



HARD CORNER RETAIL BOX FOR LEASE

SOUTH SQUARE

4001 DURHAM-CHAPEL BLVD, DURHAM, NC 27707



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	32,700 SF
Lease Rate:	Please call
Lot Size:	53.0 Acres
Building Size:	109,590 SF
Parking Ratio (Per 1,000 SF)	4.84
Traffic Count:	20,000 VPD on Durham Chapel Hill Blvd

10,500 VPD
on University Dr

11,500 VPD
on Shannon Rd

PROPERTY OVERVIEW

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

SITE MAP

1 Bull City Solera and Taproom	1,778 SF	9 Navy Federal	3,137 SF
2 Firestone	15,259 SF	10 AVAILABLE	30,600 SF
3 AVAILABLE	2,100 SF	12 Petco	16,150 SF
4 Great Clips	987 SF	13 Merle Norman	2,040 SF
5 Modern Nails	1,525 SF	14 Ross Dress for Less	30,187 SF
6 European Wax Center	2,100 SF		
7 Mattress Warehouse	3,727 SF		

 OWNED BY LANDLORD
 AVAILABLE
 CURRENT TENANT
 NOT INCLUDED



THE ORIGINAL MATTRESS FACTORY

SITE: SOUTH SQUARE

SuperTARGET. ROSS DRESS FOR LESS
petco sam's club

WESTGATE SHOPPING CENTER

PURE1MMR Beanstalk because they grow so fast! ATOMIC EMPIRE

68,000 VPD

PARKWAY PLAZA

THE FRESH MARKET at home The Home Décor Superstore
DOLLAR TREE
UPTOWN CHEAPSKATE AutoZone

OAK CREEK VILLAGE SHOPPING CENTER

TJ-maxx Once upon a child
FRAME WAREHOUSE Guaranteed Lowest Price
Papa John's

DURHAM CHAPEL HILL BLVD

49,000 VPD

Starbucks verizon PLAY IT AGAIN SPORTS
MATTRESSFIRM FedEx Office

NEW HOPE COMMONS

Walmart BARNES & NOBLE
BEST BUY DICK'S SPORTING GOODS Michaels
OLD NAVY Marshalls

PATTERSON PLACE

Kroger THE HOME DEPOT Panera BREAD
Total Wine & MORE KOHL'S + SEPHORA
DSW PETSMART

90,000 VPD





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