



GREENWOOD COMMONS



PRESENTED BY:

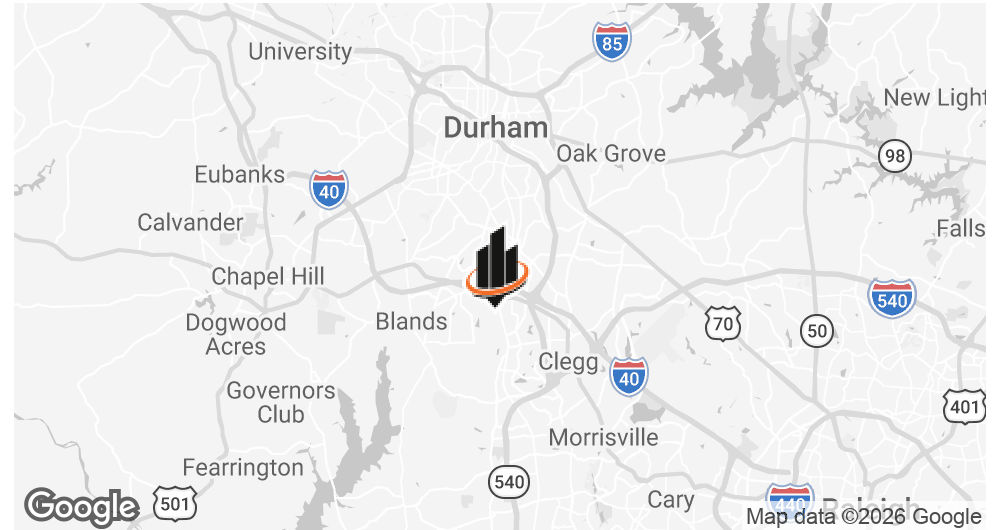


JOHNNY WEHMANN

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FOR LEASE
5410 NC-55 HWY
DURHAM, NC 27713

PROPERTY SUMMARY



LEASE RATES	NEGOTIABLE
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OFFERING SUMMARY

AVAILABLE SUITES:	Two (Suites N & X)
AVAILABLE SF:	±1,550 - 1,820 SF
LOT SIZE:	±11 Acres
ZONING:	Commercial Center (CC)
LEASE TYPE:	NNN
VIDEO:	View Here

PROPERTY OVERVIEW

SVN | REA is **pleased to present retail space for lease at Greenwood Commons** in Durham. Ideally positioned just minutes from I-40 and adjacent to Research Triangle Park (RTP), this ±71,839 SF center benefits from high visibility and steady traffic (±28,000 per day) at a signalized intersection.

Anchored by established restaurants and retailers - including a brewery, fitness studio, coffee shop, and more - **the center draws consistent foot traffic from nearby neighborhoods and RTP commuters**, with recent renovations providing a move-in-ready opportunity in a vibrant, growing community.

Currently available is a ±1,820 SF second-generation restaurant space (Suite X) and a ±1,550 SF in-line space (Suite N). Tenant Improvement Allowances (TIA) may be available for qualified tenants.

PROPERTY HIGHLIGHTS

- Recent renovations include fresh paint, new parking lot, and updated signage
- Abundant on-site parking, with the new Family Fare gas station adding additional customer draw

