

555

MANGUM
DOWNTOWN DURHAM




NORTHWOOD RAVIN

TSCG®

MIXED-USE DEVELOPMENT IN DOWNTOWN DURHAM



RALEIGH-DURHAM



**DUKE UNIVERSITY
HOSPITAL**

#1

in North Carolina

U.S. News & World Report



**DUKE UNIVERSITY
SCHOOL OF MEDICINE**

#3

in the nation

U.S. News & World Report



THE LARGEST EMPLOYER
in Durham County and
THE FOURTH-LARGEST
private employer in North Carolina



Hosts over **550,000** guests per year
to its **200-250** performances.
ranks annually among the **TOP-FIVE**
THEATERS in **AMERICA** by three
leading national magazines that cover
live entertainment events & venues.

Industry Accolades & Awards

**BEST PLACES TO LIVE IN
THE U.S.**

in 2022-2023

U.S. News & World Report

#10

BEST-RUN CITY IN AMERICA

wallethub.com

#4

**BEST PLACES TO
START A BUSINESS**

wallethub.com

2021

**TRENDING
DESTINATION**

airbnb.com + travelandleisure.com



10TH

**BEST UNIVERSITY IN
THE NATION**

U.S. News & World Report

4TH

BEST LARGE AIRPORT

in the Country

jdpower.com



#2

IN ATTENDANCE IN THE US

(Mid-Year 2022)

wallethub.com

15 **RALEIGH-DURHAM**



555 MANGUM



Duke UNIVERSITY 16,686 STUDENTS
4 MIN DRIVE TIME TO 555 MANGUM



THE UNIVERSITY of NORTH CAROLINA at CHAPEL HILL 29,877 STUDENTS
23 MIN DRIVE TIME TO 555 MANGUM



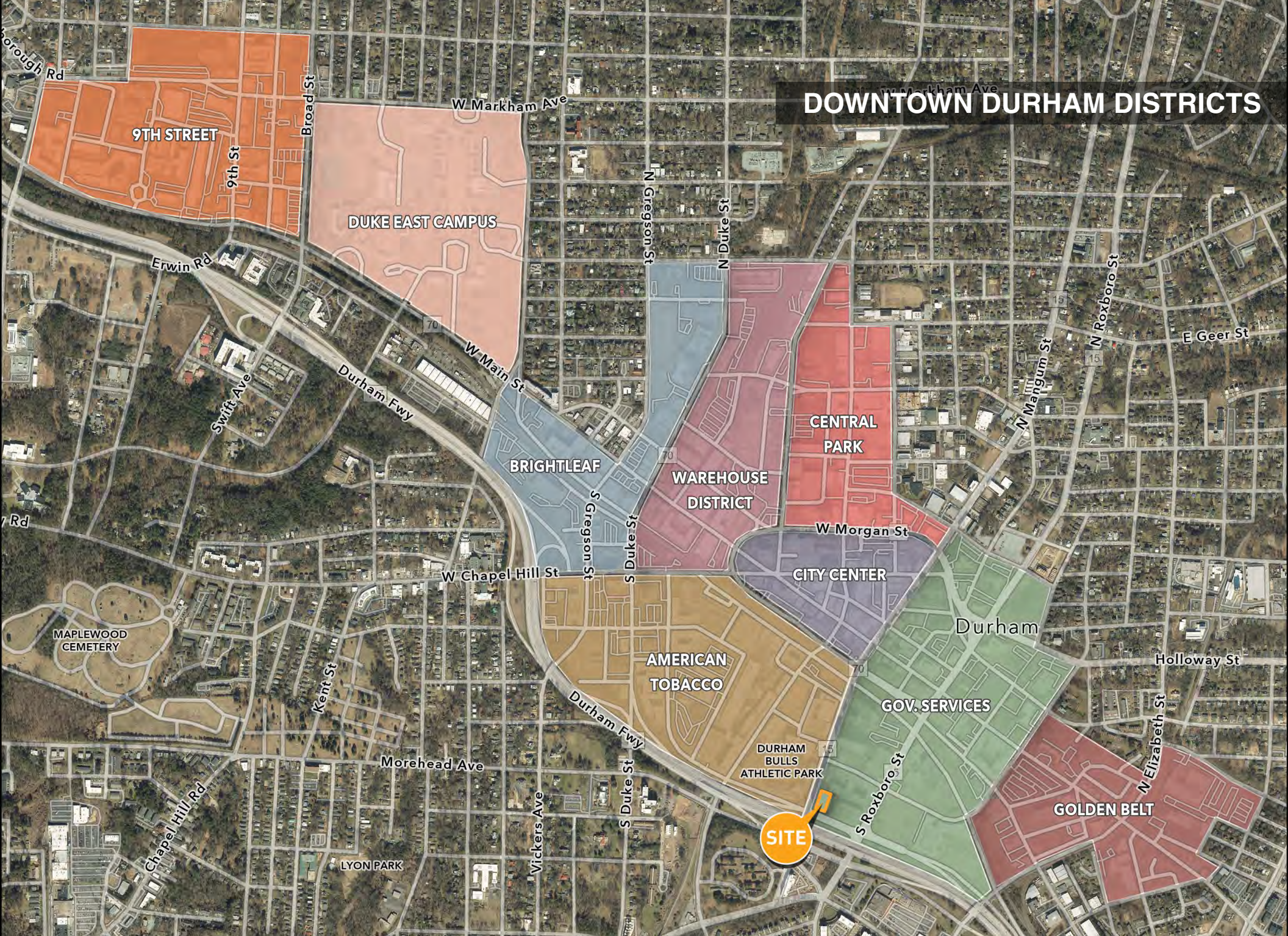
RTP 300+ BUSINESSES
55,000+ WORKERS
11 MIN DRIVE TIME TO 555 MANGUM

