HAMPTON POINTE

HILLSBOROUGH, NORTH CAROLINA

EXCLUSIVE LEASING PACKAGE

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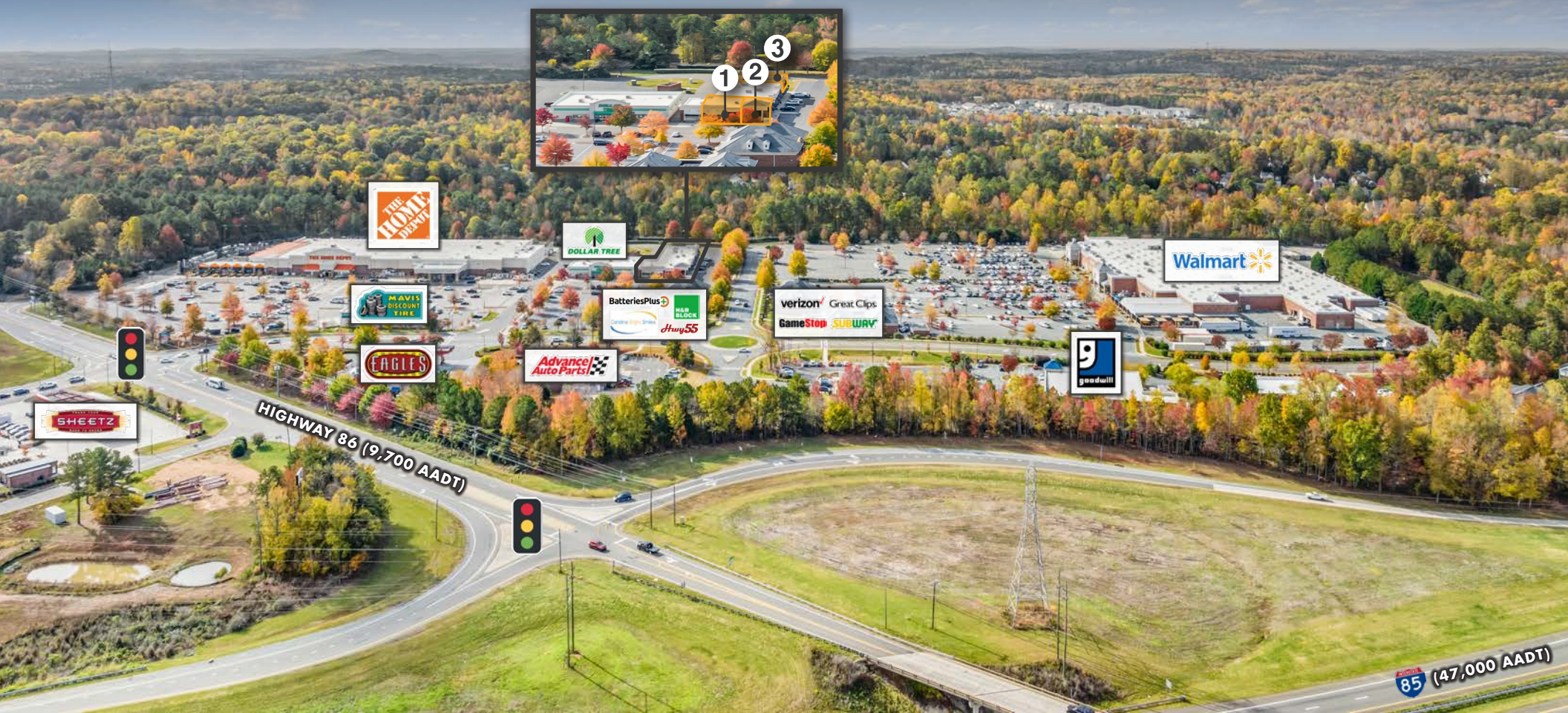
PROPERTY OVERVIEW

- Located on the prime retail corridor of I-85 and Hwy 86 of Hillsborough, NC
- Lighted access off of Hwy 86
- Prime Positioning off I-85 in Hillsborough's top retail corridor
- 3 Vacant Suites:
  1. 617-2A (2,133 SF)
  2. 617-2B (1,120 SF)
  3. 615-9 (1,270 SF)
- Spaces 617-2 (A&B) are combinable up to a 3,253 SF endcap
- Anchor tenants in the center include Walmart & Home Depot
- Notable Surrounding Retailers: Dollar Tree, Advance Auto Parts, Sheetz, Hwy 55 Burgers, Future Aldi planned across the street
- Traffic Counts:
  I-85 - 47,000 AADT
  Hwy 86 - 11,000 AADT



