

FOR LEASE



OAK CREEK VILLAGE

4516 DURHAM-CHAPEL HILL BLVD. | DURHAM, NC | 27707

116,186
EXISTING SQUARE FEET

MAJOR TENANTS

T.J. maxx
AMERICA'S BEST
CONTACTS & EYEGLASSES

Once upon a child
JO-ANN
fabric and craft stores

Bojangles
chili's
GRILL & BAR

PROPERTY INFORMATION

01

ADDRESS

4600 Durham-Chapel Hill Blvd., Durham, NC 27707

02

CENTER SIZE

116,186 SF

03

LEASE RATE

Contact Agent for Pricing *Major Incentives for qualifield prospects

04

TRAFFIC COUNTS

Durham Chapel Hill Blvd. 101,000 vpd
Garrett Road 10,500 vpd

05

PARKING SPACES (RATIO)

707 Spaces (6.1 Per 1,000 SF)

06

FEATURES

2024 Estimated Demos	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	9,112	49,359	159,718
Average Household Income	\$62,598	\$82,241	\$75,912
Median Home Value	\$476,762	\$407,369	\$381,073



MISHORIM
GOLD - PROPERTIES



TENANCY SUMMARY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
01	Wah Brow	1,600	26	La Monarca Paleteria	4,000
03	Hibachi Grill	11,200	27	Sally Beauty	2,400
08	AVAILABLE	16,051	28	Nice Trim Barbershop	1,600
10	Once Upon a Child	6,400	30	Red Crab	6,800
15	TJ Maxx	31,303	33	America's Best	4,400
18	Frame Warehouse	3,200	36	Lee Nails	1,600
20	Rent-A-Center	3,200	37/38	El Chapin	3,360
21	Innovatus	1,600	39	Subway	1,533
23-1	Moon Rise Foods	2,889	41	Bojangle's	2,975
23-2	Taji Natural Hair	1,093	42	Monterrey Mexico Grill	7,034
23-3	WF Tobacco & Vape	1,281	ATM	SunTrust Bank	0

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GET IN
TOUCH

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