Chapel Hill

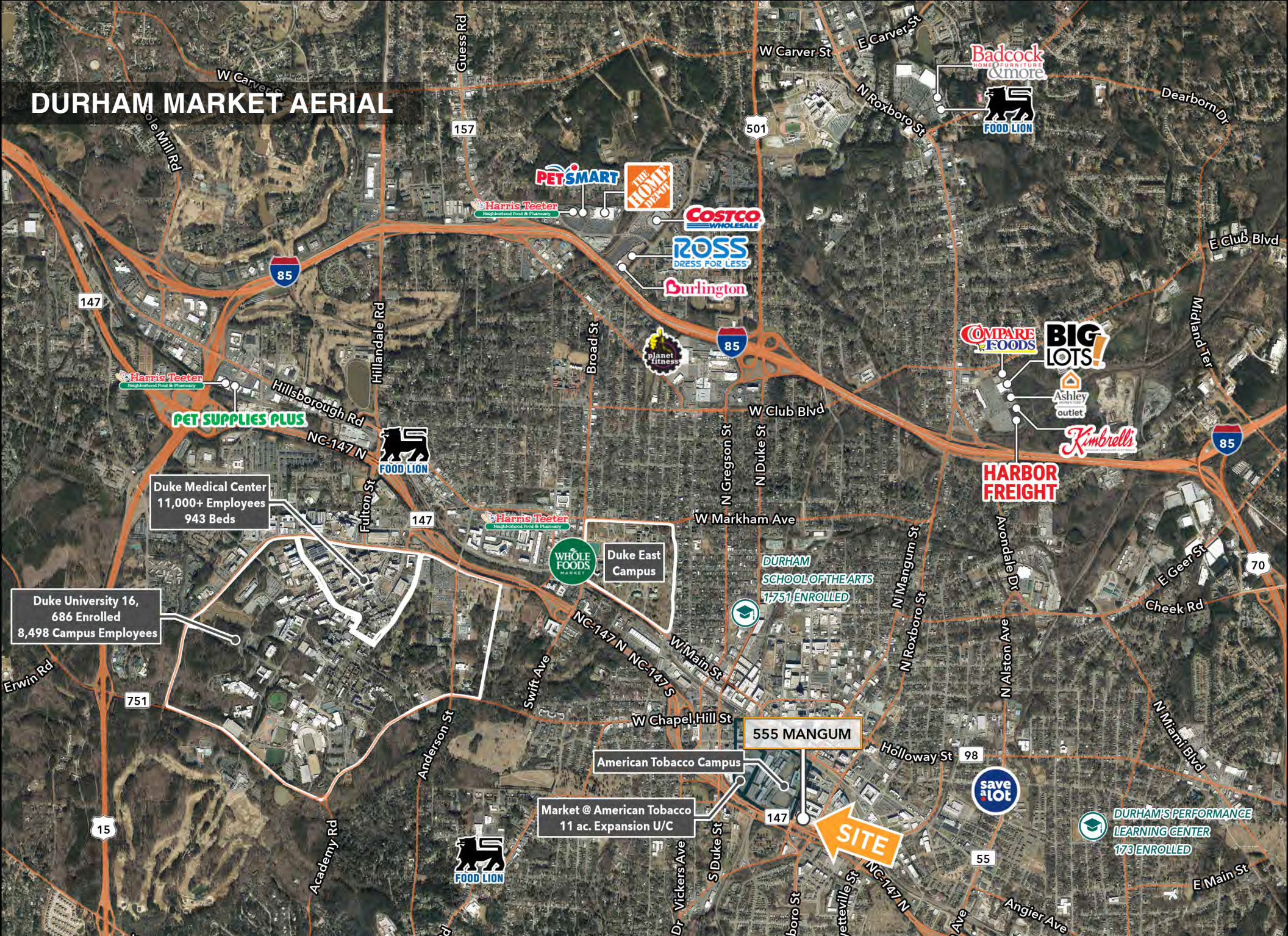
Durham

Raleigh

DOWNTOWN DURHAM DISTRICTS



DURHAM MARKET AERIAL



Duke Medical Center
11,000+ Employees
943 Beds

Duke University 16,
686 Enrolled
8,498 Campus Employees

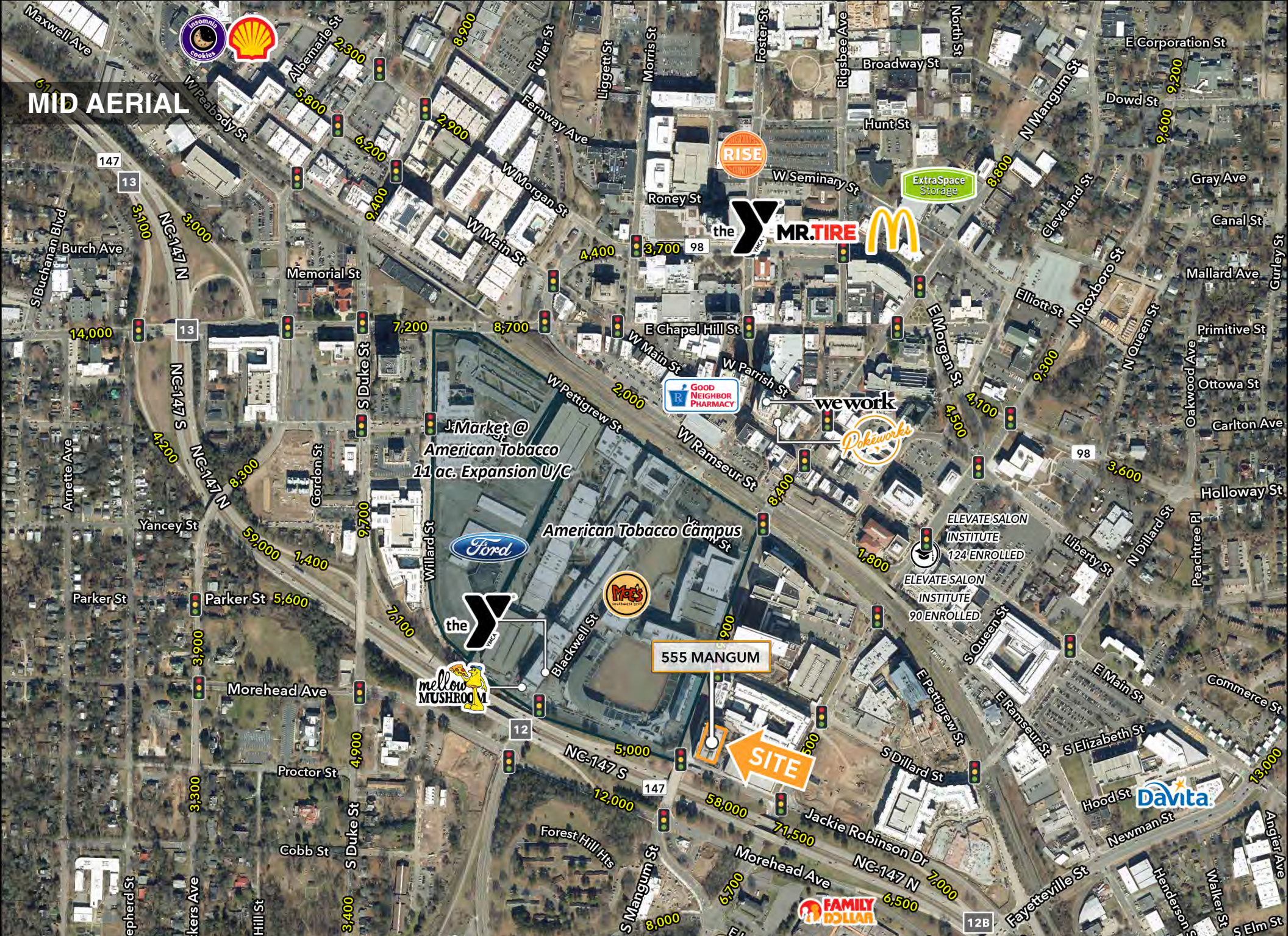
American Tobacco Campus

Market @ American Tobacco
11 ac. Expansion U/C

555 MANGUM

SITE

MID AERIAL



ZOOM AERIAL



PROPOSED:
SUPERICA
CRÚ
 FOOD & WINE BAR

555 MANGUM

SITE ←

THE LOFTS AT SOUTHSIDE
 217 UNITS

CORTLAND BULL CITY
 342 UNITS

Market @
 American Tobacco