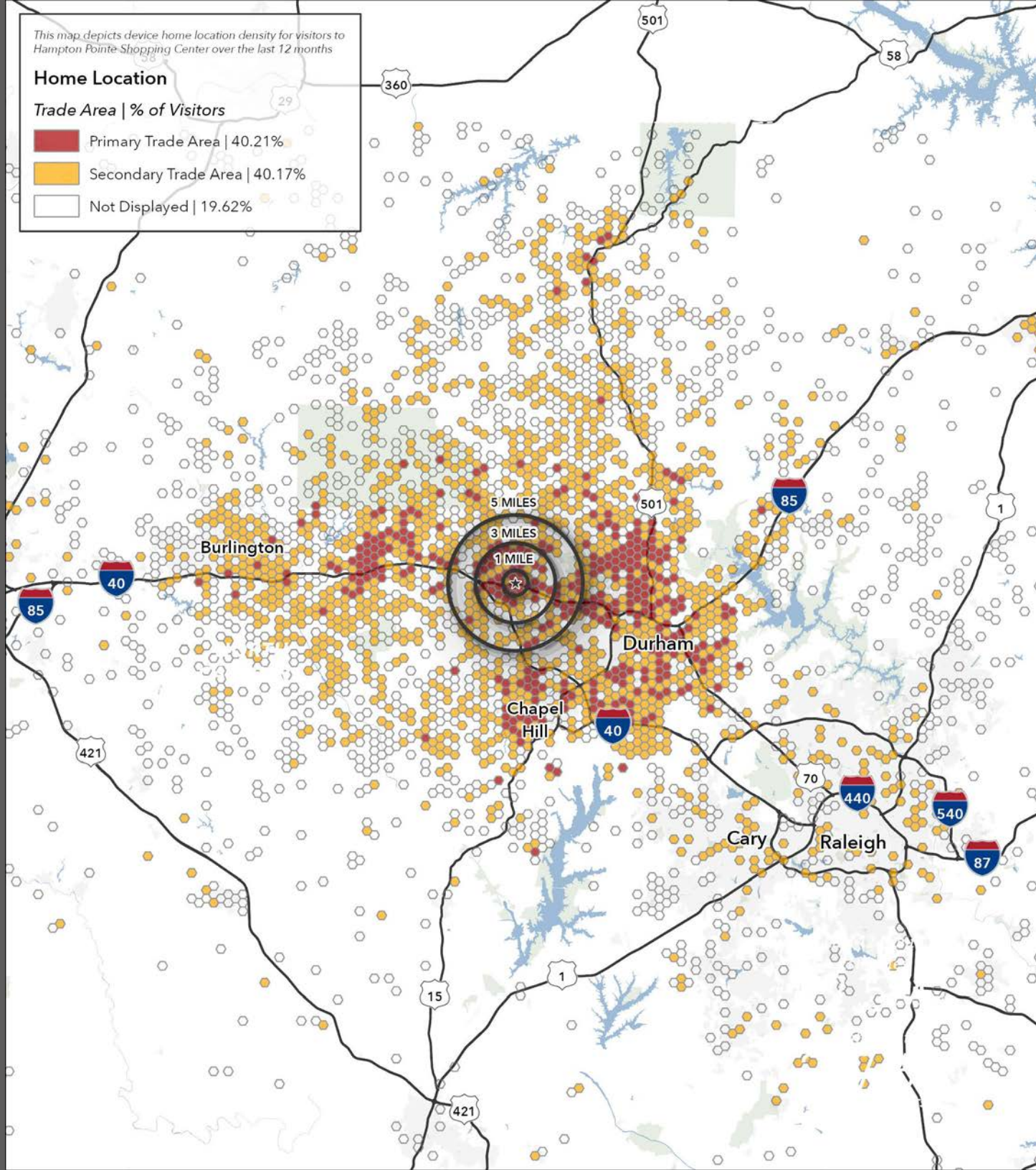
HILLSBOROUGH TRADE AREA

5–MILE RADIUS

2022 POPULATION
19,531

2022 DAYTIME POPULATION
12,269

2022 MEDIAN HOUSEHOLD INCOME
$84,813



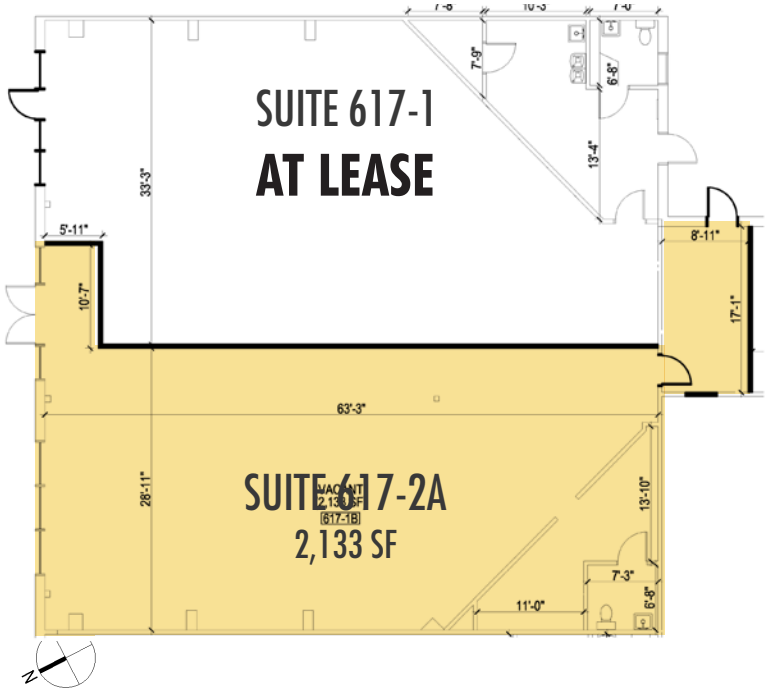
Suite	Tenant
501 Hampton Pointe	Walmart
525-A/B	Fancy Nails
525-C	Great Clips
525-D	Cricket Wireless
525-E	Subway
535-A	Papa John's
535-B	Happy Heart Tattoo
535-C	Mocksville Tobacco
535-D	Verizon Wireless
601-1	America's Home Place
601-5	Andy's Cheesesteaks
603-1	Steven Garrett, DDS, PA
603-4	H&R Block
603-5	Batteries Plus
617-1	AT LEASE
617-2A	AVAILABLE (2,133 SF) *COMBINABLE
617-2B	AVAILABLE (1,120 SF) *COMBINABLE
615-3	AT LEASE
615-7	Fuji China
