



**FOR  
LEASE**

**PARK TERRACE SHOPPING CENTER**

**2223 E NC HWY 54 | DURHAM, NC 27713**

**1,224 -2,448 SF RETAIL  
SPACE AVAILABLE**

**LISTING BROKERS:**

**VIJAY K. SHAH, CCIM**  
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**2223 E. NC HWY 54 DURHAM, NC 27713**

## PROPERTY HIGHLIGHTS

- » Park Terrace Shopping Center consisting of 24,813 SF
  - » Suite I: 1,224 - 2,448 SF
- » Ideal for beauty services including nail salons, hair salons, and barber shops, etc.
- » Retail tenants include: Thai 55 Restaurant, Akashi Sushi, and Vittles at the Park Caribbean Food
- » 122 parking spaces (4.92:1,000 SF)
- » Located on Hwy 54 (22,000 AADT) between at the block between Hwy 55 (38,000 AADT) and S Alston Ave (11,500 AADT) adjacent to the Durham County Library
- » Less than a mile from I-40
- » Two miles to Research Triangle Park, HWY 885 (74,500 AADT), and TW Alexander Dr (15,000 AADT)
- » Surrounded by a variety of shopping centers, restaurants, and cafes



**LEASE RATE:**  
**\$18.00/SF, +\$5.30/SF (NNN)**

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## PROPERTY HIGHLIGHTS

- » Under new ownership, with the following improvements:
  - » Entire center has been freshly painted and awnings replaced
  - » New monument signs for tenants
  - » Parking lot has been resurfaced
  - » Upgraded parking lot and walkway lighting to LED
  - » 24-hour security cameras

