

FLEX RETAIL SPACE FOR LEASE

FLEX RETAIL SPACE - SUITE 103

5125 North Carolina 55, Durham, NC 27713



OFFERING SUMMARY

Lease Rate:	\$28.00 PSF plus \$5.20 TICAM
Available SF:	1,168 SF
Lot Size:	6.53 Acres
Year Built:	2022
Zoning:	CCD
Market:	Durham
Submarket:	NC - RTP/RDU

PROPERTY OVERVIEW

A prime retail opportunity at our vibrant 57,000 SF neighborhood center, strategically nestled near RTP. With 1,168 RSF of available retail space, this is the perfect canvas for boutiques, coffee shops, and restaurants to thrive. Immerse your brand in a bustling community, surrounded by major retailers like Publix, Food Lion, and Starbucks.

Seamless access to I-40 ensures unparalleled visibility. Seize this chance at a competitive rental rate of \$28.00/SF Plus \$5.20 TICAM. Ample parking at 5.2/1,000 SF.

PROPERTY HIGHLIGHTS

- 1,168 RSF Flex Retail Space for Lease
- 9,612 SF Neighborhood Center
- Perfectly located in the heart of RTP
- Ample Parking with the Ratio: 5.2/1,000SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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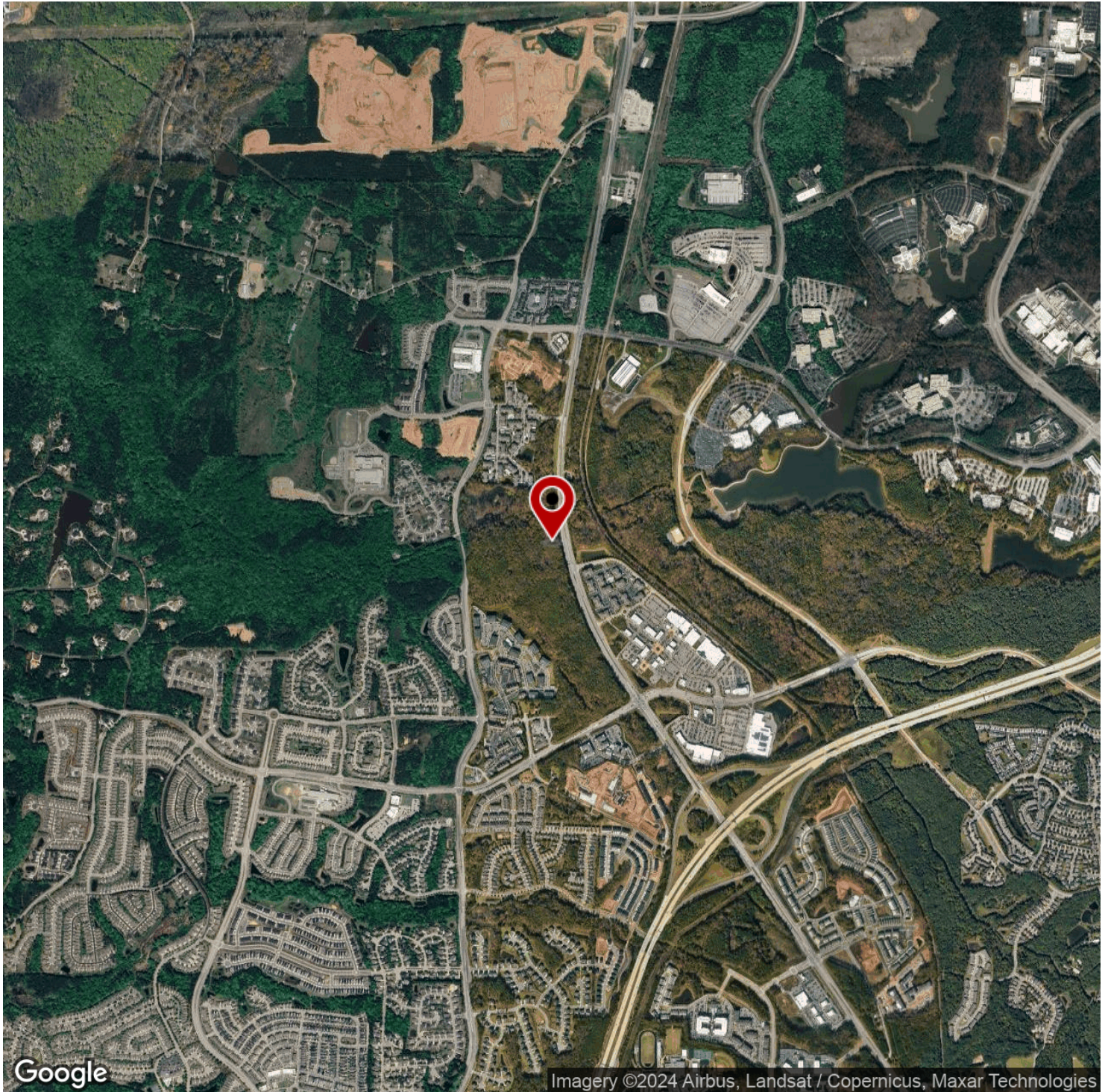
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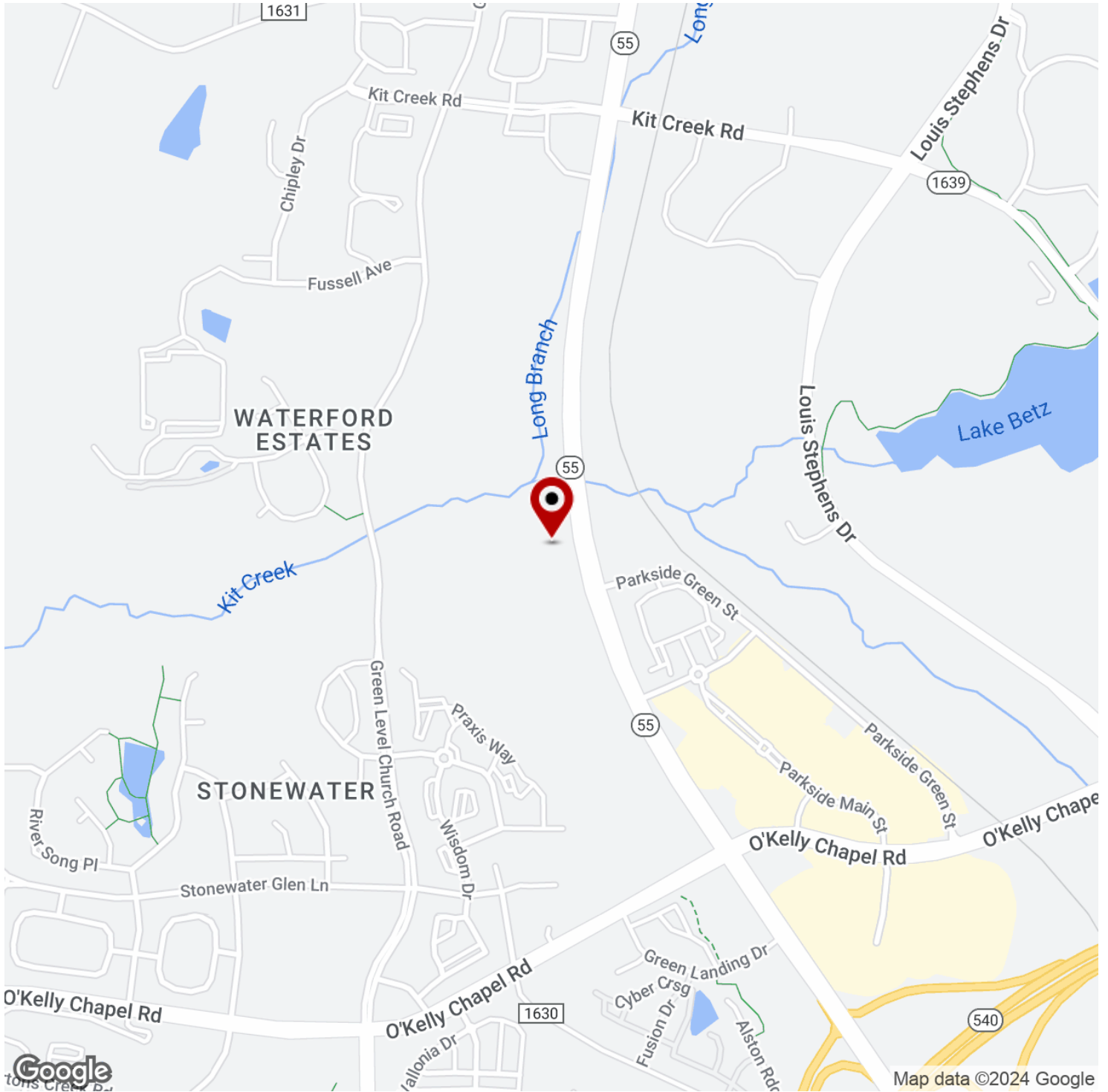