615-9	AVAILABLE (1,270 SF)
619 Hampont Pointe	Dollar Tree
623 Hampton Pointe	Mavis Tires & Brakes
625 Hampton Pointe	Home Depot

Suite	Tenant	SF
617-1	AT LEASE	2,100 SF
617-2A	AVAILABLE	2,133 SF
617-2B	AVAILABLE	1,120 SF
615-3	AT LEASE	4,620 SF
615-7	Fuji China	2,400 SF
615-9	AVAILABLE	1,270 SF

SUITE 617-1
2,100 SF
SUITE 617-2A
2,133 SF
SUITES COMBINABLE
UP TO 3,253 SF
SUITE 617-2B
1,120 SF
AT LEASE
AVAILABLE
AVAILABLE
LIBERTY GUNS

FLOORPLAN

SUITE 617-2A & 2B
1,120 SF - 3,253 SF



KEY PLAN
HATCH DENOTES AREA OF SUITE

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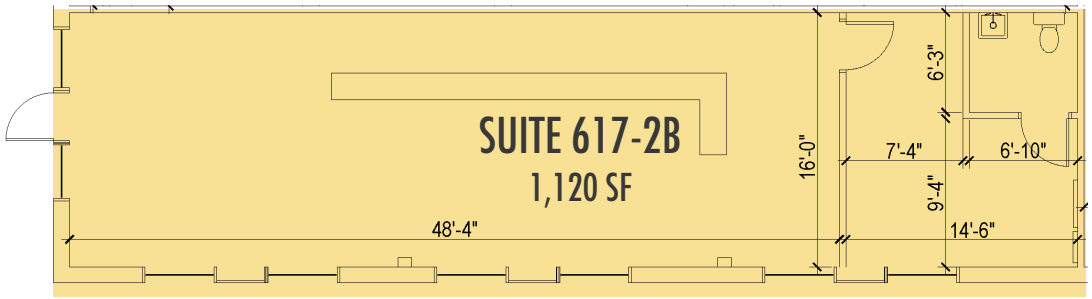
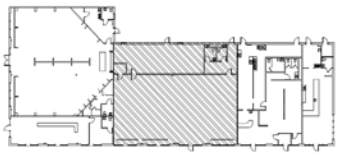


