

SOUTH SQUARE

4001 DURHAM-CHAPEL BLVD, DURHAM, NC 27707



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PROPERTY OVERVIEW





OFFERING SUMMARY

32,700 SF Available SF:

Lease Rate: Please call

Lot Size: 53.0 Acres

Building Size: 109,590 SF

Parking Ratio (Per 4.84

1,000 SF)

Traffic Count: 20,000 VPD

> on Durham Chapel Hill Blvd

10,500 VPD on University Dr

11.500 VPD on Shannon Rd

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South Square is a Power Center with Super Target and Sam's Club, Petco, and Ross Dress for Less. Co-tenants Firestone, European Wax Center, Great, Clips, GameStop, Modern Nails, and Mattress Firm. The 30,600 square foot Office Depot building will be available for lease in April 2027.

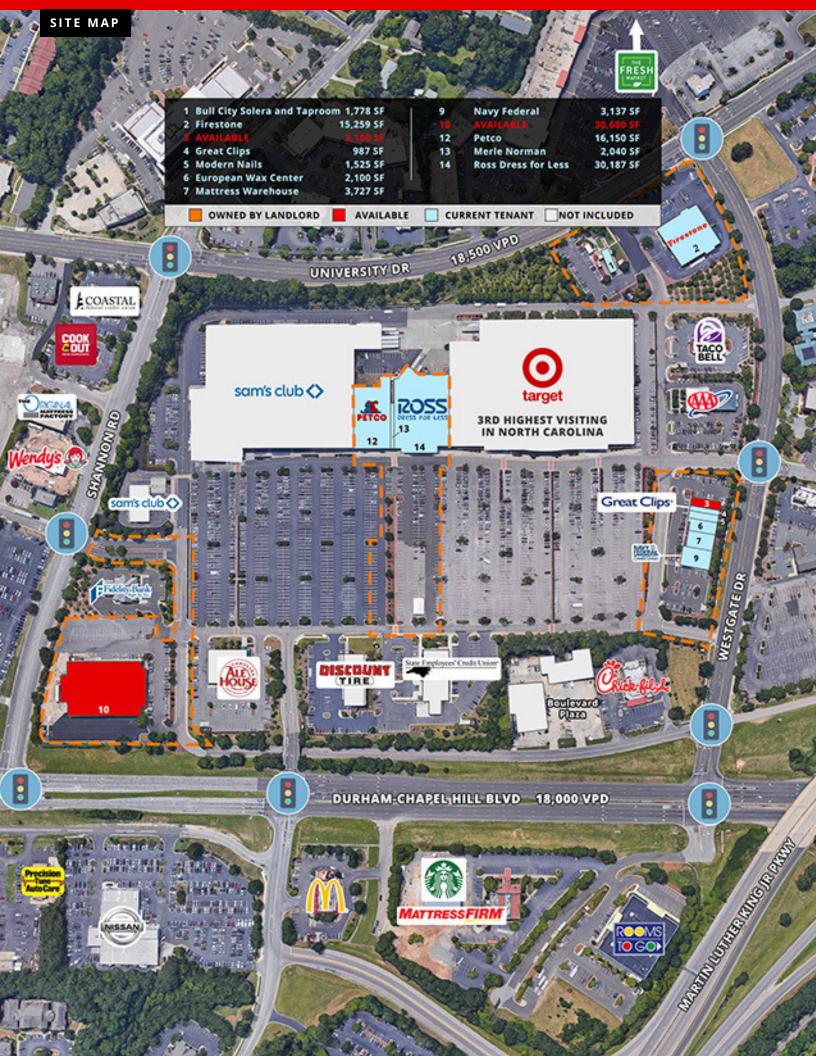
PROPERTY HIGHLIGHTS

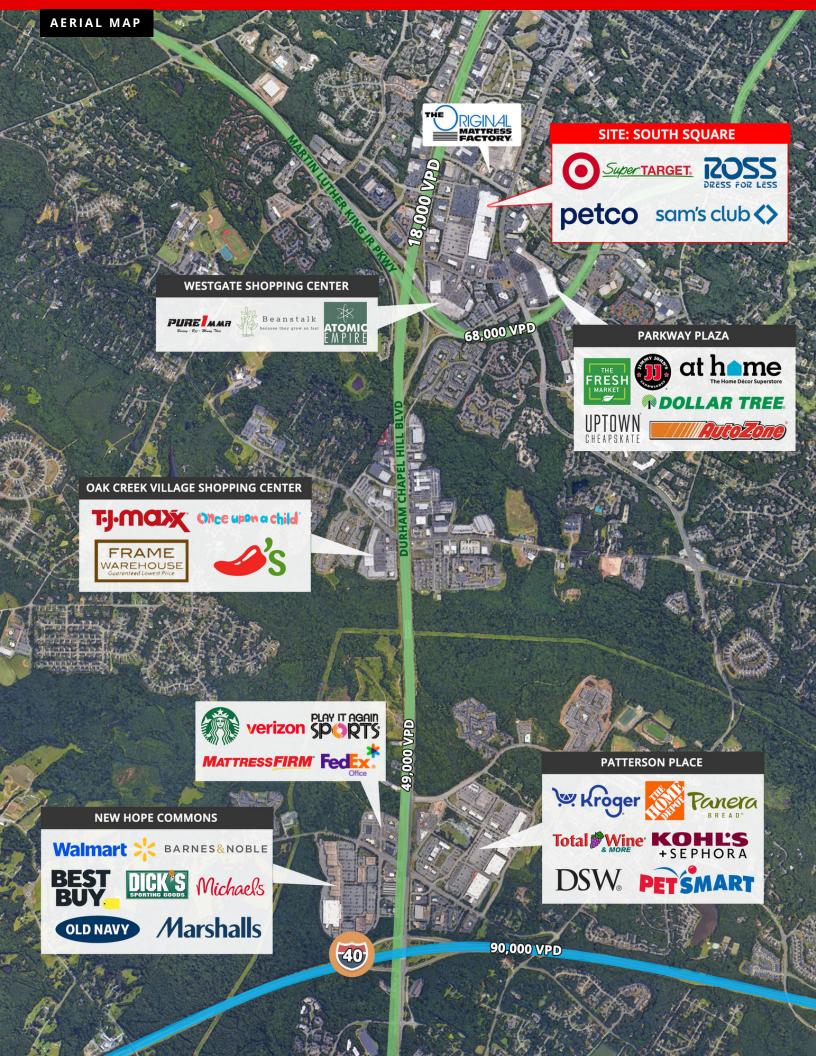
- Located just off of heavily traveled Martin Luther King Pkwy and US-501.
- 70% of the retailers have operated at the Property for 10 years or longer.
- The Raleigh-Durham-Chapel MSA is one of the fastest growing MSA's in the United States.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	28,354	80,367	192,587
Total Population	68,361	188,616	472,906
Average HH Income	\$105,544	\$109,100	\$121,776
Daytime Population	14,370	62,628	228,027

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