



CHAPEL HILL | 27516

408 W. ROSEMARY STREET

PRIME DOWNTOWN CHAPEL HILL COMMERCIAL OPPORTUNITY

FORMER HOME OF THE ICONIC MAMA DIP'S KITCHEN



**4,226
SF**

BUILDING SIZE

**±0.68
AC**

LOT SIZE

**26
Parking**

SPACES

**Retail/
Restaurant**

ZONING

**\$3.5
M**

SALE PRICE

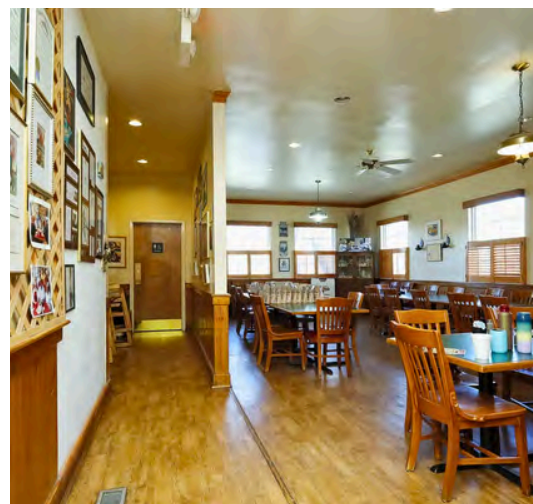
PROPERTY OVERVIEW

PRIME DOWNTOWN CHAPEL HILL COMMERCIAL OPPORTUNITY

408 W. Rosemary Street presents a unique opportunity to acquire a well-located commercial property in the heart of Chapel Hill. Situated on approximately ± 0.68 acres, the property features an existing $\pm 4,226$ SF restaurant building in an established downtown location just minutes from the University of North Carolina at Chapel Hill and the shops, restaurants, entertainment, and amenities of Franklin Street. The property's combination of an existing commercial building, on-site parking, Rosemary Street frontage, and sizable downtown parcel creates an attractive opportunity for restaurant, retail, owner-user, investment, or potential redevelopment uses.

OWN AN ICONIC PIECE OF CHAPEL HILL HISTORY

For nearly 50 years, Mama Dip's Kitchen was a beloved Chapel Hill institution, serving generations of residents, UNC students, and visitors. Founded by Mildred "Mama Dip" Council in 1976, the restaurant moved to 408 W. Rosemary Street in 1999, where it became a familiar downtown landmark known for Southern hospitality, home-style cooking, and deep community roots. Today, the property offers a rare chance to own an iconic building with a meaningful place in Chapel Hill's history and carry its legacy into the future.





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LOCATION OVERVIEW

CHAPEL HILL, NC

Located along West Rosemary Street, 408 W. Rosemary Street is positioned within one of Chapel Hill's most active downtown corridors. The property offers convenient access to Franklin Street, Downtown Chapel Hill, and the University of North Carolina at Chapel Hill, placing it near a significant concentration of students, residents, employees, visitors, restaurants, retailers, and entertainment destinations.

West Rosemary Street has become an important extension of Chapel Hill's downtown commercial district, with a mix of restaurants, businesses, multifamily and student housing, and other commercial uses. The property's location provides connectivity to the broader Chapel Hill-Carrboro community while maintaining a highly visible presence near the center of town.



QUICK FACTS

- *Population: 63,565 (2025 estimate)*
- *Median Household Income: \$85,989*
- *Bachelor's Degree or Higher: 76.6% of residents age 25+*
- *Home to: University of North Carolina at Chapel Hill, a major economic and cultural anchor for the community*
- *Location: Part of the Research Triangle region, with convenient access to Durham and Raleigh*

NEARBY AMENITIES





408 W ROSEMARY STREET | CHAPEL HILL, NC

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