



NOW LEASING

Select Opportunities at

**CREEKSIDE
COMMONS**



Welcome to
Creekside Commons,
a walkable gathering place
where residents, visitors, and
the surrounding Chapel Hill
community come together.

With 800+ residences
underway, Creekside
Commons offers a built-in
neighborhood audience
and represents one of the
last meaningful commercial
opportunities along the
growing 15-501 corridor in
southern Chapel Hill.

Now under construction with
vertical progress underway.



SouthCreekCH.com

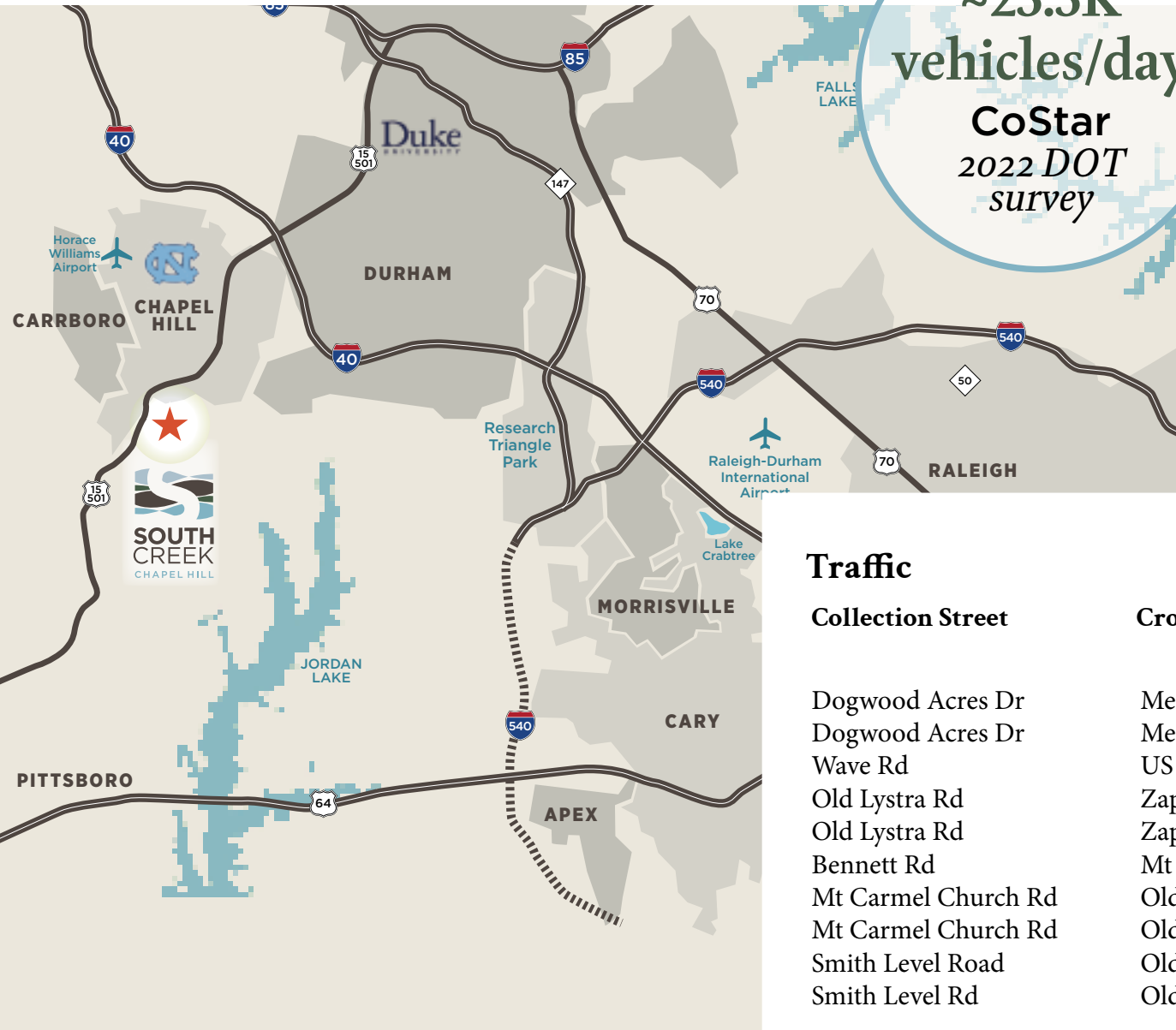


**CREEKSIDE
COMMONS**

**COMMERCIAL
LEASING**

Lee Bowman | lb Bowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208

Location



~23.3K
vehicles/day
CoStar
2022 DOT
survey

South Creek is located across from Southern Village on Hwy 15/501 in Chapel Hill. This prime location offers excellent visibility and accessibility for businesses, with a scenic setting that enhances the appeal for both customers and employees.

Downtown Chapel Hill	1 Mile
Duke University	12 Miles
Downtown Durham	14 Miles
Downtown Raleigh	25 Miles
Research Triangle Park	18 Miles
Raleigh-Durham Airport	20 Miles

