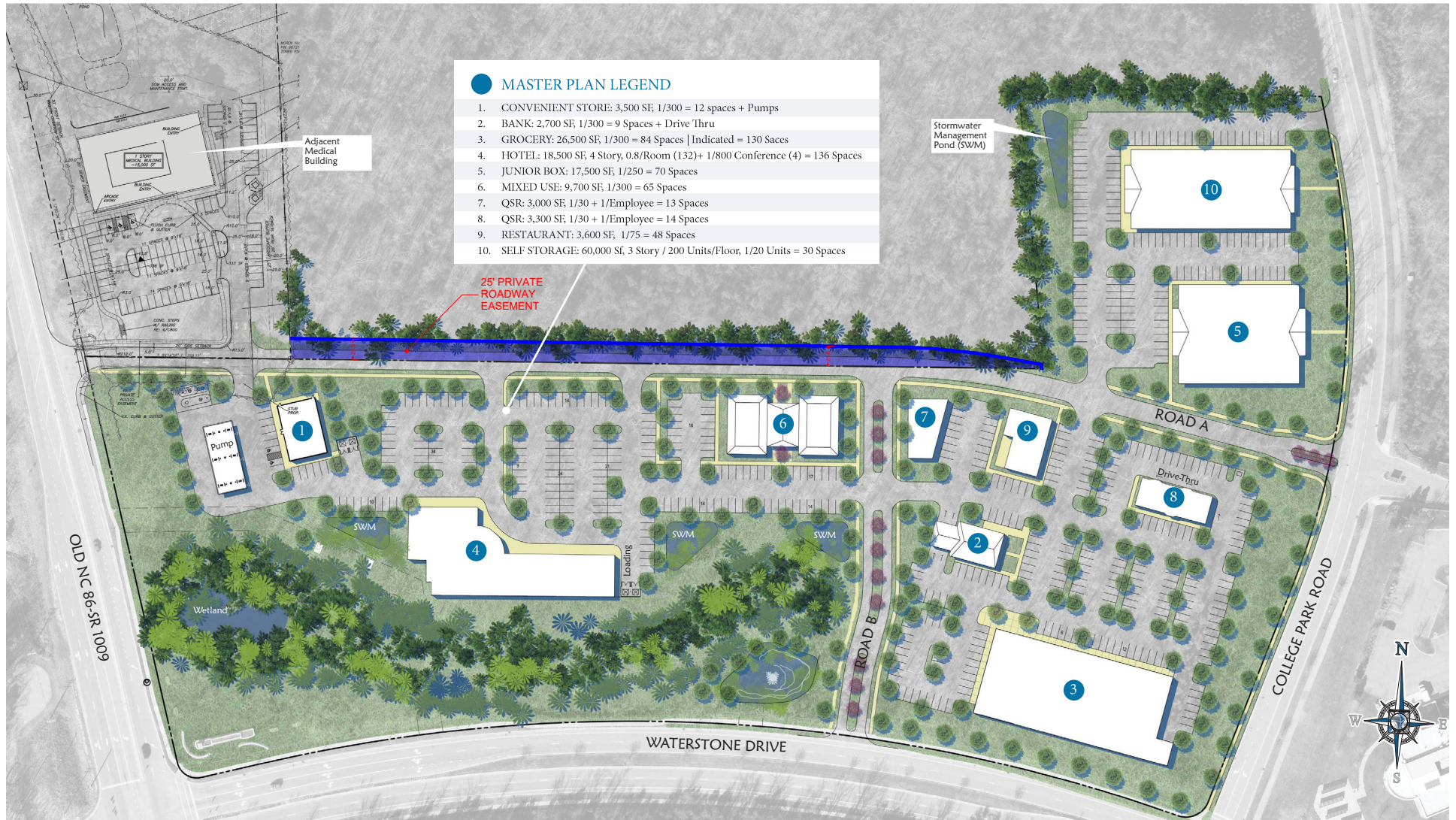
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PROPOSED SITE PLAN



