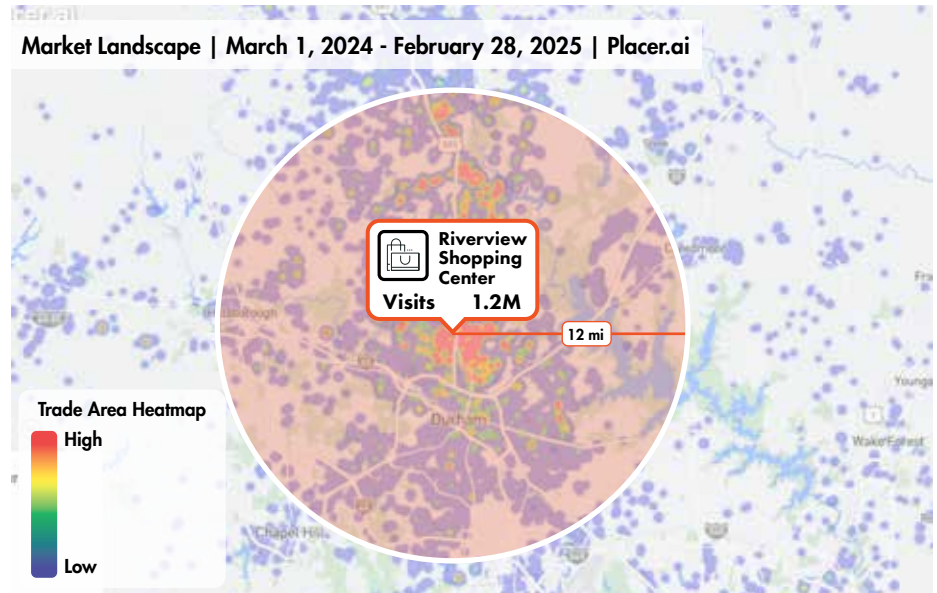


RIVERVIEW SHOPPING CENTER

5100-5124 NORTH ROXBORO STREET
DURHAM, NC 27704

FOR LEASE | ±1,912 - 4,319 SF



PROPERTY FEATURES

- North Durham shopping center has an extended trade area as the northernmost Harris Teeter in the Triangle
- Harris Teeter continues to have year-over-year growth since their remodel
- New residential developments within 2 miles include DR Horton's Eno Village (382 units), Beacon Partners' Durham Summit (360 units) including the 40,000 SF Durham Tech campus expansion, Meritage Homes' Goodwin Crossing (150 homes), Lennar at Bull City North (160 townhomes) and Latta Park (175 townhomes + 55,000 SF retail space)
- Northern High School (1,850 student capacity) opened in 2023 one mile south of Riverview Shopping Center
- Duke Health is a prominent tenant in the center, surrounded by nearby medical offices that support Duke Regional Hospital
- Endcap with ability to add a large outdoor patio

DEMOGRAPHICS

3 MILE RADIUS	5 MILE RADIUS
45,946 ESTIMATED POPULATION	107,360 ESTIMATED POPULATION
39.9 MEDIAN AGE	37.6 MEDIAN AGE
\$75,960 MEDIAN HOUSEHOLD INCOME	\$79,710 MEDIAN HOUSEHOLD INCOME
14,323 TOTAL EMPLOYEES	42,990 TOTAL EMPLOYEES
\$349,486 MEDIAN HOME VALUE	\$388,568 MEDIAN HOME VALUE

FOR MORE INFORMATION, PLEASE CONTACT:

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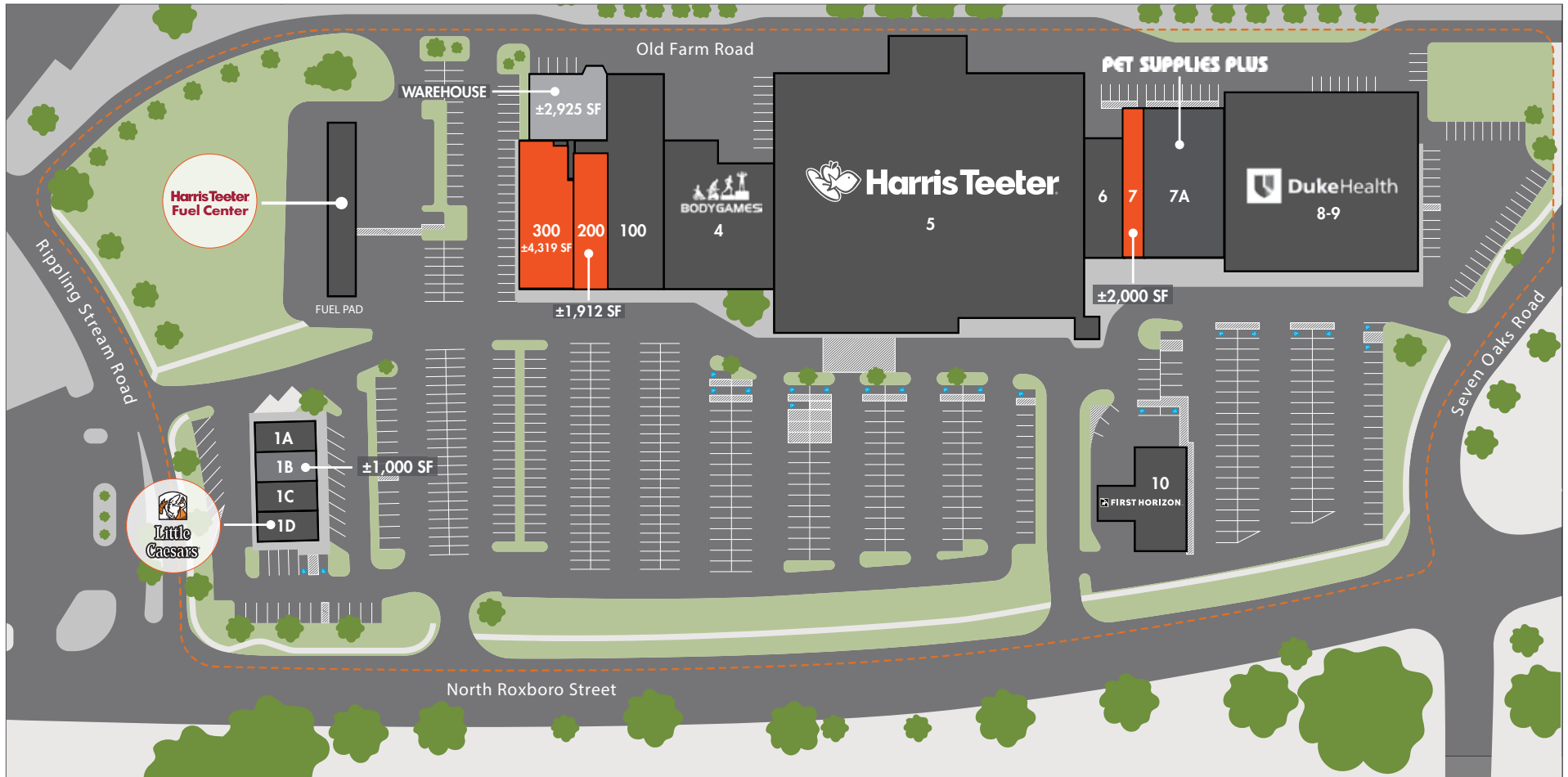
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	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
■ LEASED	1A	China Star	1,500 SF	100	Durham County ABC Board	10,927 SF	7*	AVAILABLE	2,000 SF
■ AVAILABLE	1B	LEASE PENDING	1,000 SF	200	AVAILABLE	1,912 SF	7A	Pet Supplies Plus	8,000 SF
■ LEASE PENDING	1C	Golden Nails	1,100 SF	4	BodyGames	9,200 SF	8/9	Duke Health	24,109 SF
	1D	Little Caesars	1,400 SF	5	Harris Teeter	53,538 SF	10	First Horizon Bank	2,048 SF
	300	AVAILABLE	4,319 SF	6	Dogwood Bar & Grill	3,920 SF	OUT2	Harris Teeter Fuel	N/A