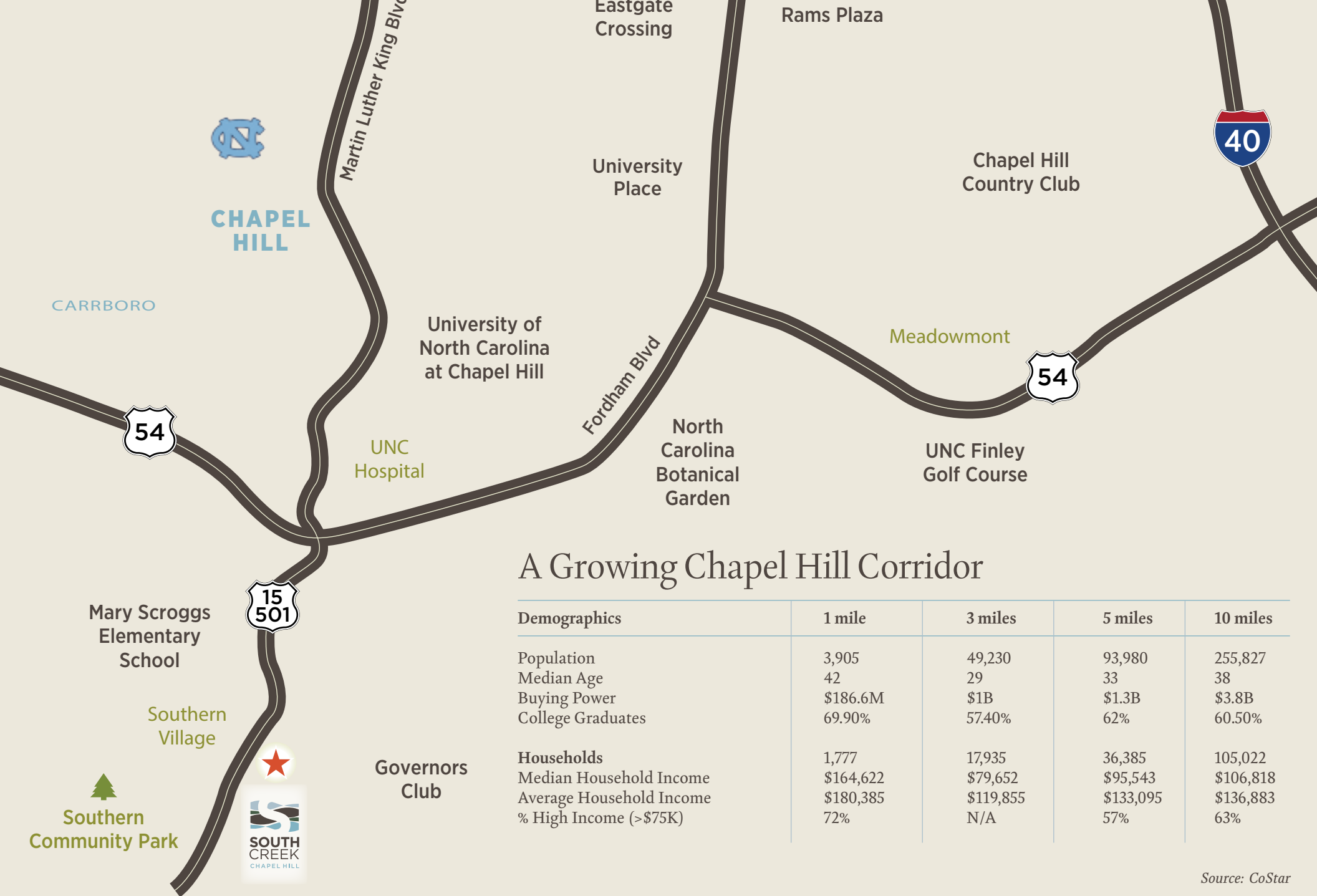
Traffic

Collection Street	Cross Street	Traffic Volume	Year	Dist. from Property
Dogwood Acres Dr	Merrit Dr NW	940	2025	0.26 mi
Dogwood Acres Dr	Merrit Dr NW	913	2024	0.28 mi
Wave Rd	US Hwy 15 NW	856	2018	0.43 mi
Old Lystra Rd	Zapata Ln SE	1,767	2024	0.71 mi
Old Lystra Rd	Zapata Ln SE	1,717	2025	0.71 mi
Bennett Rd	Mt Carmel Church Rd	111	2018	0.72 mi
Mt Carmel Church Rd	Old Lystra Rd NW	9,391	2025	0.79 mi
Mt Carmel Church Rd	Old Lystra Rd NW	9,696	2024	0.81 mi
Smith Level Road	Old Legacy Ln S	8,093	2025	0.89 mi
Smith Level Rd	Old Legacy Ln S	8,235	2024	0.92 mi

**CREEKSIDE
COMMONS**

COMMERCIAL
LEASING

Lee Bowman | lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208



A Growing Chapel Hill Corridor

Demographics	1 mile	3 miles	5 miles	10 miles
Population	3,905	49,230	93,980	255,827
Median Age	42	29	33	38
Buying Power	\$186.6M	\$1B	\$1.3B	\$3.8B
College Graduates	69.90%	57.40%	62%	60.50%
Households	1,777	17,935	36,385	105,022
Median Household Income	\$164,622	\$79,652	\$95,543	\$106,818
Average Household Income	\$180,385	\$119,855	\$133,095	\$136,883
% High Income (>\$75K)	72%	N/A	57%	63%

Source: CoStar

CREEKSIDE
COMMONS

COMMERCIAL
LEASING

Lee Bowman | lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208

Designed for Daily Life