 Expansion - Currently U/C

WHETSTONE APARTMENTS
 204 UNITS

WILLARD STREET
 APARTMENTS
 84 UNITS

APARTMENTS AT
 AMERICAN TOBACCO
 79 UNITS

NANASTEAK

Aloft
 HOTELS
 134 Rooms

American Tobacco Campus

DURHAM BULLS
 ATHLETIC PARK

DURHAM COUNTY
 COURTHOUSE
 & DETENTION FACILITY

DURHAM COUNTY
 GOVERNMENT
 BUILDINGS

DURHAM COUNTY
 GOVERNMENT
 BUILDINGS

VAN ALLEN APARTMENTS
 418 UNITS

The Wine Feed

VENABLE DURHAM
 221 UNITS

CAMDEN DURHAM
 354 UNITS U/C

BULLHOUSE APARTMENTS
 305 UNITS

Unscripted Hotel
 74 Rooms

The Oak House

PTE
 PUSHMENT

COPA

106 Main

DURHAM COUNTY
 GOVERNMENT
 BUILDINGS

DURHAM
 PERFORMING
 ARTS CENTER

Tobacco Road
 Sports Cafe

PRESS
 Coffee & Crepes

QUEEN
 BURGER

Parker and Otis

BORICUA
 SOUL

mellow
 MUSHROOM

the
 Y

TRUIST

Toast
 Italian

Viceroy

Pour Taproom

Thai @
 Main Street

125 Rooms

Pokeworks

DURHAM COUNTY
 CITY HALL

Spanglish

Littler

Killer Queen

DURHAM COUNTY
 GOVERNMENT
 BUILDINGS

4,100

8,900

3,600

12,000

7,800

9,900

9,400

8,700

7,200

7,100

4,900

5,000

3,700

71,500

