

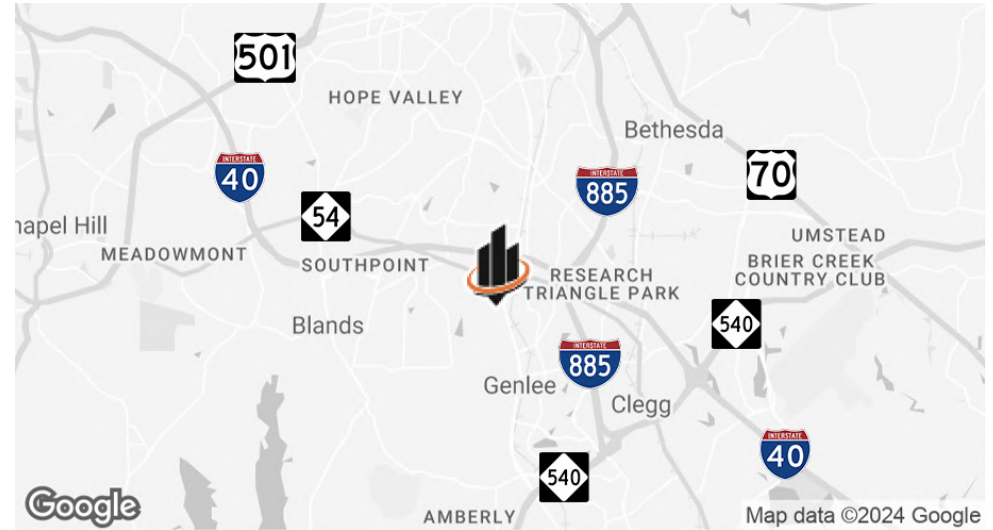


FOR LEASE

# GREENWOOD COMMONS

5410 NC-55 HWY | DURHAM, NC 27713

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±71,839 SF
<b>AVAILABLE SF:</b>	±1,800 - 1,816 SF (Can Combine)
<b>ZONING:</b>	Commercial Center (CC)
<b>PARCEL ID:</b>	153817

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present retail space for lease at Greenwood Commons in Durham. **This ±71,839 SF shopping center is located just minutes from I-40 and is adjacent to Research Triangle Park (RTP),** which is the largest research park in North America.

The center features a distinct restaurant mix of Indian, Greek, Thai, Latin, American, and homestyle foods. Our other tenants include, but are not limited to, **The Glass Jug, Burn Boot Camp, SpeeDee Oil Change & Auto Service, the DMV, and more.**

## PROPERTY HIGHLIGHTS

- Located at the signalized intersection of Hwy 55 (18,300 VPD) and Sedwick Road (10,300 VPD)
- Exterior renovations already completed, with future additional improvements also planned
- **Gas station currently under construction and expected to be completed in 2025**

**JOHNNY WEHMANN**

O: 919.287.3218

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# AVAILABLE LEASE SPACES



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# SUITE AC SUMMARY



## PROPERTY DESCRIPTION

This  $\pm 1,816$  SF in-line space is move-in ready. The space features an **open layout beyond the front lobby**, with a large single office/room in the back along with a single bathroom.

## PROPERTY HIGHLIGHTS

- Glass wall separating reception/waiting area with rest of space
- Open layout with both carpet and laminate flooring
- Option to combine with Suite AD for a  $\pm 3,616$  SF space

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	$\pm 1,816$ SF (Can Combine With Suite AD)
<b>AVAILABLE:</b>	July 1, 2024

