

4703 HILLSBOROUGH ROAD, SUITE 1403, DURHAM, NC 27705

Flexible Event and Retail Space For Lease in Durham

\$22/SF

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

Property Details



High-Visibility Open Concept Commercial Space Available

Surrounded by established businesses and offering excellent visibility, this move-in ready space presents an outstanding opportunity for operators seeking a flexible, high-exposure location.

The expansive layout can accommodate a wide variety of uses, including event venues, private parties, pop-up concepts, community gatherings, creative studios, showroom space, and other businesses that benefit from large open areas and adaptable configurations. Multiple layout possibilities allow tenants to customize the space to fit their operational needs and brand vision.

The property features ample on-site parking, convenient access, and a functional design that supports both day-to-day operations and high-volume event traffic. Competitive lease terms provide an attractive opportunity for tenants seeking a combination of visibility, flexibility, and value in a growing commercial area.

Lease Rate	\$22/SF
Total Square Footage	3,150
Building Type	Event Space / Retail Property
Lot Size	1.59 Acres
Year Built	1976
Parcel	0803502616
Zoning	CN

Key Highlights

Turnkey opportunity for event operators

Excellent accessibility from major thoroughfares

Strong daily traffic counts

Ideal for entertainment or experiential concepts

Flexible lease options available

Multiple configuration styles

Ample surface parking available

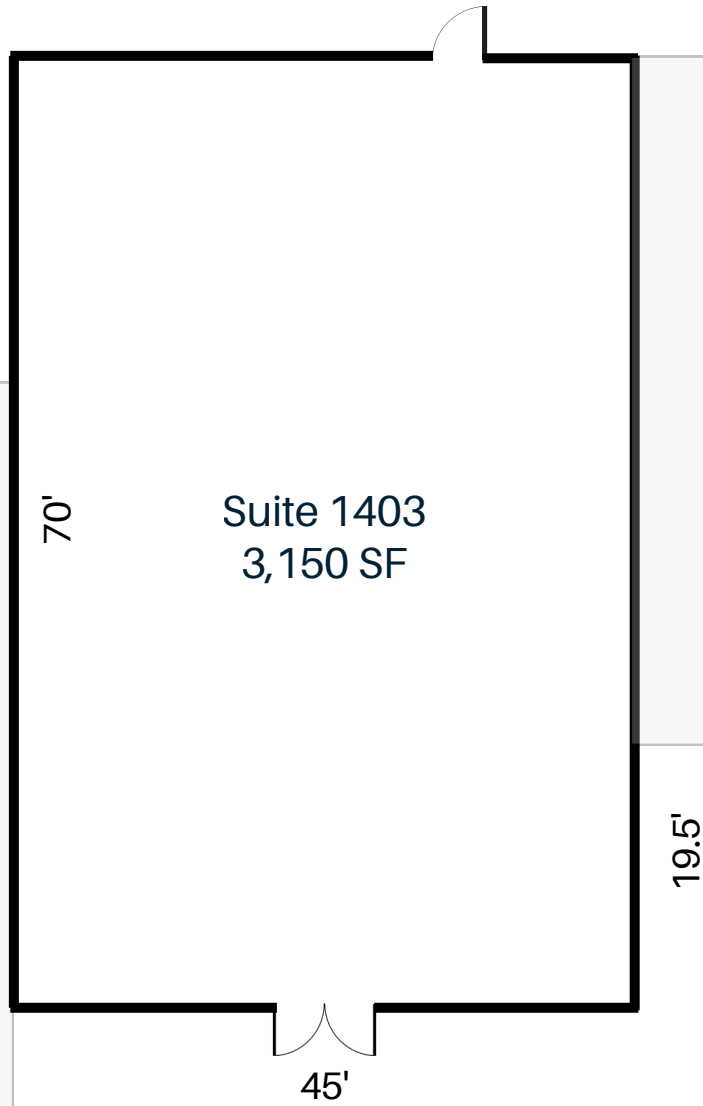
Only zoning restrictions apply

Move-in ready condition

High ceilings and open span design

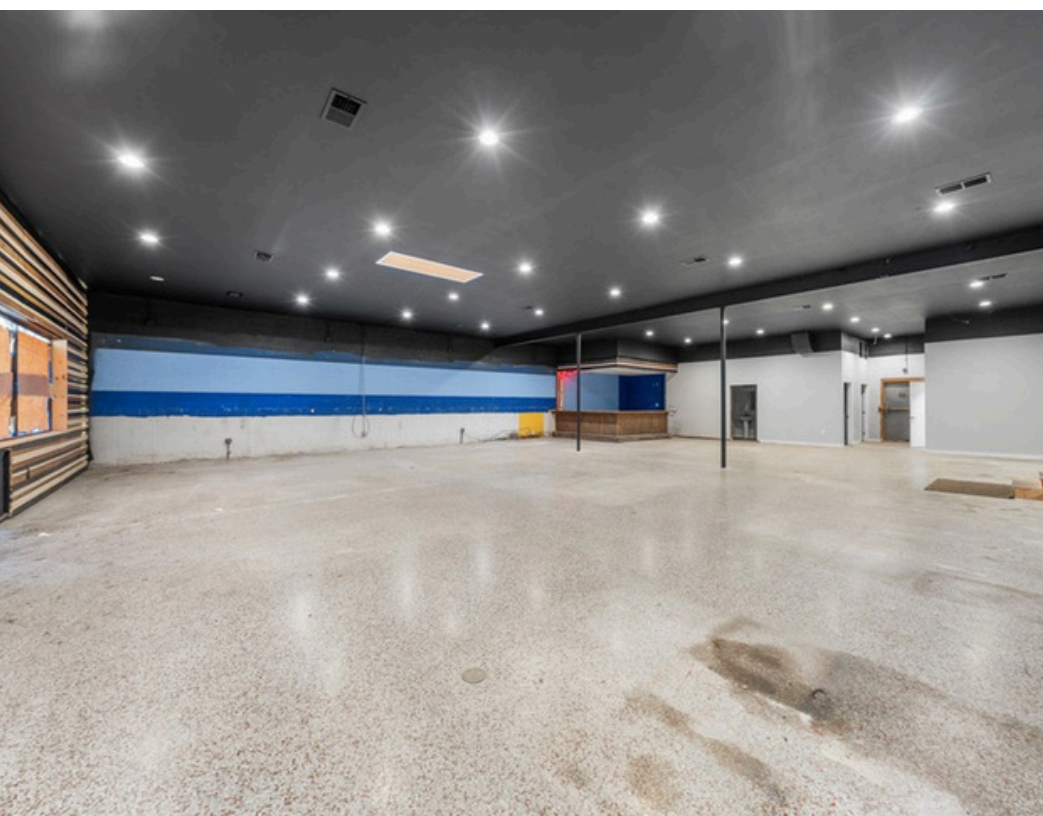


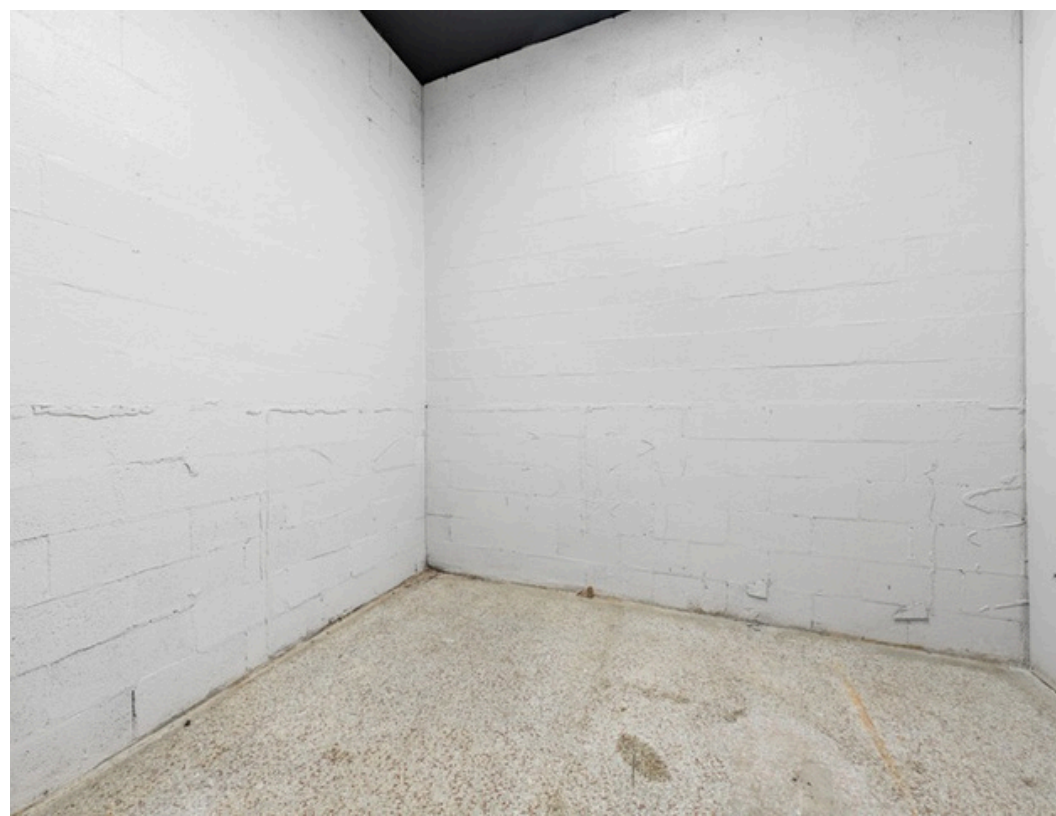
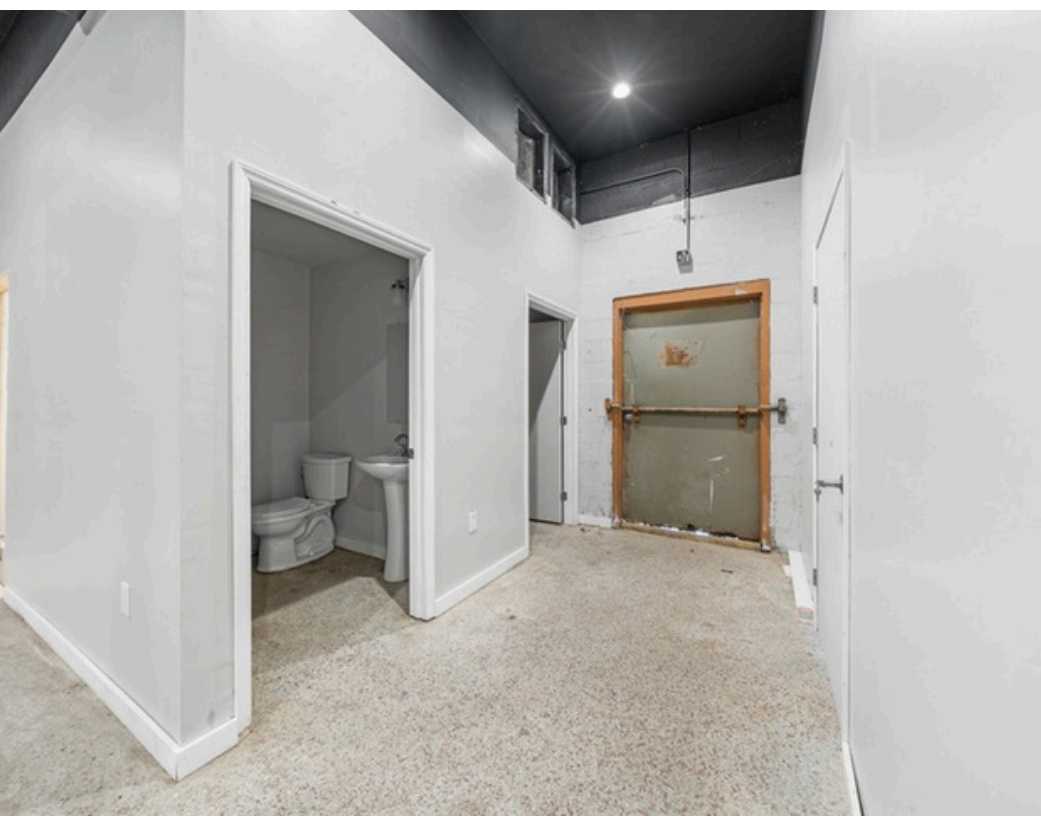
La Tienda



Suite 1403
3,150 SF

Bar/Restaurant





POPULATION

	2 miles	5 miles	10 miles
2020 Population	11,554	102,051	370,055
2025 Population	11,889	108,182	390,587
2030 Population Projection	12,472	114,124	410,333
Annual Growth 2020-2025	0.6%	1.2%	1.1%
Annual Growth 2025-2030	1.0%	1.1%	1.0%
Median Age	40.7	36.5	36.2
Bachelor's Degree or Higher	64%	52%	51%
U.S. Armed Forces	0	3	412

HOUSEHOLDS

	2 mile	5 mile	10 mile
2020 Households	5,176	44,138	149,068
2025 Households	5,323	47,063	157,909
2030 Household Projection	5,599	49,880	166,517
Annual Growth 2020-2025	2.0%	2.5%	2.3%
Annual Growth 2025-2030	1.0%	1.2%	1.1%
Owner Occupied Households	3,298	20,634	83,289
Renter Occupied Households	2,300	29,246	83,228
Avg Household Size	2.2	2.1	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$189.7M	\$1.4B	\$5B



Subject



Duke Hospital

Duke



Downtown
Durham



UNC Hospital

South Square
Shopping Center



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