

Retail Shops at Maizon

FOR LEASE

4 Retail Units: ±1,042 sf to ±5,200 sf in Downtown Durham



Multifamily Building
Ground-Floor Retail



ADDRESS:

500 East Main Street, Durham, NC 27701

AVAILABLE:

4 Retail Units; vary ±1,042 sf to ±5,200 sf of retail

LEASE RATE:

Negotiable \$/sf NNN; tenant pays directly for taxes, insurance, common area maintenance and utilities.

TI ALLOWANCE:

Negotiable based upon concept, credit & term length.

PARKING:

Structured parking deck with 860 spaces; 72 spaces will be dedicated to retail customers; overflow paid parking will also be available to retail customers.

BUILDING:

Retail space is located on ground-floor of six-story luxury apartment building with 248 units. Developed by Zom Living, the building was delivered in Q3 of 2025. Retail space will be ideal for food & beverage; health & beauty; fitness services; and/or soft retail goods.

HIGHLIGHTS:

- Centrally located in downtown Durham.
- Sits prominently along East Main Street.
- Close proximity to Duke University campus.
- Rapid growth driven by Research Triangle Park.
- Offers great signage and branding opportunities.
- Has outdoor dining terrace with ample seating.
- Provides structured parking deck for customers.
- Attractive tenant improvement allowances.