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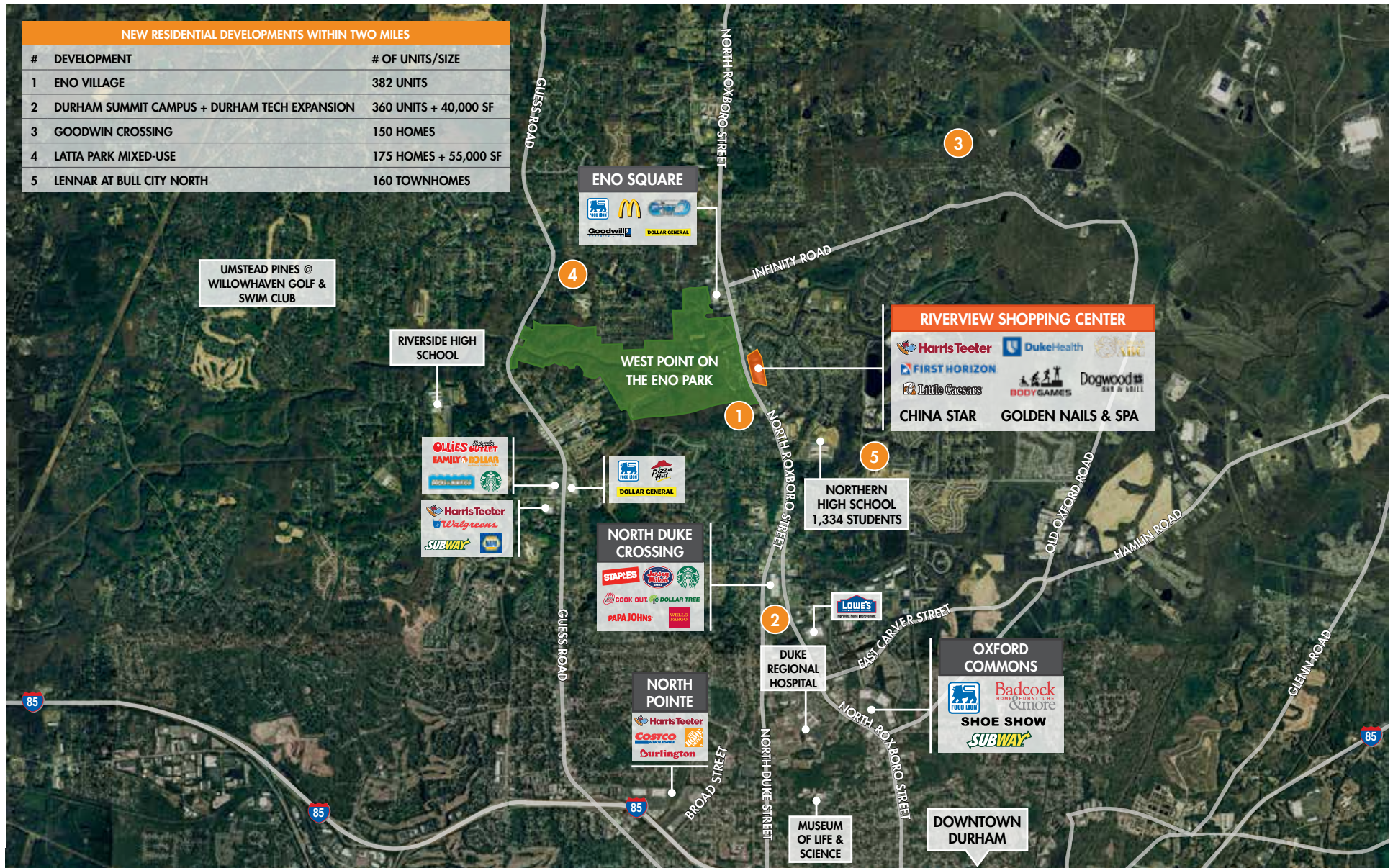
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