

**PRIME  
RETAIL OPPORTUNITY  
PROPOSED SITE**

**3,420 SF  
For Lease**

**Traffic Count:**  
±20,000 VPD NC-54  
±12,500 VPD Allston Ave

**FOOD LION**

**MAJOR MARKET TRAFFIC DRIVERS** 215K  
YEARLY VISITORS



Bartlett Reserve

Apex Hwy  
38,000 VPD

NC-54  
20,000 VPD

GROUND LEASE  
±1.17 ACRES

S Alston Ave  
12,500 VPD

**SITE**

TOTAL POPULATION - 10 Mile Radius  
**453,252**

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**MetCap**  
COMMERCIAL

**AVAILABLE**

**Prime Retail Opportunity**  
4607 S Alston Ave, Durham, NC 27713

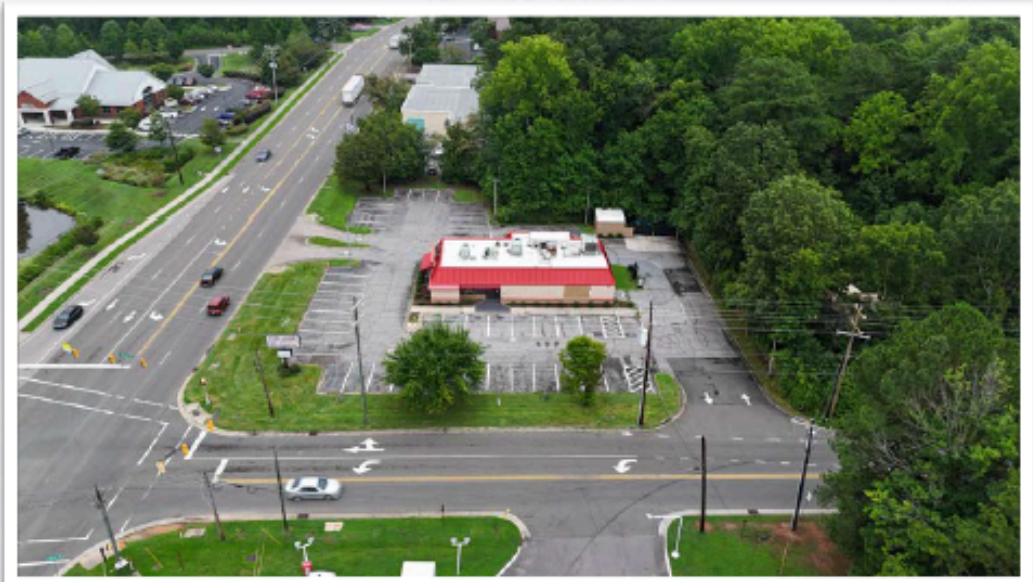
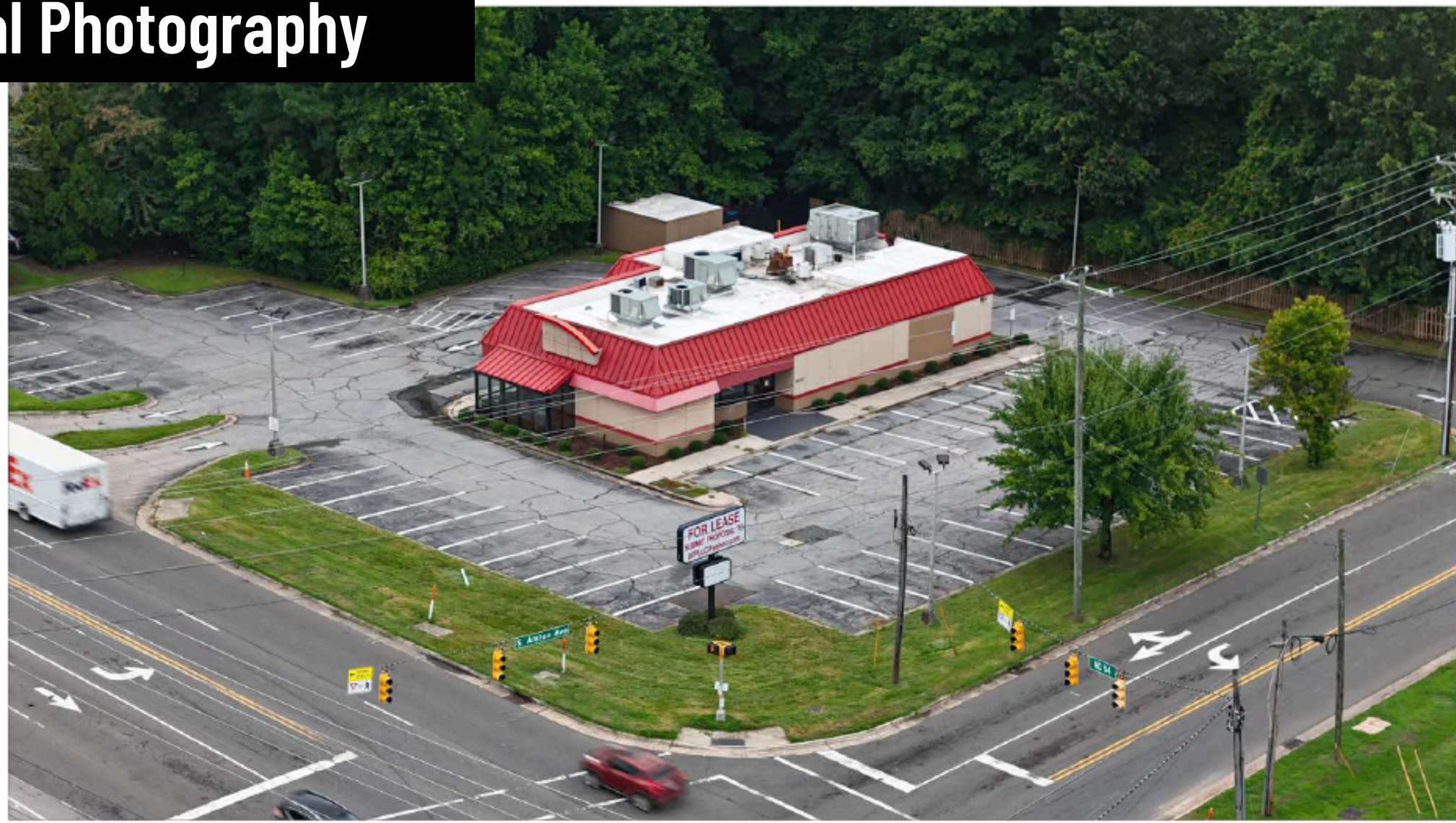
# Site Overview