SUITE 615-3
4,620 SF
AT LEASE
CHINA FUJI

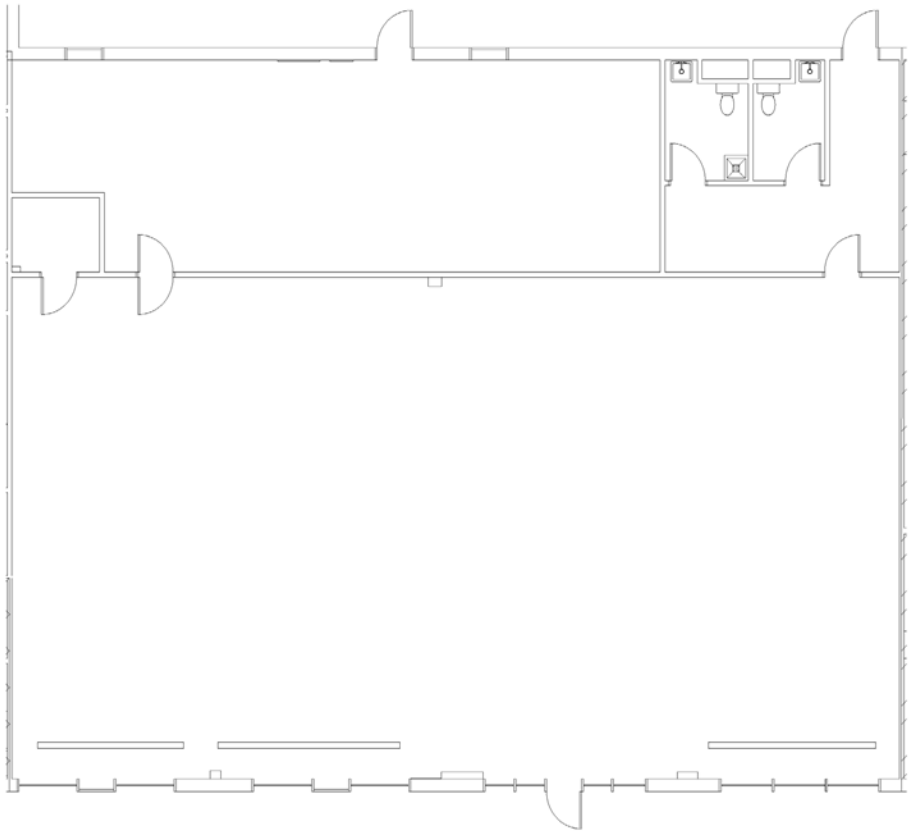
FLOORPLAN

SUITE 615-3

4,620 SF



KEY PLAN
HATCH DENOTES AREA OF SUITE

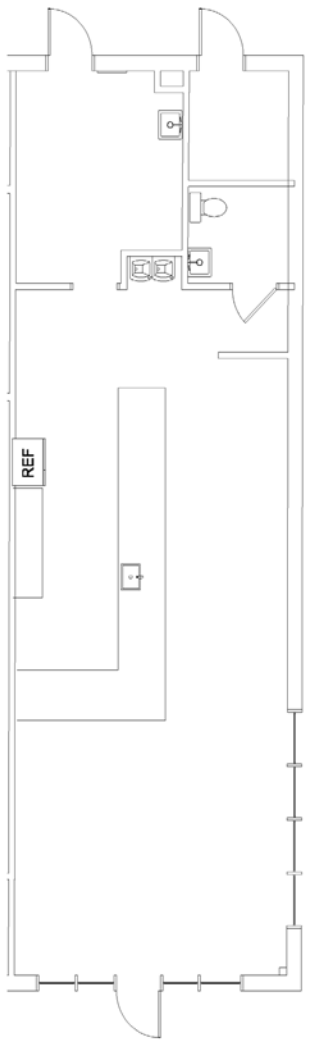


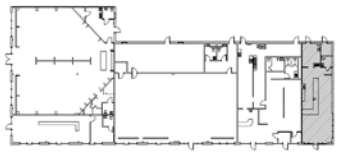
SUITE 615-9
1,270 SF
CHINA FUN
NUTRITION
HUB

FLOORPLAN

SUITE 615-9

1,270 SF





KEY PLAN
HATCH DENOTES AREA OF SUITE

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