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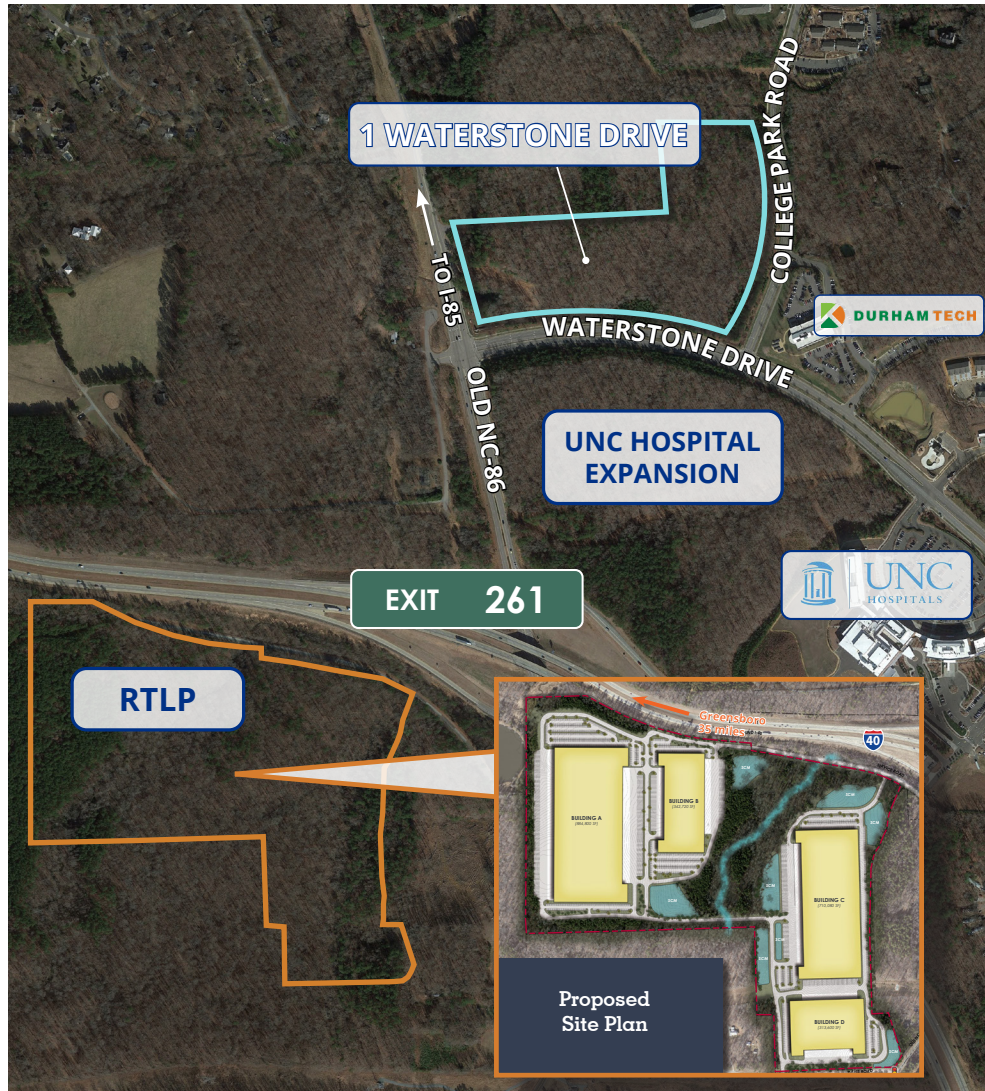
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RESEARCH TRIANGLE LOGISTICS PARK



ABOUT RTLP

- 160 acre industrial park just across I-40 from the Waterstone Drive site
- Up to 2,400,000 SF available for industrial space
- Primary uses for the property: Light Industrial, Warehouse, Manufacturing, R&D, Logistical Supply
- Coming 3Q 2022



RTLTP is marketed by Avison Young

[RTLTP WEBSITE](#)

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