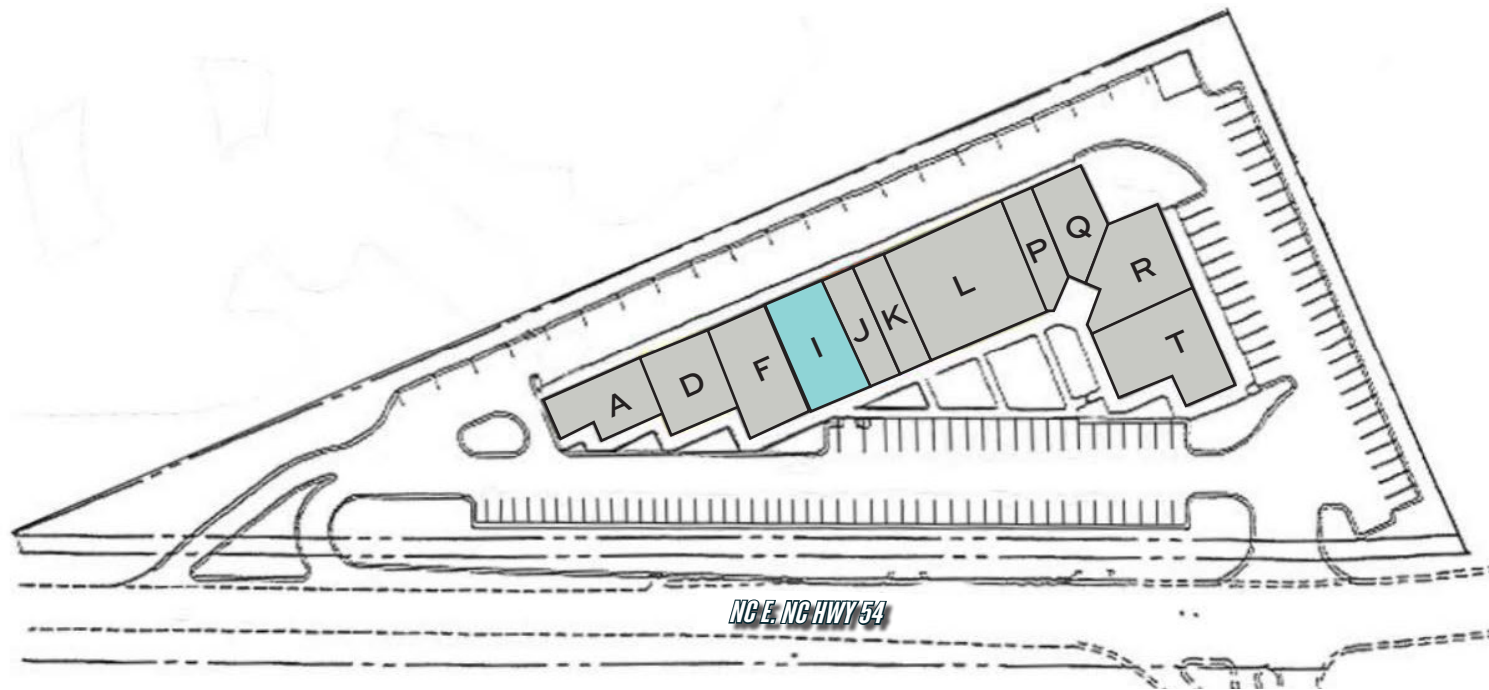


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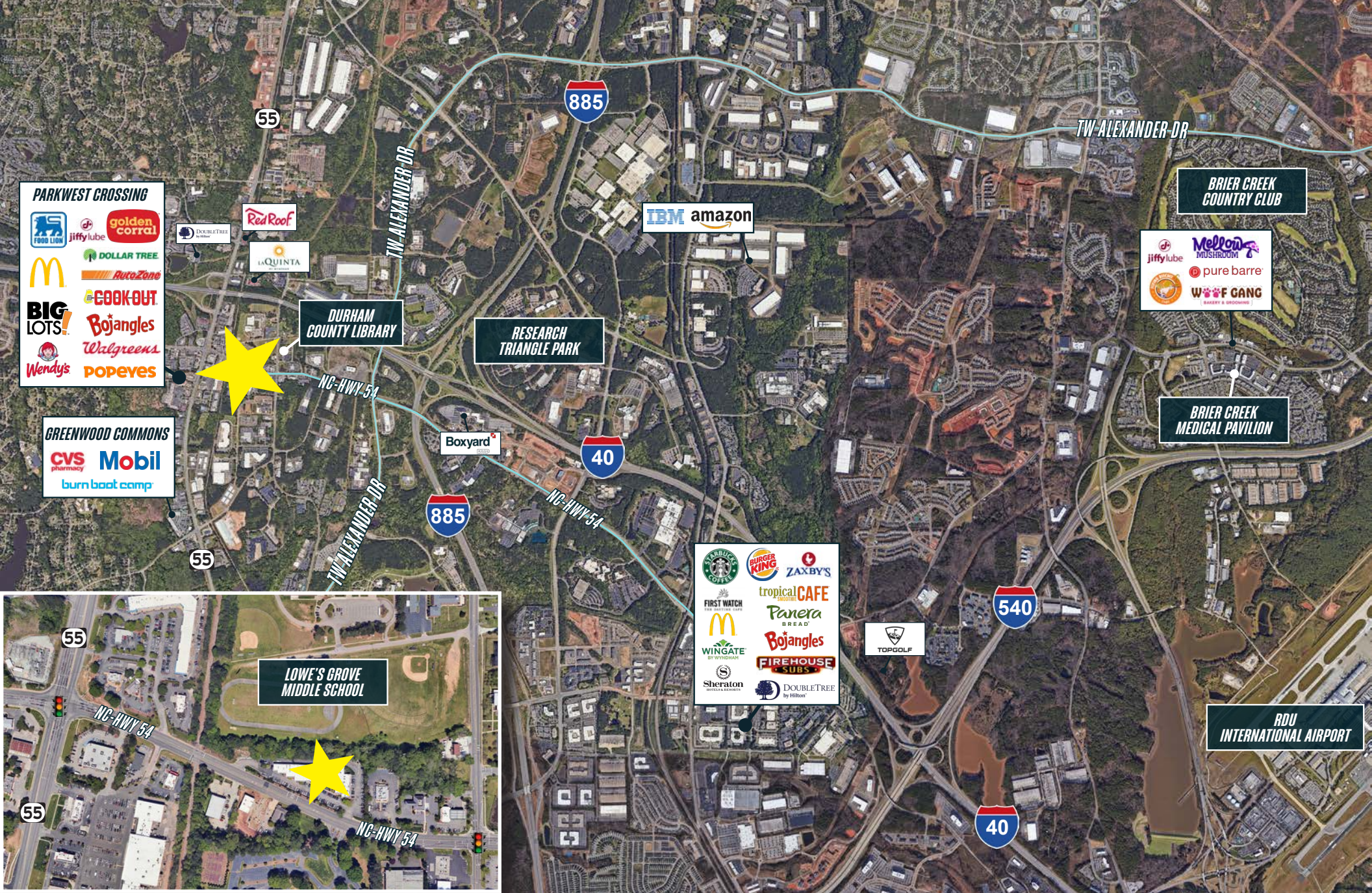
**SITE PLAN**



