

Publix #1817 - Marketplace at Ellis Crossing

1065 Yunus Road
Durham, NC 27703
Lat 35.940, Long -78.854

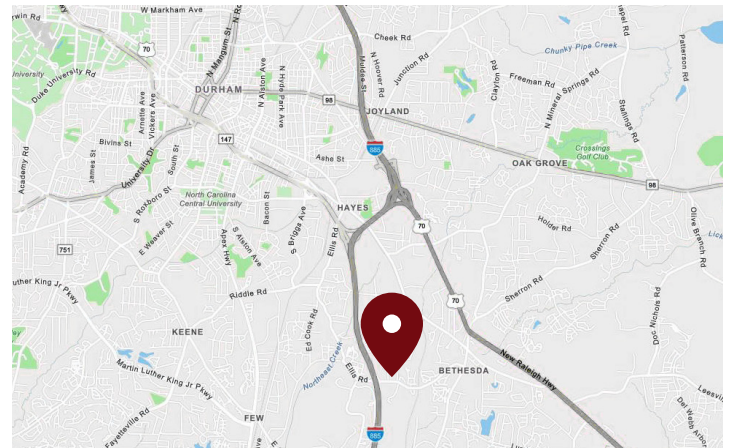
FOR LEASE



1,350 - 1,650 SF AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-Anchored Center, which is the First to Open in Durham, Part of the Second Largest Metropolitan Area in North Carolina
- Part of Research Triangle Park, Consisting of over 7,000 Acres is an Epicenter for Research, Education, Healthcare and Information Technology Industries Creating a Unique and Well-Educated Economic Powerhouse
- Strategically Surrounded by Numerous New Apartment and Single Family Housing Developments, with More Currently Under Construction and Planned for the Near Future
- Less than 0.8 Miles from Bethesda Elementary School (650 Students), 3.5 Miles from Lowe's Grove Middle School (679 Students) and 3.0 Miles from Hillside High School (1,456 Students)
- Combined Traffic Count: 72,290 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,643	42,681	170,201
Daytime Population	6,836	54,778	201,726
Total Households	2,459	18,128	73,262
Avg. HH Income	\$104,707	\$111,426	\$105,637

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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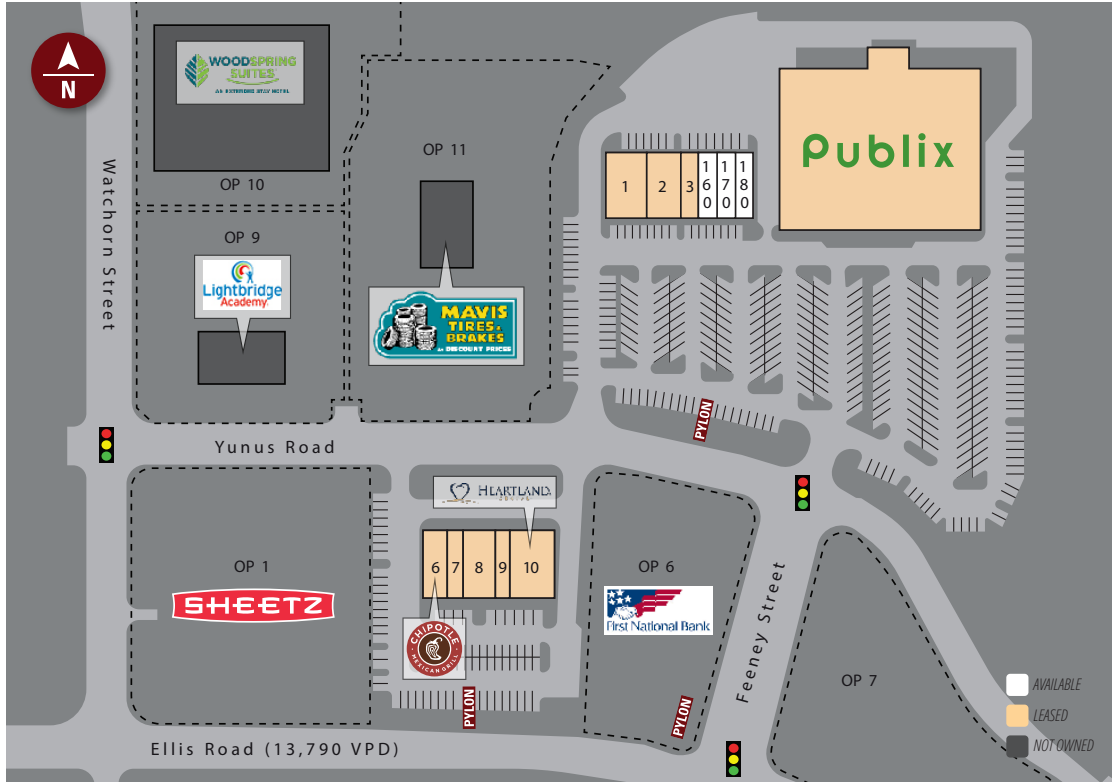