South Creek is designed around the rhythms of everyday life—where residents can walk to coffee, meet neighbors, and connect to the surrounding landscape.

With over 800 residences underway within a 123-acre community, Creekside Commons is supported by a built-in neighborhood audience and immediate access to nature, recreation, and daily-use amenities.

Positioned directly across from Southern Village and connected to an 80-acre preserve with walking trails, the project combines visibility and accessibility along the 15-501 corridor with a walkable, community-focused environment.

Together, this creates a strong foundation for retail and dining serving both the neighborhood and the broader Chapel Hill market.

Designed to support daily-use retail, dining, and neighborhood services

123

**Acre
Community**

80

**Acre
Conservation Land
Adjacent**

Across

**From Southern
Village public
sports fields
and park**

Nearby

**Bus stops, a
park+ride, and
*a future rapid
transit station***

± 815

Residences

Multiple

**Pools, Lounge
Areas, BBQs,
Cabanas and
Parks**

**CREEKSIDE
COMMONS**

**COMMERCIAL
LEASING**

Lee Bowman | lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208

South Creek Site Plan

SouthCreekCH.com



SouthCreekCH.com

CREEKSIDE
COMMONS

COMMERCIAL
LEASING

Lee Bowman | lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant must verify the information and bears all risk for any inaccuracies.