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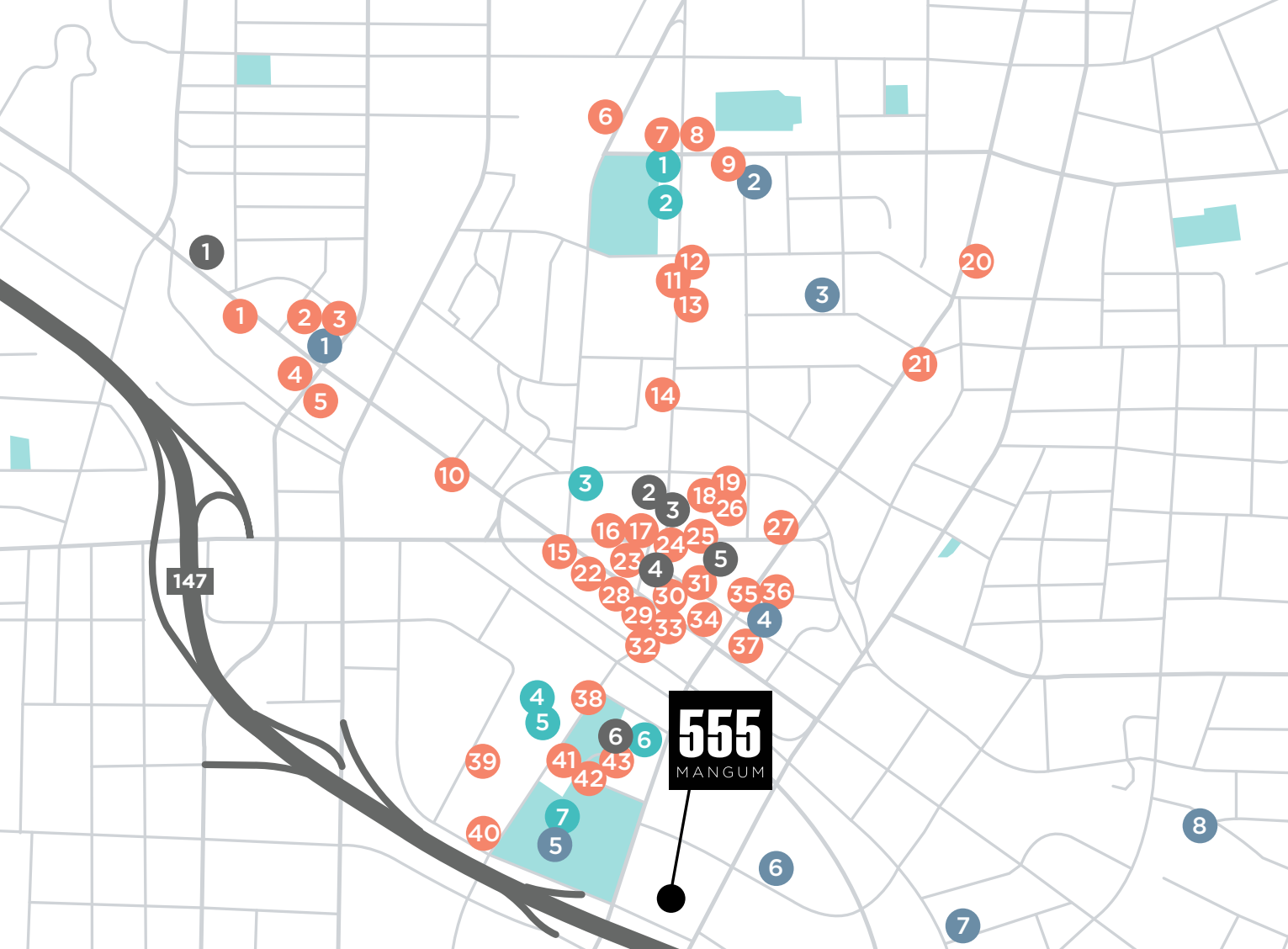


SITE SUMMARY

Ideally located in the heart of Durham, NC, 555 Mangum Street is an 11-story, mixed-use building with approximately 254,286 square feet of leasable area. 555 Mangum Street is adjacent to entertainment hotspots such as Durham Performing Arts Center (DPAC) and the Durham Bulls Athletic Park. This highly visible property boasts an amenity-rich, walkable urban environment near the American Tobacco Historic District, award-winning restaurants and craft breweries.