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SITE PLAN



Suite	Tenant	Size
5	Publix	46,791
1	It's a Southern Thing	4,182
2	Vernis Nail Lounge	2,400
3	The UPS Store	1,516
160	AVAILABLE	1,650
170	AVAILABLE	1,650
180	AVAILABLE	1,350
6	Chipotle Mexican Grill	2,400
7	Beem Light Sauna	1,726
8	Ellis Crossing Animal Hospital	2,866
9	Great Greek	1,739
10	Heartland Dental	3,200

TOTAL 71,563



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **136,000**

EST. # OF VISITS ANNUALLY

 **501,900**


AVG. VISITS / CUSTOMER

 **3.69**


AVG. LENGTH-OF-STAY / VISIT

 **40 MIN**

TOP 3 DAYS # OF VISITS

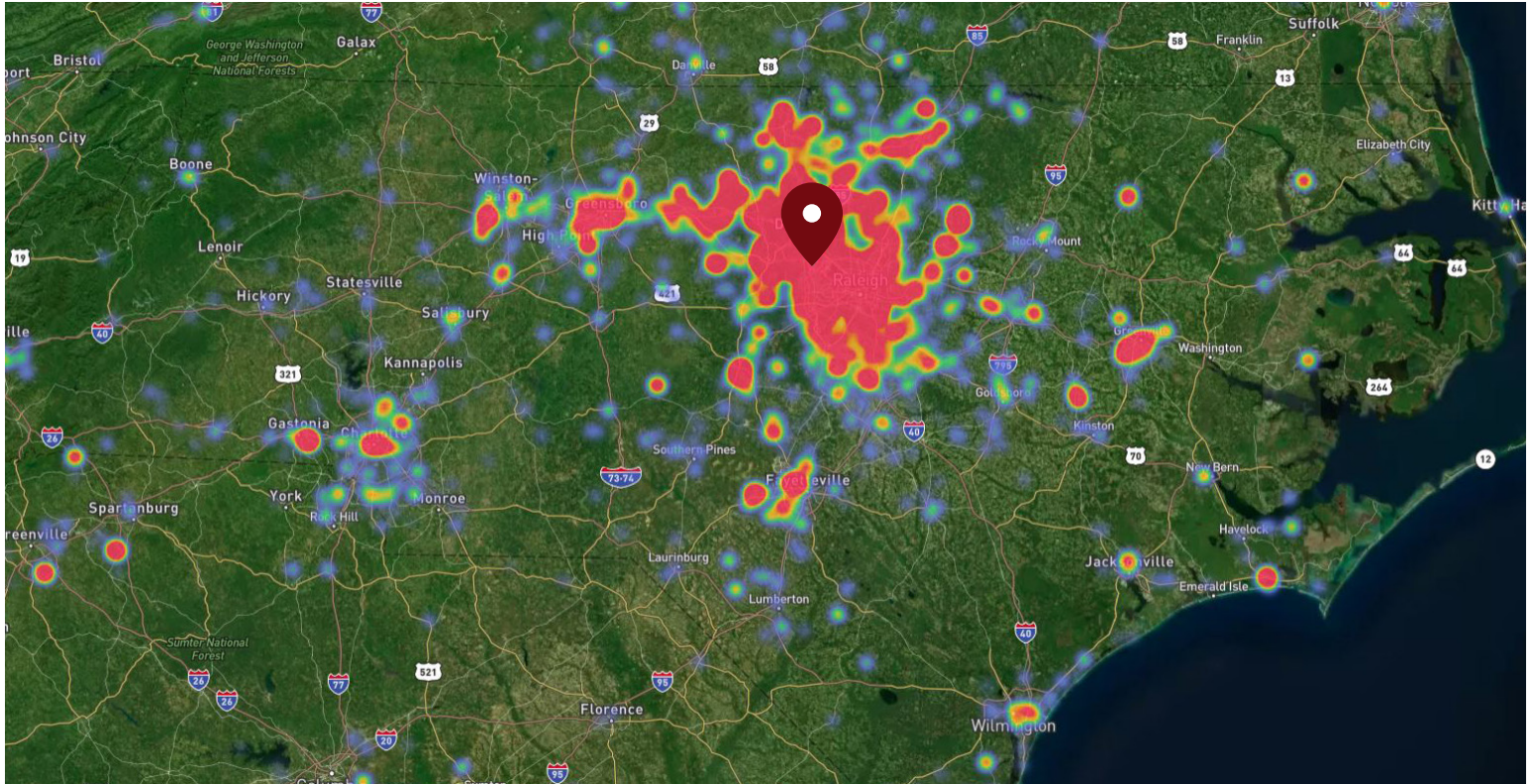
 Sunday 78,924
Saturday 74,043
Wednesday 73,875

TOP 3 HOURS # OF VISITS

 12-1 PM 80,543
1-2 PM 75,145
5-6 PM 74,619

Data provided by Placer Labs Inc. (www.placer.ai) November 1, 2022 - October 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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