

IMPERIAL CORNERS HOTEL SITE

Imperial Center Business Park
Durham, NC



RALEIGH DURHAM
INTERNATIONAL
AIRPORT

DOWNTOWN
RALEIGH

NORTH
RALEIGH

RTP,
DOWNTOWN DURHAM,
CHAPEL HILL



IMPERIAL CENTER
BUSINESS PARK

SLATER ROAD

PAGE ROAD

S MIAMI BLVD

MORRISVILLE,
CARY

NAI TRI PROPERTIES

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Imperial Center Business Park | Durham, NC

LOCATION	Site is located on Page Road adjacent to Imperial Center at I-40 and Page Road.
SIZE OF PARCEL	± 1.72 acres
PRICE	\$1,375,000
ZONING	IP
WATER	City of Durham (Available to site)
SEWER	Durham County (Available to site)
GAS	Public Service Company (Available to site)
ELECTRICITY	Duke Power (Available to site)
TRAFFIC	Miami Blvd. - 23,000 VPD Hopson Rd. - 12,000 VPD Page Rd. - 11,000 VPD

CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

NAI TRI PROPERTIES

IMPERIAL CENTER MASTER PLAN

1 IMPERIAL CORNERS

DINING

Arby's
Bojangles
Greek Cuisine
Jimmy John's
LuLu Bang Bang
McDonald's
Mez
Page Road Grill
Randy's Pizza
Starbucks
Thali Indian
Tropical Smoothie Cafe
Wok'n Grille
Zaxby's

BANKING

Coastal Federal Credit Union
State Employee's Credit Union
Truist

OTHER

Estes Conference Center
FedEx Print & Ship Center
Lyla Jones Cake Studios
Page Road Dry Cleaners
Whole Life Chiropractic

2 IMPERIAL CENTER

DINING

Chelsea Café
Imperial Center Food Truck Rodeo
Seasons Restaurant - Sheraton
&More grab-and-go café - Sheraton
Gatherings full bar - Sheraton

HOTELS

Fairfield by Marriott
Sheraton Imperial
Spring Hill Suites
Wingate by Windham

OTHER

Fitness Connection
Convention Center at the Sheraton
12 Event and Meeting room options at the Sheraton

3 CHURCHILL COMMONS

DINING

Chipotle
Farmside Kitchen
Firehouse Subs
First Watch
Moe's Southwest Grill
Panera Bread