# Site Access



# Aerial Photography



# Demographic Profile



POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	23,710	125,224	248,895
2029 Projected Population	29,397	116,814	237,683
Projected Annual Growth 2024 -2029	5,687+4.8%	19,440+3.1%	28,179+2.3%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Estimated Households	14,896	63,158	115,484
2029 Projected Households	18,553	73,841	129,880

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Median Household Income	\$113,916	\$96,735	\$90,879

BUSINESSES	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	3,949	11,716	20,946
2024 Estimated Total Employees	48,539	120,873	229,426

- ### MAJOR EMPLOYERS IN DURHAM COUNTY, NC
- Duke University & Duke Health Systems
  - State of North Carolina
  - Durham County Public School System
  - Walmart
  - IBM
  - WakeMed Health & Hospitals
  - Food Lion
  - Target

 <p><b>\$102,790</b></p> <p>MEDIAN HH INCOME</p>	 <p><b>543,252</b></p> <p>POPULATION</p>	 <p><b>224,924</b></p> <p>HOUSEHOLDS</p>	 <p><b>2.0%</b></p> <p>UNEMPLOYMENT RATE</p>	 <p><b>240,973</b></p> <p>LABOR FORCE <i>Applied Geographic Solutions</i></p>	 <p><b>25,109</b></p> <p>SURROUNDING BUSINESSES</p>
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