Momentum is Underway at 95 Market Available this Summer



From concept to reality, momentum is underway.

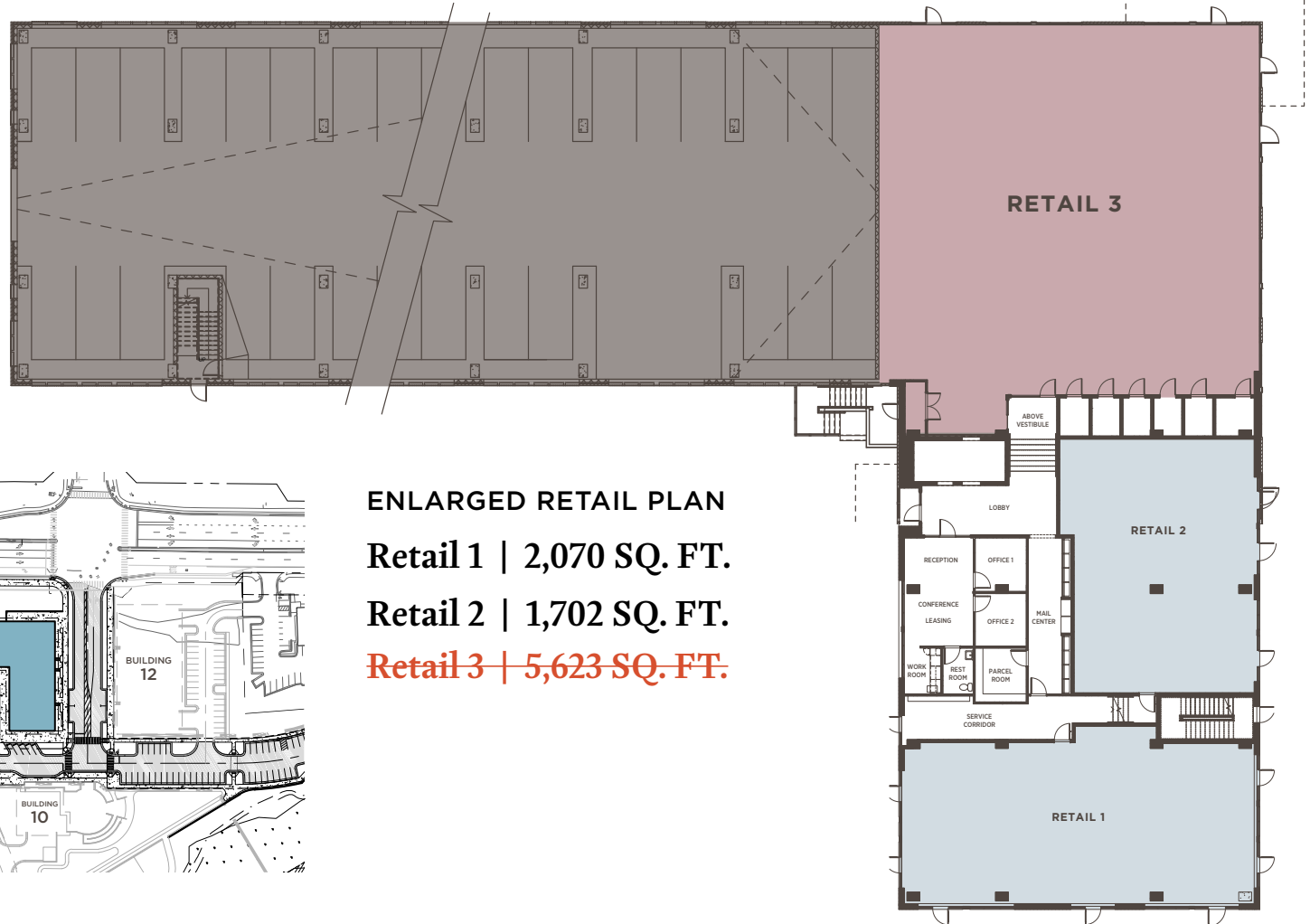
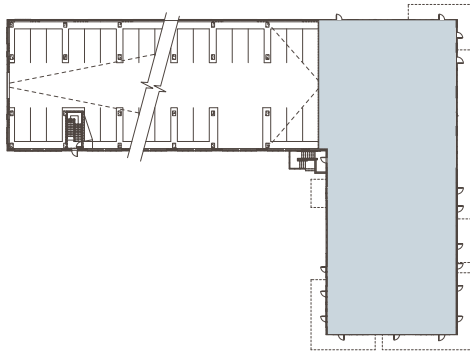
**CREEKSIDE
COMMONS**