BANKING

Bank of America
First Citizens Bank
First National Bank

OTHER

AT&T

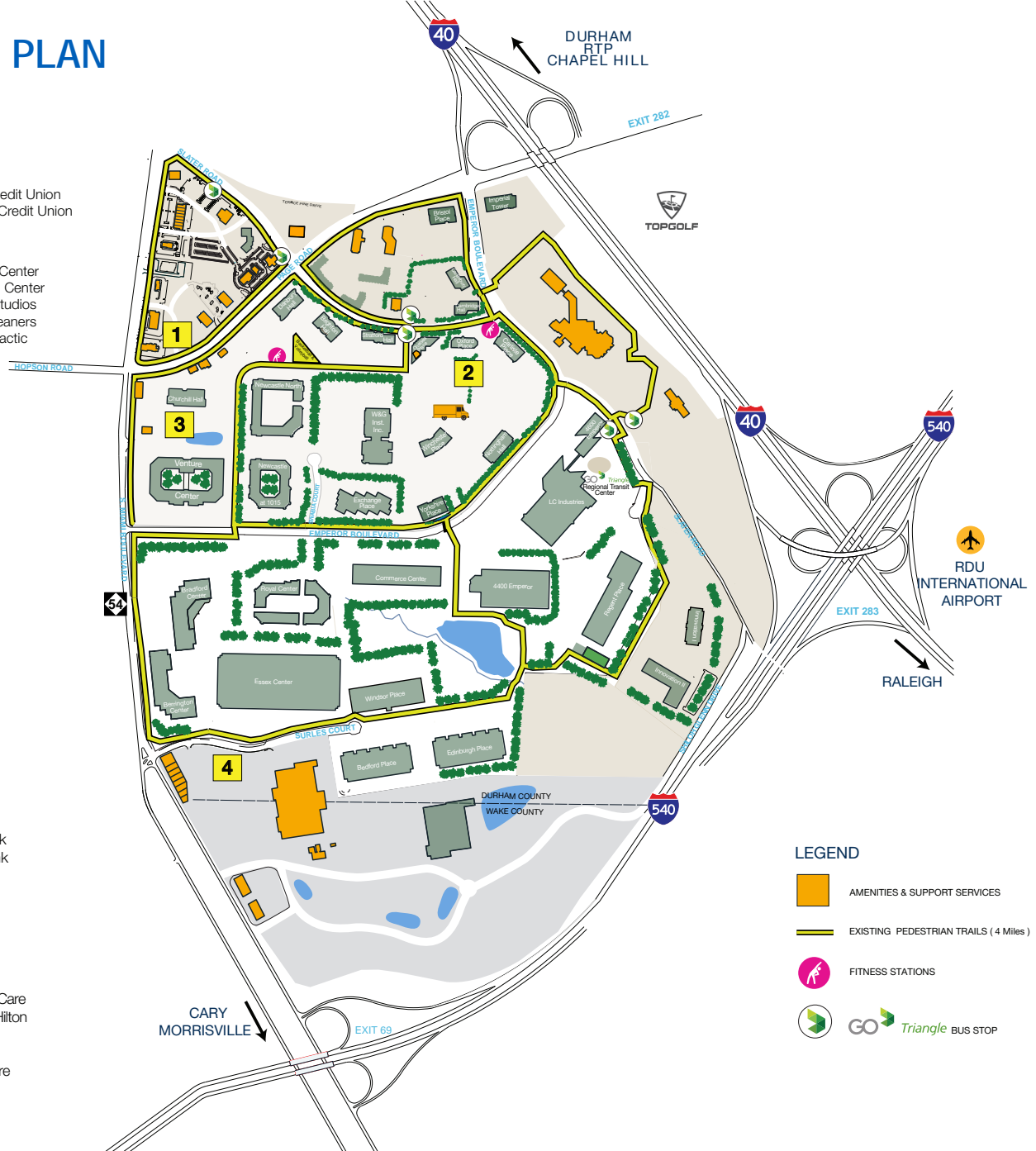
4 SHILOH CROSSING

DINING

Bruegger's Bagels
Jake's Wayback Burgers
Naga's South Indian Cuisine
Manhattan Cafe
Urban Noodle

OTHER

Concentra Urgent Care
Home2 Suites by Hilton
P4S Golf
Sabzi Mandi
True Vision Eye Care
Walmart