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PROPERTY PHOTOS

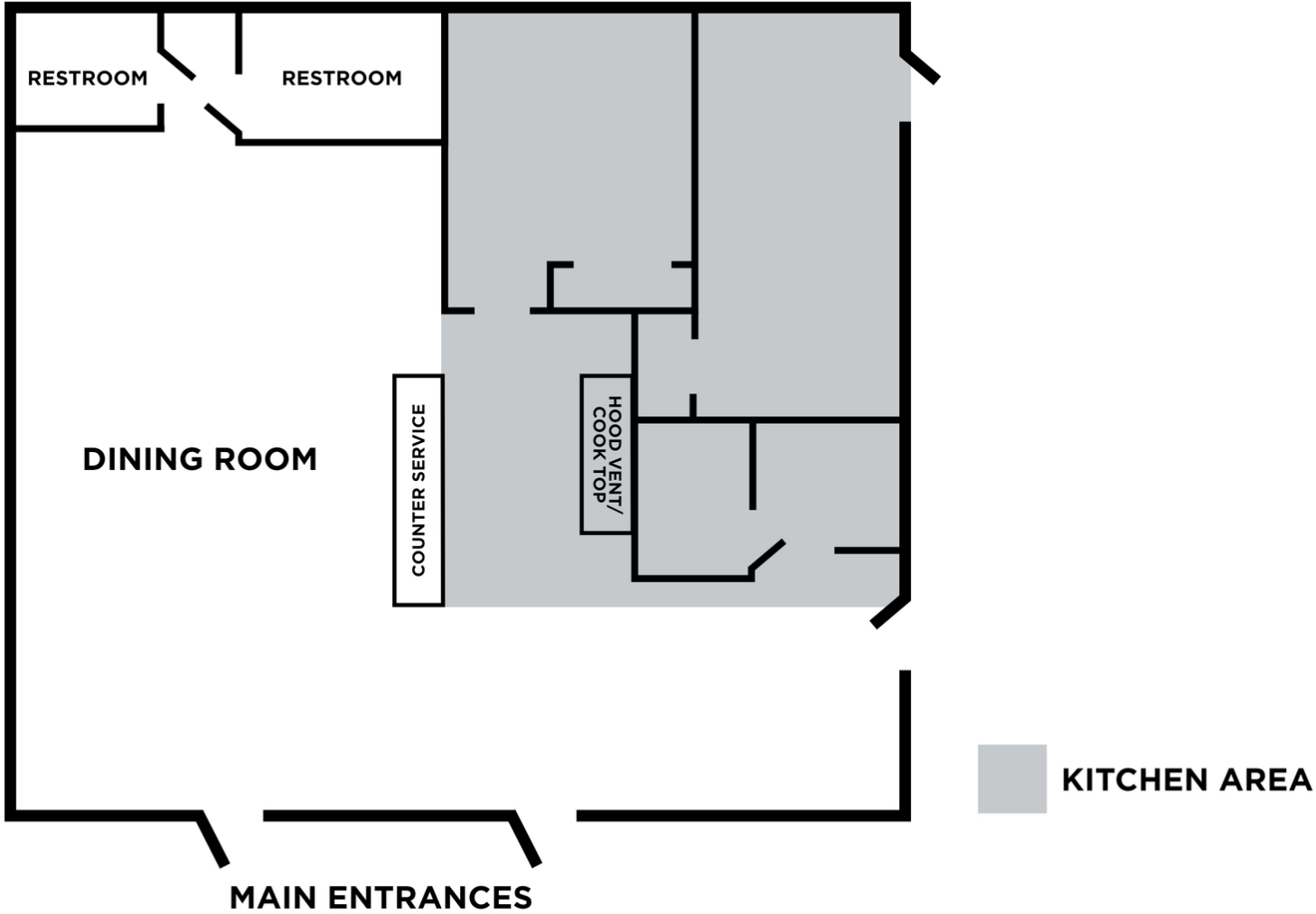


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SUITE X FLOOR PLAN

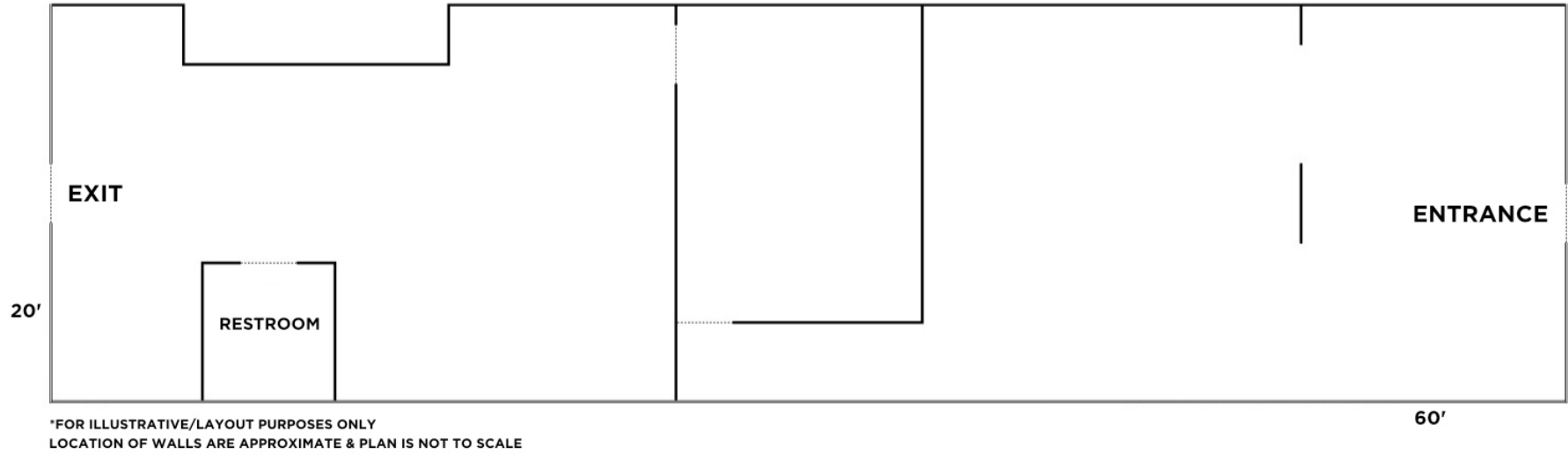


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SUITE N OVERVIEW



DESCRIPTION

This $\pm 1,550$ SF in-line suite is currently vacant and available for lease. Tenant Improvement Allowances (TIA) may be available for qualifying tenants. **Storefront signage opportunity available** directly above the suite.

SUMMARY

SUITE SIZE:	$\pm 1,550$ SF
AVAILABILITY:	Immediate
LEASE RATE/TYPE:	Negotiable (NNN)



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RETAILER & PROXIMITY MAP



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