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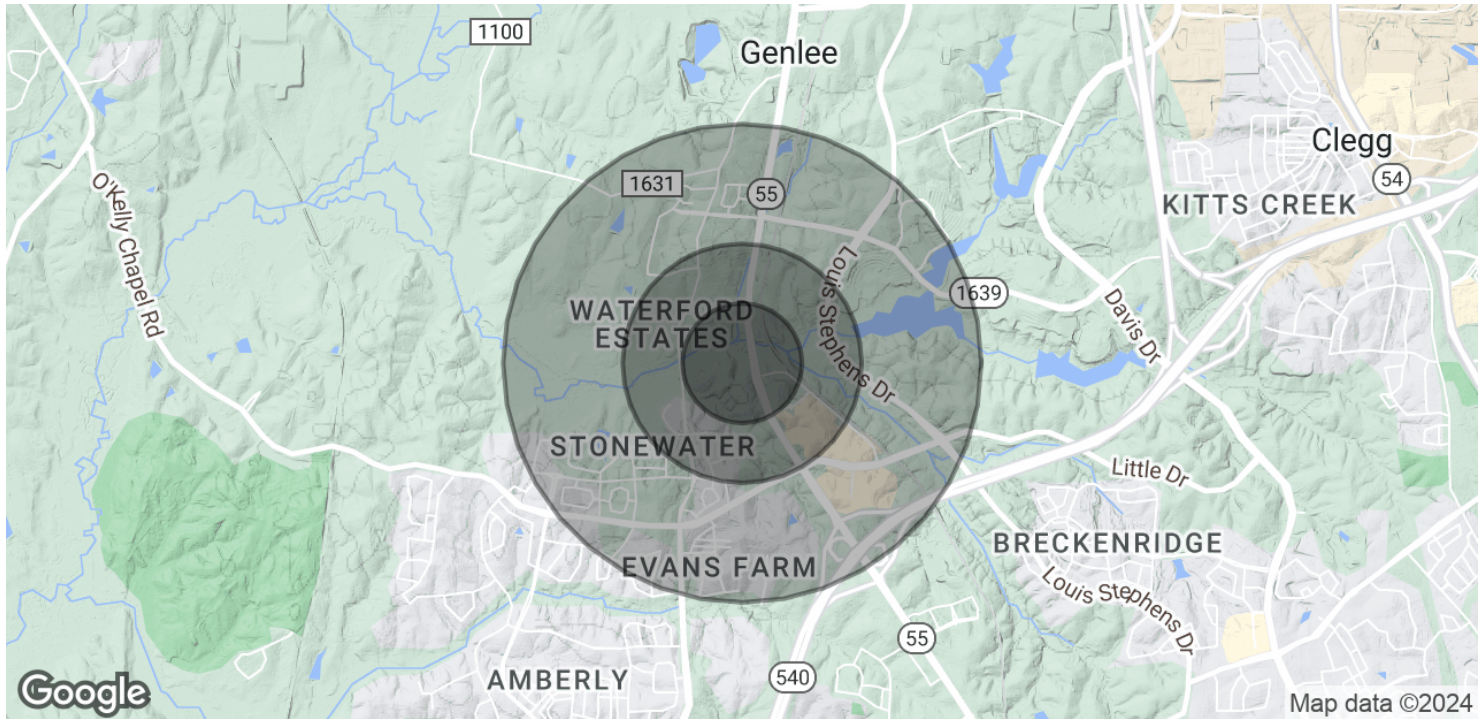
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	719	2,051	5,653
Average Age	32.4	33.1	34.5
Average Age (Male)	34.9	34.7	35.3
Average Age (Female)	31.7	32.5	34.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	393	1,055	2,511
# of Persons per HH	1.8	1.9	2.3
Average HH Income	\$74,198	\$82,315	\$100,716
Average House Value	\$41	\$37,053	\$156,959

2020 American Community Survey (ACS)

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