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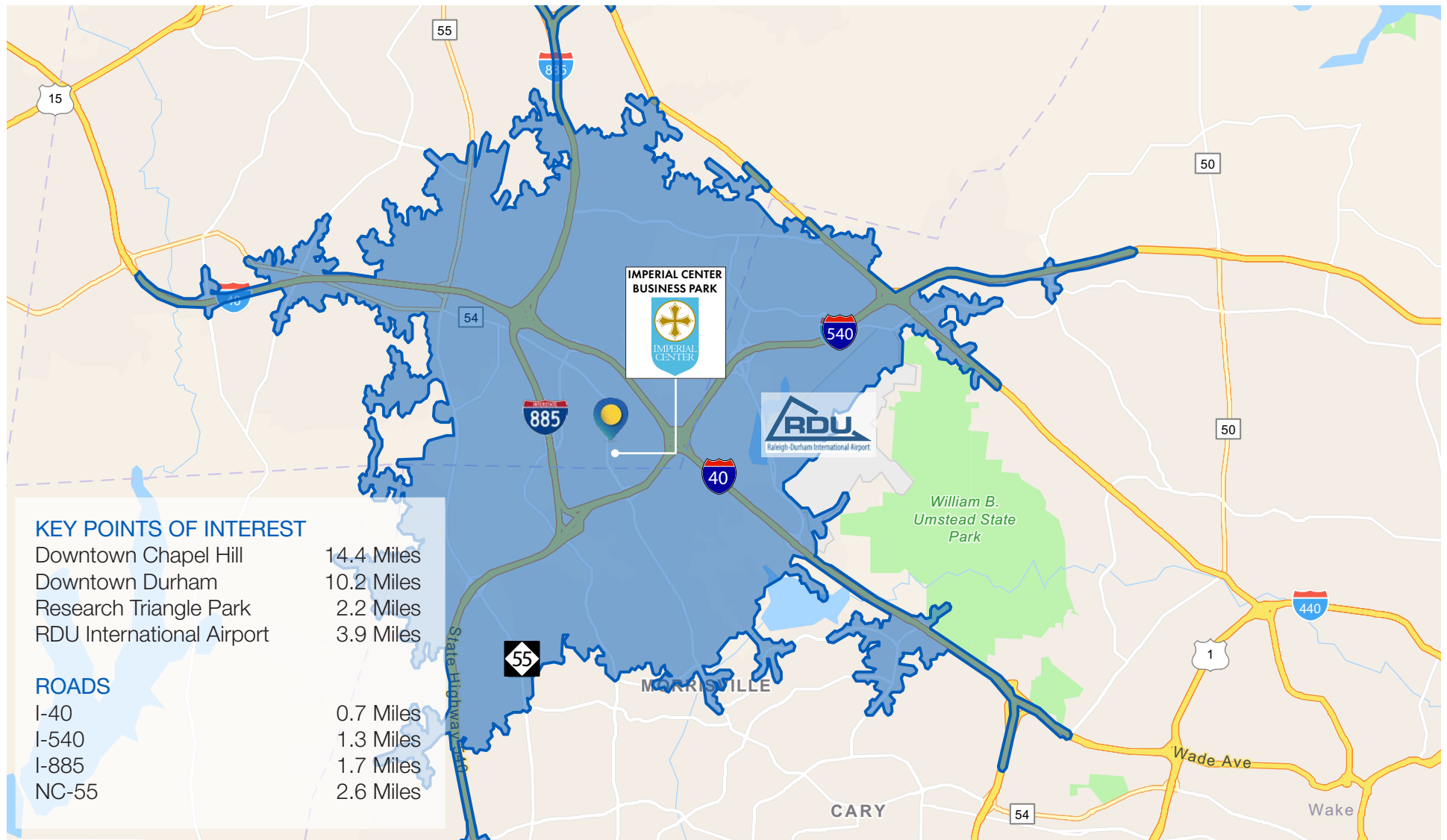
All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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5425 Page Road, Suite 100
Durham, NC 27703
919.941.5745 | tripnop.com

DRIVE-TIME MAP

10-MINUTE COMMUTE RADIUS



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MAJOR EMPLOYERS



Biogen



Pfizer



Hewlett Packard
Enterprise



KBI
BIOPHARMA



IQVIA™

WITHIN IMPERIAL CENTER ALONE THERE ARE 7,250 EMPLOYEES AND WITHIN 4 MILES THERE ARE OFFICE CAMPUSES TOTALING 75,000 EMPLOYEES:



THE RESEARCH
TRIANGLE PARK
50,000 employees



PERIMETER
PARK
11,000 employees



KEYSTONE
TECHNOLOGY PARK
6,000 employees

CREEKSTONE
PARK

2,000 employees



1,150 employees



THE AREA OFFERS A LARGE CONSUMER BASE: 2020 ESTIMATED BUSINESS EMPLOYEES

3 Mile	49,385
5 Mile	101,568
10 Mile	293,289

2020 POPULATION

3 Mile	25,843
5 Mile	106,205
10 Mile	551,396

2020 AVERAGE HOUSEHOLD INCOME

3 Mile	\$112,031
5 Mile	\$117,821
10 Mile	\$109,131

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