STE	TENANT	SF	AVAILABILITY
A	RTP Signs & Graphics	1,943	Leased
D	DIA Stage Dance Studio	2,000	Leased
F	Toledo's Carniceria y Taqueria	2,448	Leased
I	<b>AVAILABLE</b>	<b>2,448</b>	<b>IMMEDIATE</b>
J	Vape Shop	1,224	Leased
K	Prevailing Pilates	1,224	Leased
P	Mega Spa	890	Leased
L	9ONE9 Night Club	4,896	Leased
Q	Thai 55	1,984	Leased
R	Akashi Sushi	2,657	Leased
T	Vittles at the Park	3,099	Leased

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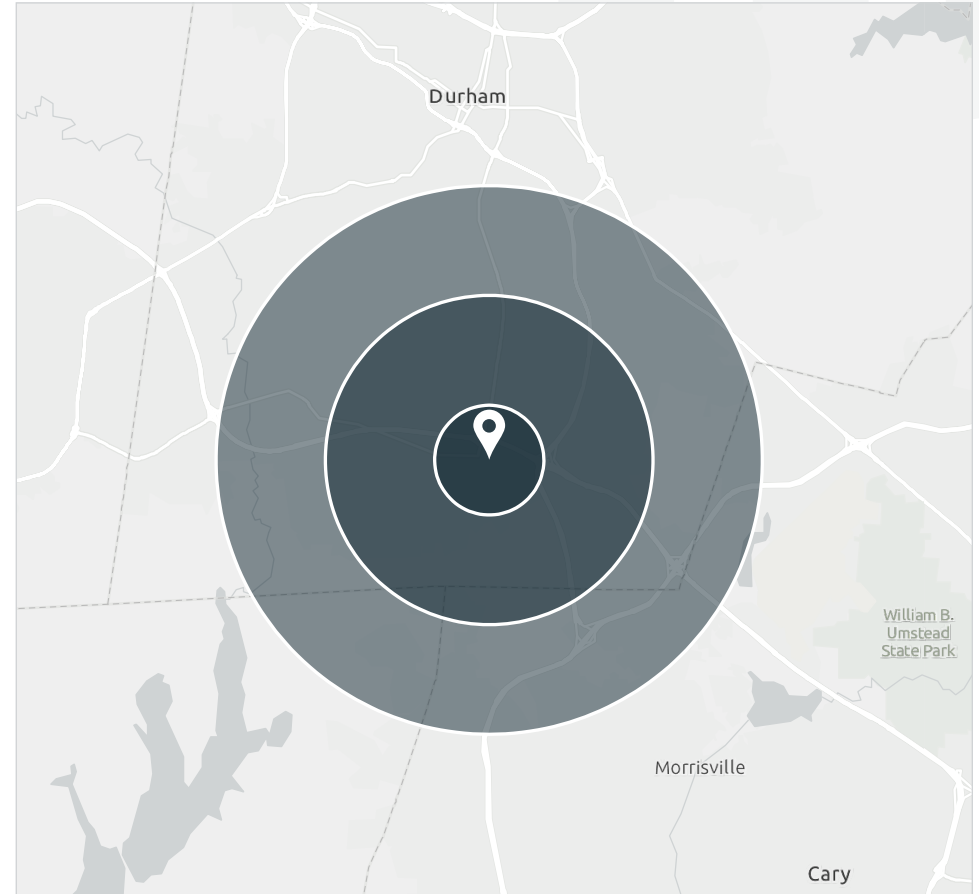
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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>2024 POPULATION</b>	3,440	45,647	142,841
<b>2029 POPULATION (PROJECTED)</b>	3,432	47,085	150,178
<b>2024 HOUSEHOLDS</b>	1,882	20,889	62,052
<b>2029 HOUSEHOLDS (PROJECTED)</b>	1,903	21,862	66,196
<b>OWNER-OCCUPIED HOUSING UNITS</b>	357	10,369	34,053
<b>RENTER-OCCUPIED HOUSING UNITS</b>	1,525	10,493	27,999
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$64,735	\$133,943	\$153,297
<b>2029 AVG HOUSEHOLD INCOME (PROJECTED)</b>	\$73,021	\$133,943	\$153,297



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