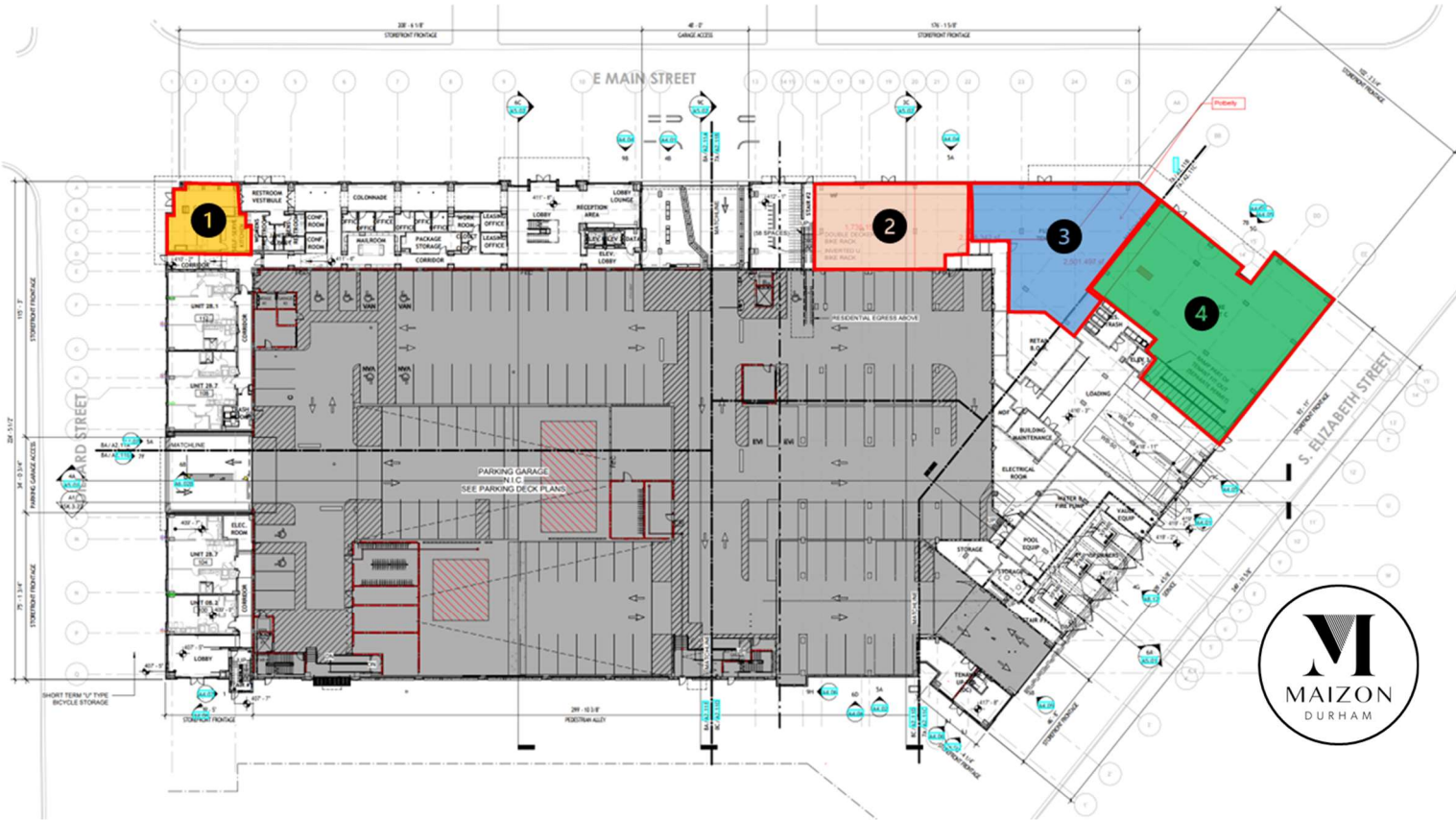


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RETAIL