COMMERCIAL
LEASING

Lee Bowman | lb Bowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208

95 Market Retail Opportunities Building 11

KEY PLAN : RETAIL

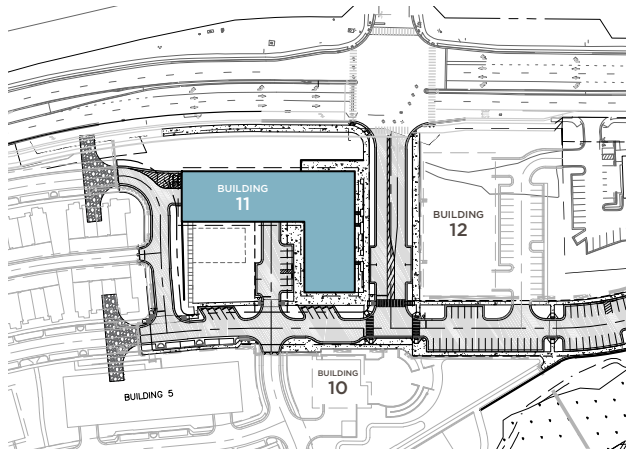


ENLARGED RETAIL PLAN

Retail 1 | 2,070 SQ. FT.

Retail 2 | 1,702 SQ. FT.

~~Retail 3 | 5,623 SQ. FT.~~



**CREEKSIDE
COMMONS**

**COMMERCIAL
LEASING**

Lee Bowman | lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208

Anchor Restaurant Opportunities Building 10



Flexible build-to-suit **restaurant opportunities** designed to anchor the next phase of Creekside Commons and establish a destination for dining and social activity.

Positioned adjacent to the central lawn and terraced gathering spaces, the building supports a highly visible and inviting indoor-outdoor dining experience.

Designed to capture the full rhythm of the community—the combination of architecture, outdoor space, and adjacency to the Commons and greenway trailhead creates the foundation for a highly active and enduring neighborhood destination.

**CREEKSIDE
COMMONS**

COMMERCIAL
LEASING

Lee Bowman | lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208

Designed for Indoor/Outdoor



The building's multi-level configuration and architectural expression support a range of dining experiences—from elevated patio seating to ground-level activation connected to the Commons lawn.

- **Upper Level: ~6,300 SF total**
 - **Suite A: 3,369 SF**
 - **Suite B: 2,650 SF**
- **Lower Level: 2,782 SF (Suite C)**
- **Covered patio areas**

**CREEKSIDE
COMMONS**

**COMMERCIAL
LEASING**

Lee Bowman | lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764
John Fugo | C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208

Key Design Advantages

- Distinct architectural identity with strong visibility and branding opportunities
- Covered patios and shaded outdoor seating environments
- Multi-level layout supporting varied dining concepts and experiences
- Direct connection to lawn, terraces, and pedestrian activity
- Designed for day-to-night activation



CREEKSIDE COMMONS

SouthCreekCH.com

Contact Us Today

Lee Bowman

lbowman@beechwoodhomes.com | O : 980.276.4663 | C : 919.697.1323 · LLC. #328764

John Fugo

C : 919.280.6318 · LLC. #194756 | Montgomery Carolina LLC · NC LIC. #C12208