Adjacent to 555 Mangum, are the Van Alen Signature Apartments. Van Alen apartments offer floor-to-ceiling windows, luxurious finishes, an expansive rooftop terrace, a Neighborhood Work Club, and resident concierge services open the door to everything Durham has to offer.





FOOD (RESTAURANT, BAKERY, CAFE)

1. Allday Cafe
2. Alley Twenty-Six
3. Bar Virgile
4. Cocoa Cinnamon
5. CONVIVIO
6. Counting House
7. Cucciolo Osteria
8. Dame's Chicken and Waffles
9. Dashi
10. Durham Food Hall
11. El Rodeo Mexican Restaurant
12. Foster Street Coffee
13. Jeddah's Tea
14. Jetplane Coffee
15. King's Sandwich Shop
16. Littler
17. Liturgy Beverage Company
18. Luna Rotisserie
19. M Kokko
20. M Sushi
21. Maverick's Smokehouse
22. Mellow Mushroom Durham
23. Miel Bon Bons | Espresso Bar
24. Moe's Southwest Grill
25. Nanasteak
26. Neomonde
27. Ninth Street Bakery
28. Parker & Otis
29. Parts & Labor
30. Peabody Pizza Company
31. Pie Pushers
32. Pokeworks
33. Pompieri Pizza
34. Pour Taproom
35. Press Coffee
36. QueenBurger
37. Queeny's
38. Rise Downtown Durham
39. Rose's Noodles, Dumplings
40. The Blue Note Grill
41. The Oak House
42. The Restaurant of Durham
43. Toast
44. Tobacco Road Sports Cafe
45. Viceroy

ENTERTAINMENT

1. Boxcar Bar & Arcade
2. Durham Arts Place
3. Durham Bulls Athletic Park
4. Durham Performing Arts Center
5. Full Frame Theater
6. Power Plant Gallery
7. Urban Axes Durham

BREWERY

1. Bull City Burger and Brewery
2. Bull City Ciderworks
3. Bull Durham Beer Company
4. Clouds Brewing
5. Dirty Bull Brewing Company
6. Fullsteam Brewery
7. Hi-Wire Brewing
8. Ponysaurus Brewing Company

HOTELS

1. 21c Museum Hotel Durham
2. Aloft Durham Downtown
3. Durham Marriott City Center
4. Residence Inn by Marriott
5. SpringHill Suites
6. The Durham Hotel
7. Unscripted Durham



BUILDING & AMENITIES



555
MANGUM

MANGUM STREET RETAIL



PROPERTY HIGHLIGHTS

- Property sites on 2.73 acres with approximately 254,286 square feet of building area
- Approximately 23,000 SF is available for Retail on the ground floor
- Located at the corner of Mangum Street & Jackie Robinson Drive in Downtown Durham
- Currently, more than 3,800 residential units are under construction or planned in Downtown Durham
- Convenient access and visibility to the Durham Freeway (HWY 147)
- Ideally situated in the heart of Downtown Durham with convenient and immediate access to numerous restaurants, the American Tobacco Entertainment District, Durham Performing Arts Center, and Durham Bulls Athletic Park

DEMOGRAPHICS



**Total
Population**



**Daytime
Population**



**Average Household
Income**

1 MILE	16,222	32,049	\$95,263
3 MILE	98,519	138,820	\$83,526
5 MILE	201,047	238,900	\$92,678



RETAIL AVAILABILITY



- ❑ Three Retail Bays Available on Level 1 in Office Tower off Mangum Street (1,566 SF; 3,965 SF; 5,272 SF)
- ❑ Approximately 11,760 SF available fronting S Roxboro Street, ownership is open to subdividing
- ❑ Close proximity to top rated breweries and award winning chef driven restaurants
- ❑ Within walking distance to American Tobacco Entertainment District, Durham Performing Arts Center, and Durham Bulls Athletic Park
- ❑ Adjacent to Van Alen ultra luxury apartments (418 units)
- ❑ Parking deck reserved for retail
- ❑ Delivery: NOW
- ❑ Current condition: cold shell



555 MANGUM



5,272 SF

1,566 SF

 SPACES.