FOR LEASE

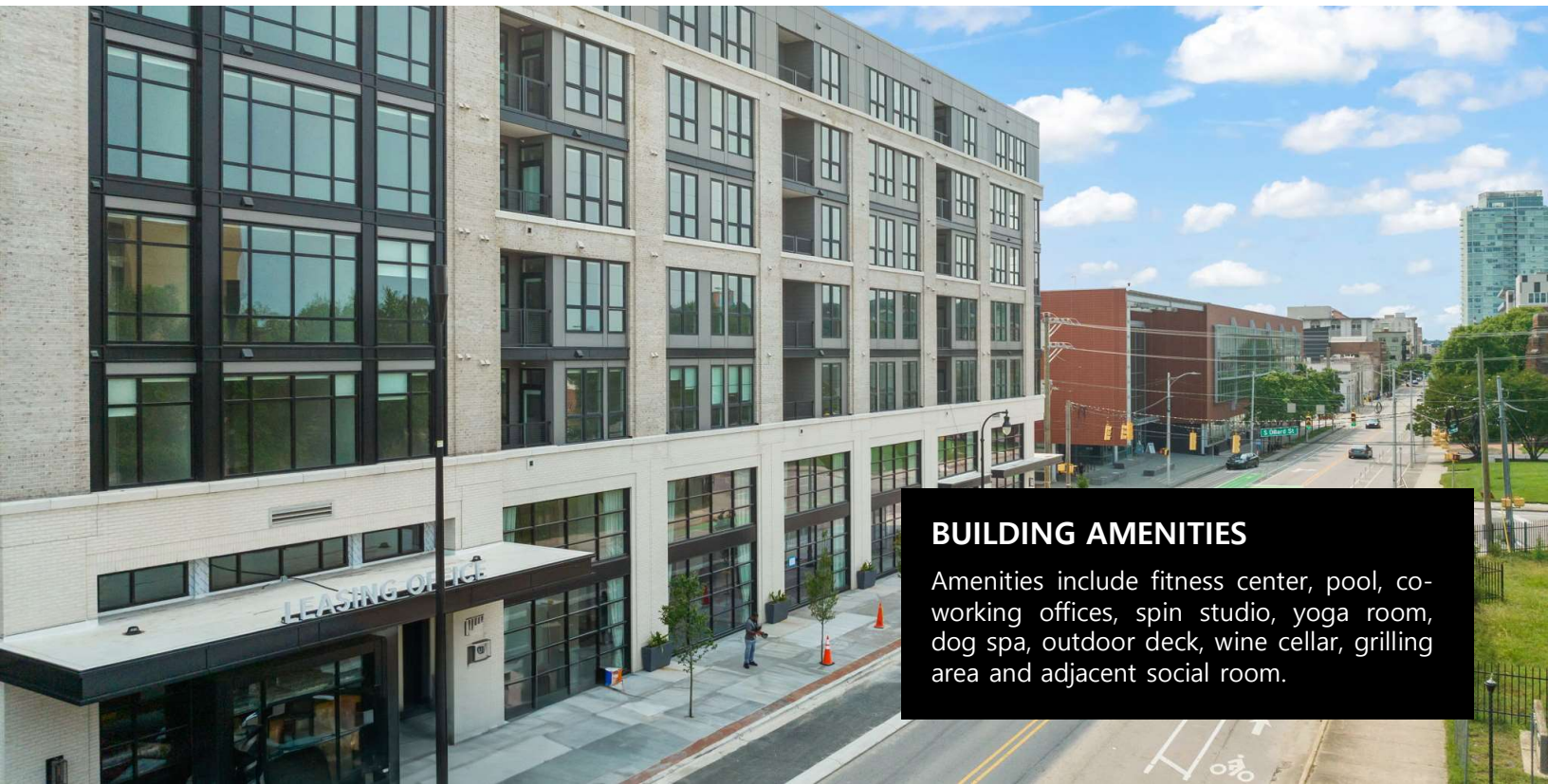
Ground-Floor Retail Plan:



	Ceiling Height	Front Entrance	Grease Trap	Vent Chase	Rear Access	Outdoor Space	RSF
1	20'	2 Double Doors	No.	No.	None.	Sidewalk adjacent.	1,042
2	20'	1 Double Doors	No.	No.	1 Rear Door	Sidewalk adjacent.	2,700
3	20'	1 Double Doors	Shared.	Shared.	1 Rear Door	Sidewalk adjacent.	3,380
4	20'	1 Double Doors	Shared.	Shared.	1 Rear Door	Sidewalk adjacent.	5,200
Total:							12,322

Note: Square footage figures are rough estimates based upon current blocking plan. Actual square footages will change, depending upon how retail space is ultimately subdivided. Additionally, there is opportunity for tenants to combine adjacent units to meet larger space requirements.



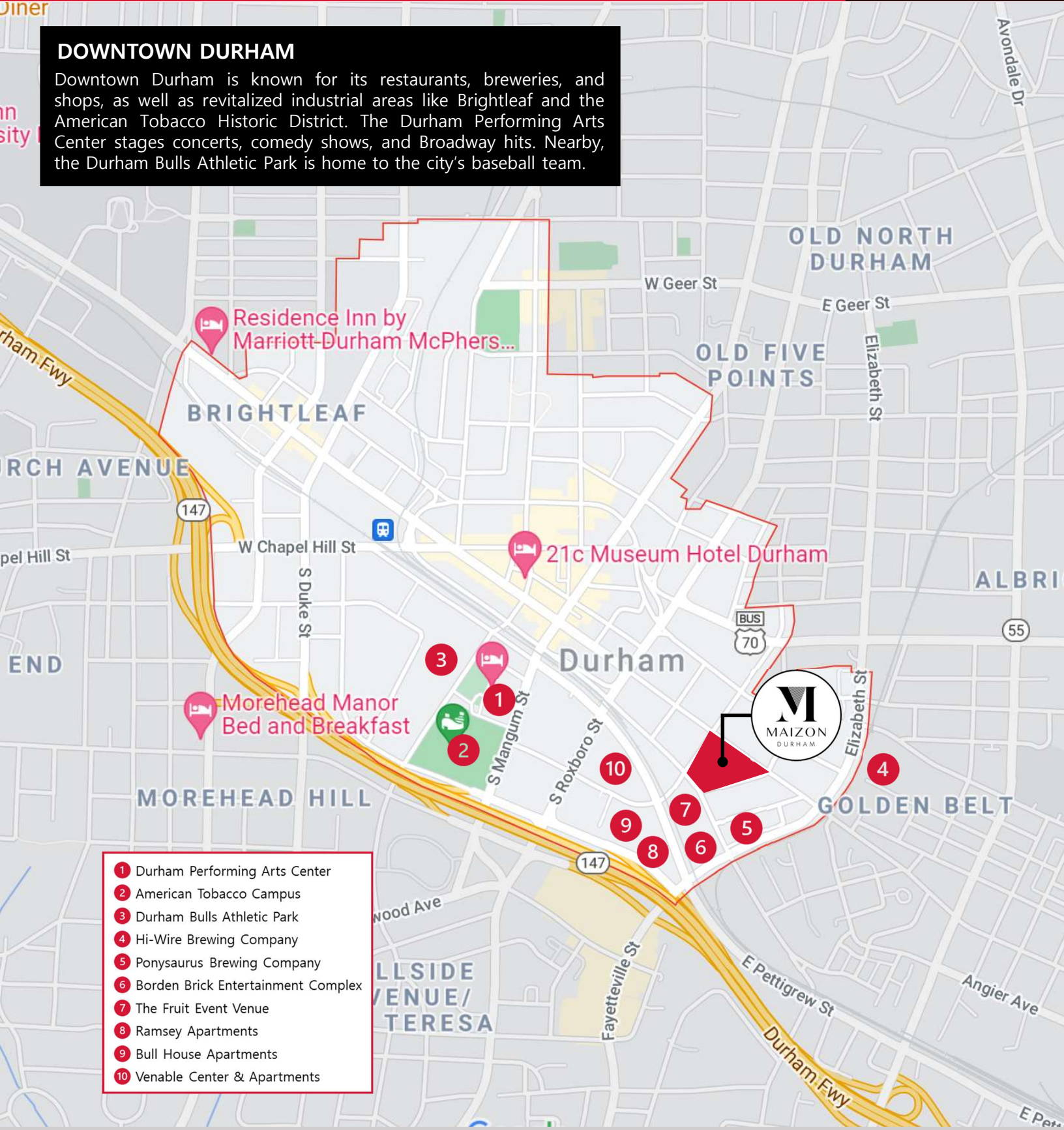


BUILDING AMENITIES

Amenities include fitness center, pool, co-working offices, spin studio, yoga room, dog spa, outdoor deck, wine cellar, grilling area and adjacent social room.

DOWNTOWN DURHAM

Downtown Durham is known for its restaurants, breweries, and shops, as well as revitalized industrial areas like Brightleaf and the American Tobacco Historic District. The Durham Performing Arts Center stages concerts, comedy shows, and Broadway hits. Nearby, the Durham Bulls Athletic Park is home to the city's baseball team.



- 1 Durham Performing Arts Center
- 2 American Tobacco Campus
- 3 Durham Bulls Athletic Park
- 4 Hi-Wire Brewing Company
- 5 Ponsaurus Brewing Company
- 6 Borden Brick Entertainment Complex
- 7 The Fruit Event Venue
- 8 Ramsey Apartments
- 9 Bull House Apartments
- 10 Venable Center & Apartments





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Bruce specializes in the sales, leasing and advisory services for institutional-grade assets. Having +18 years industry experience, Bruce advises owners/investors on evaluating asset values, maximizing awareness for sales/leasing, and ultimately enhancing asset values and investor returns. Bruce has an MBA from Duke University and an Economics degree from Vanderbilt University.



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Liv joined Maverick Partners team in 2018 to specialize in retail leasing with a particular specialization in hospitality, food and beverage industry. Since joining Liv has represented many impactful F&B operations including J. Lights Market & Cafe, Boxyard RTP, Peri Brothers Pizza, Blackfire Brewing, Craften, Soul Taco, Wye Hill Brewing, amongst numerous others. Liv has a bachelor's degree in Art History from George Mason University and a master's degree in Education from University of Virginia.

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