



# SHOPPES AT WESTON CORNERS

9928 CHAPEL HILL RD  
MORRISVILLE, NC 27560

## CONTACT

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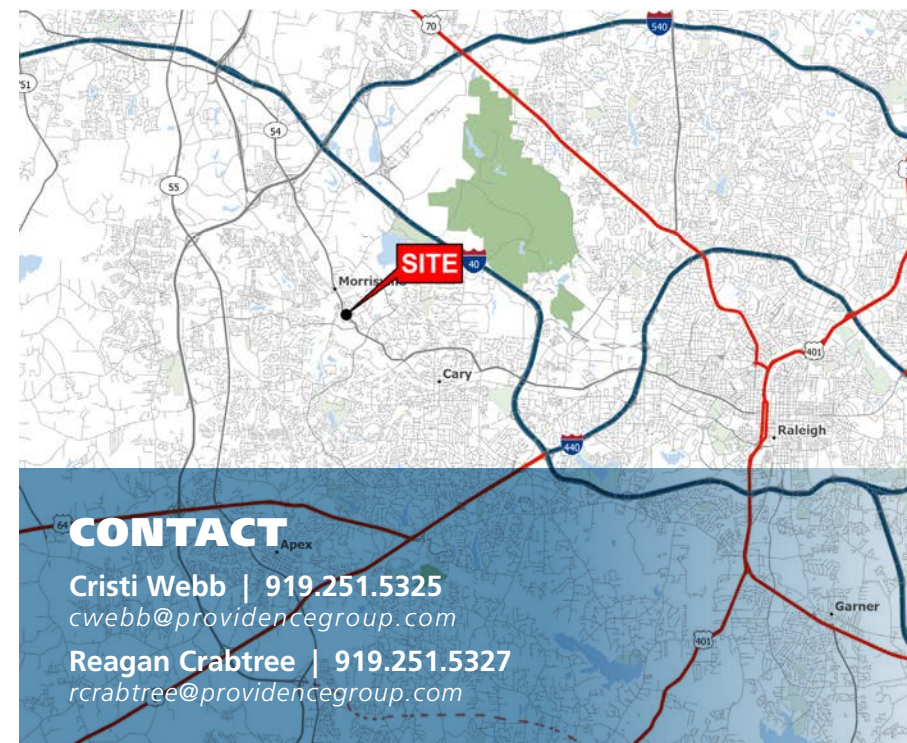
## PROPERTY HIGHLIGHTS

- 1,234 SF 2nd generation restaurant opportunity
- 2,161 SF & 2,664 SF inline retail space available
- Located adjacent to The Marq at Weston, a 302-unit apartment community, and 35 townhomes
- Great visibility and easily accessible on Chapel Hill Road (18,500 VPD)
- Average HHI over \$124,439 within a one mile radius
- Strong surrounding daytime population with significant office presence located along Weston Parkway, including Apple's temporary campus

## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	13,505	84,265	180,833
AVERAGE HH INCOME	\$124,439	\$161,182	\$157,372
MEDIAN HH INCOME	\$108,932	\$127,867	\$127,134
BUSINESS ESTABLISHMENTS	595	4,258	83,882
DAYTIME EMPLOYMENT	5,116	37,447	29,228

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Suite	Tenant	Square Feet
01	Sodabox	1,231 SF
02	Mochinut	1,330 SF
03	Original Mattress Factory	2,044 SF
04	Bottles & Cans	2,025 SF
05	UDA Dental	2,100 SF
<b>06</b>	<b>AVAILABLE</b>	<b>2,664 SF</b>
<b>07</b>	<b>AVAILABLE</b>	<b>2,161 SF</b>
08	Jasmin Mediterranean Bistro	2,545 SF
09	Mamacita Mexican	3,583 SF
<b>10</b>	<b>AVAILABLE</b>	<b>1,234 SF</b>
11	Glow Nail Salon	2,161 SF
12	Guasaca Arepas & Salsa Grill	2,500 SF
13	Salon Lofts	4,654 SF
14	Marco's Pizza	1,780 SF
<b>TOTAL</b>		<b>32,012 SF</b>

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**SITE**  
Shoppes at Weston Corners

- SL SALON LOFTS
- ORIGINAL MATTHEW FACTORY
- Jasmin & Olivz
- GUACACA
- Marco's Pizza
- Benjamin Moore Paints
- MOCHINUT

**Harrison Square**

- Bass Pro Shops
- EMERSON ADVISORS ROYCE
- BONEFISH GRILL
- RUTH'S STEAK HOUSE

**Walmart**  
Neighborhood Market

**AutoZone**

- Walmart Neighborhood Market
- Harris Teeter
- Walgreens
- STAPLES
- COLD STONE
- DOLLAR TREE
- ALDI
- Advance Auto Parts
- DISCOUNT TIRE
- LIDL

**Park West Village**

- TARGET
- five BELOW
- tj-maxx
- ROSS DRESS FOR LESS
- ULTA
- PETSMART
- B&B THEATRES
- HomeGoods
- carter's
- buy buy BABY
- Michaels
- WHITE BLACK CHICO'S
- TRADER JOE'S

**Park Place**

- FOOD LOUP
- AMC THEATRES

**Lowé's**

STARBUCK COFFEE

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