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**SUITE AC PHOTOS**

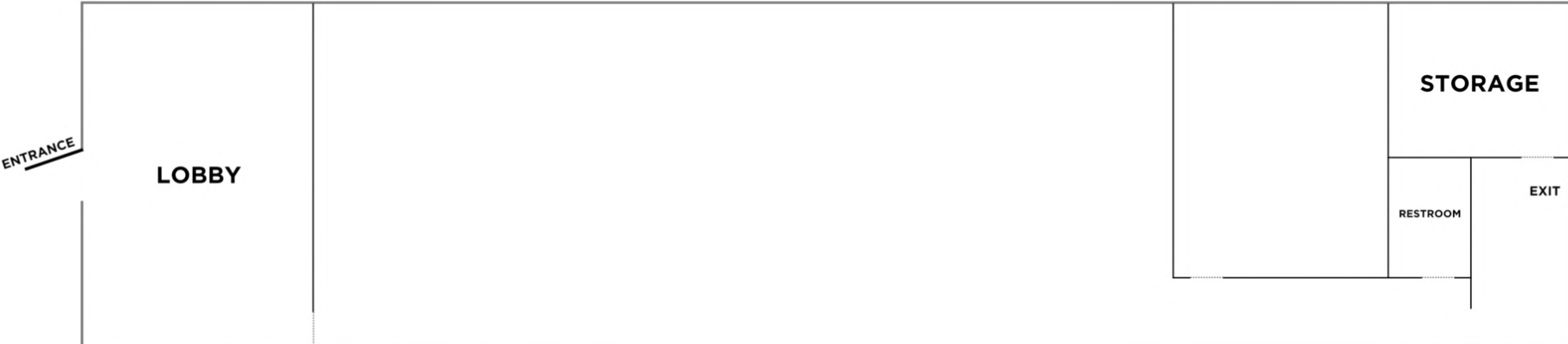


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# SUITE AC FLOOR PLAN



\*FOR ILLUSTRATIVE/LAYOUT PURPOSES ONLY  
LOCATION OF WALLS ARE APPROXIMATE & PLAN IS NOT TO SCALE

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## SUITE AD SUMMARY



### SPACE DESCRIPTION

Whether you're seeking a turn-key space for your **dental practice** or want to **transform this space to fit your business**, this  $\pm 1,800$  SF suite is ideal for both.

**Available July 1, 2024**, all of the dental chairs, equipment, and other related items will be removed when the tenant vacates.

### SPACE HIGHLIGHTS

- Spacious reception/waiting area
- Nearly every room is plumbed
- Long track-record of success (dentist is retiring)
- Option to combine with Suite AC for a  $\pm 3,616$  SF space

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### OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	$\pm 1,800$ SF (Can Combine With Suite AC)
<b>AVAILABLE:</b>	July 1, 2024

SUITE AD PHOTOS



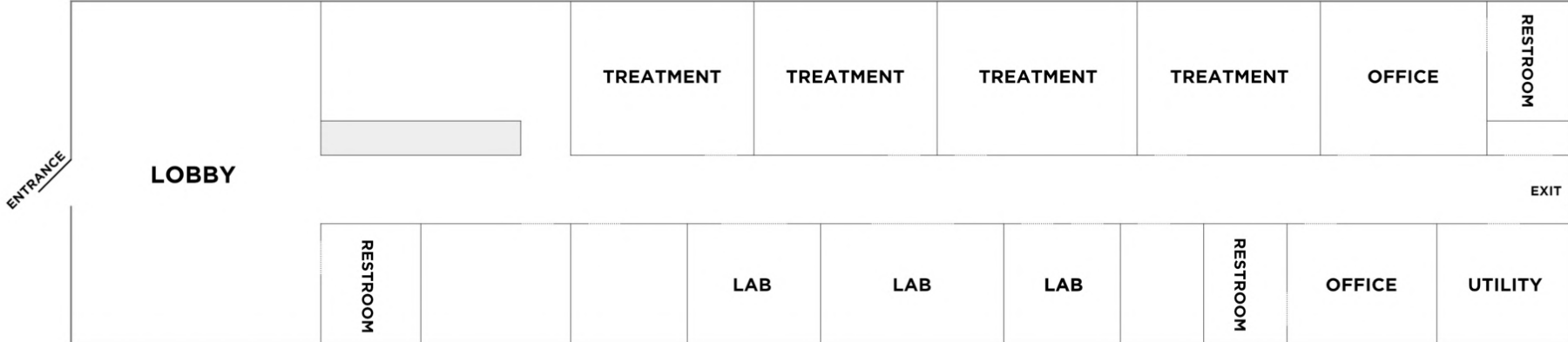
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# AREA PROXIMITY OVERVIEW



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# RETAILER & TRAFFIC COUNTS MAP



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## ADVISOR BIO



### JOHNNY WEHMANN

Senior Advisor

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Direct: **919.287.3218** | Cell: **919.259.3618**

## PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

## EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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