S MANGUM ST

JACKIE ROBINSON DR

555 MANGUM

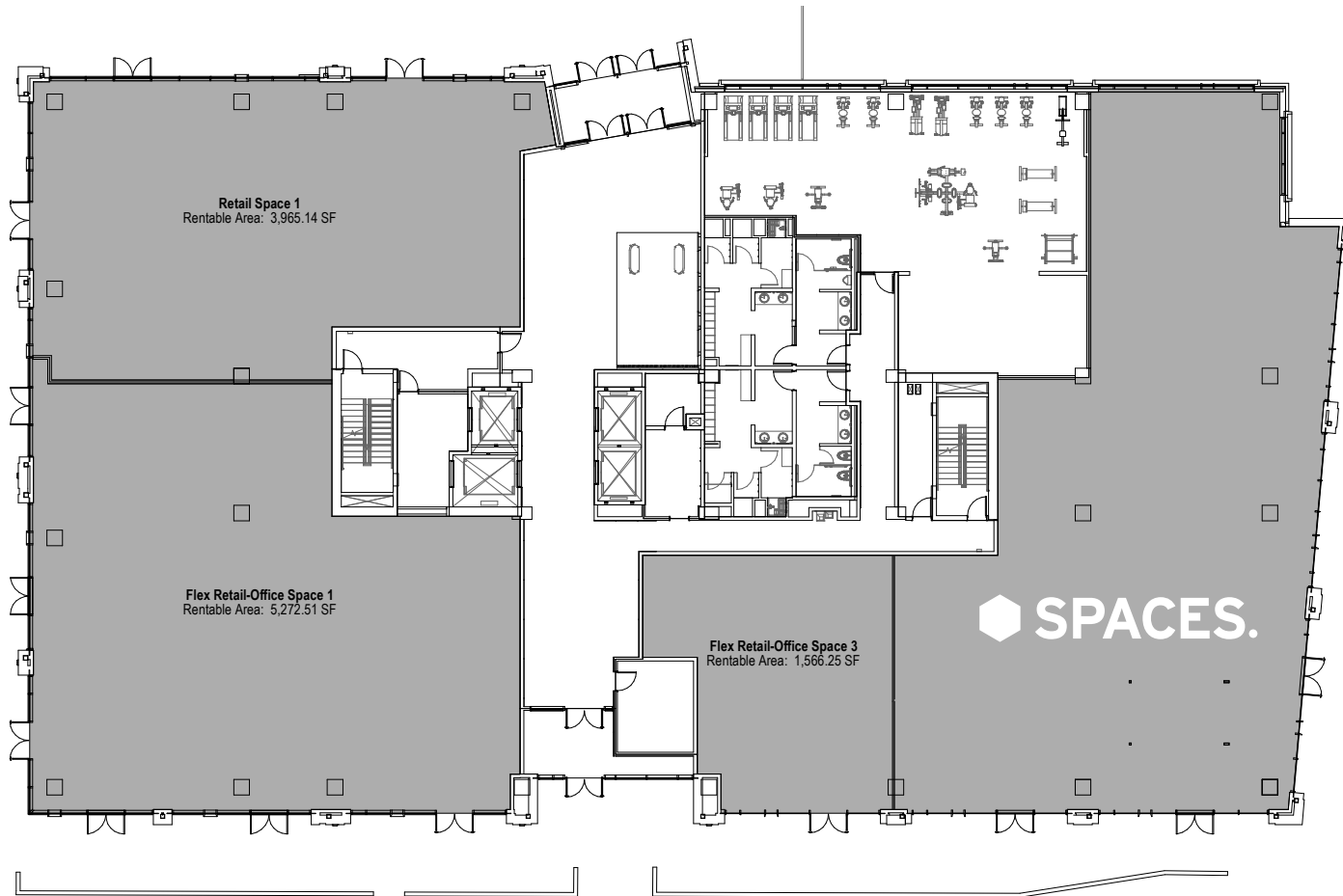
3,965 SF

5,980 SF

5,780 SF

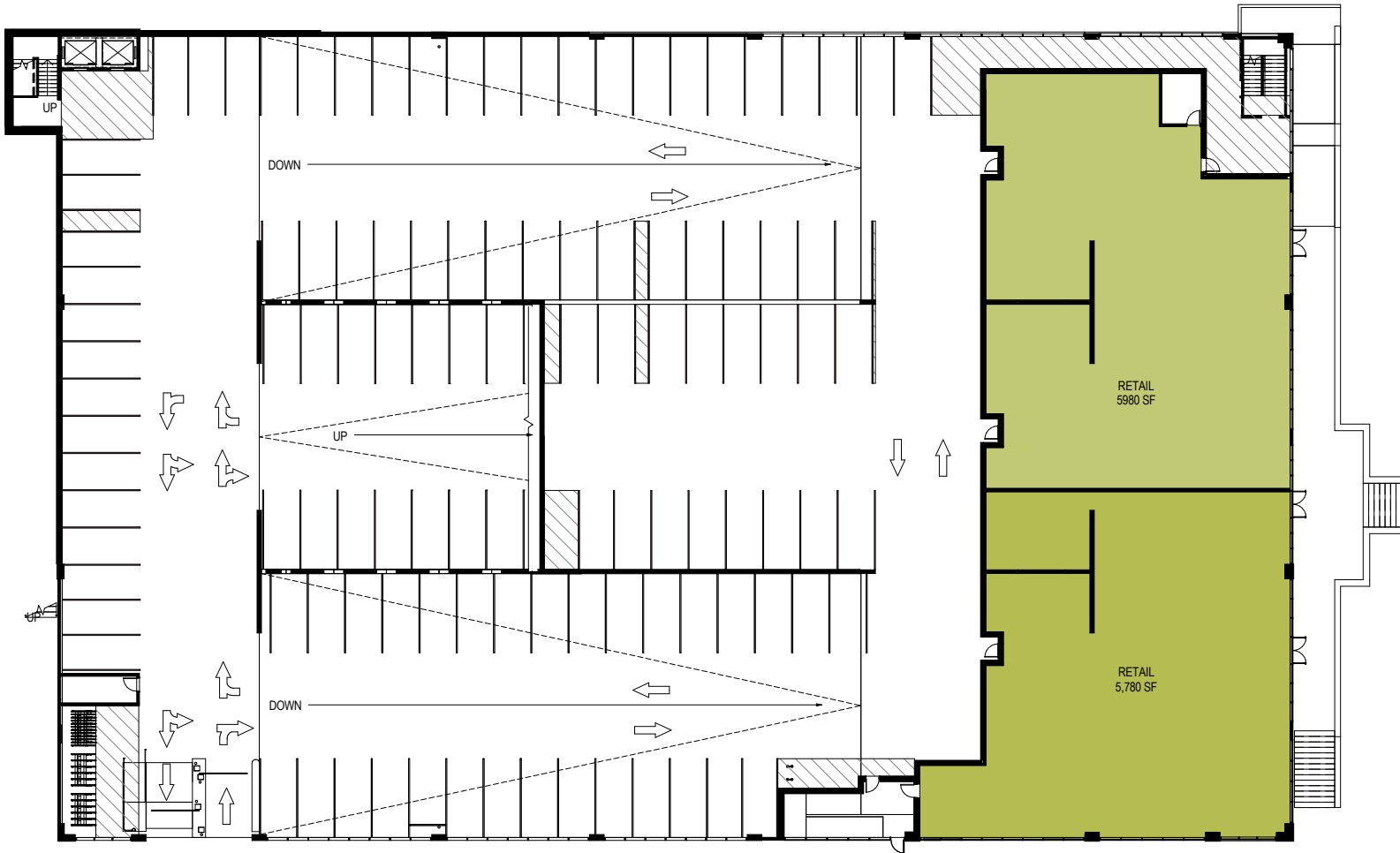
S ROXBORO ST

FLOOR PLANS



Level One

FLOOR PLANS



Parking Deck

555
MANGUM

TSCG[®]

Exclusive Leasing Package

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