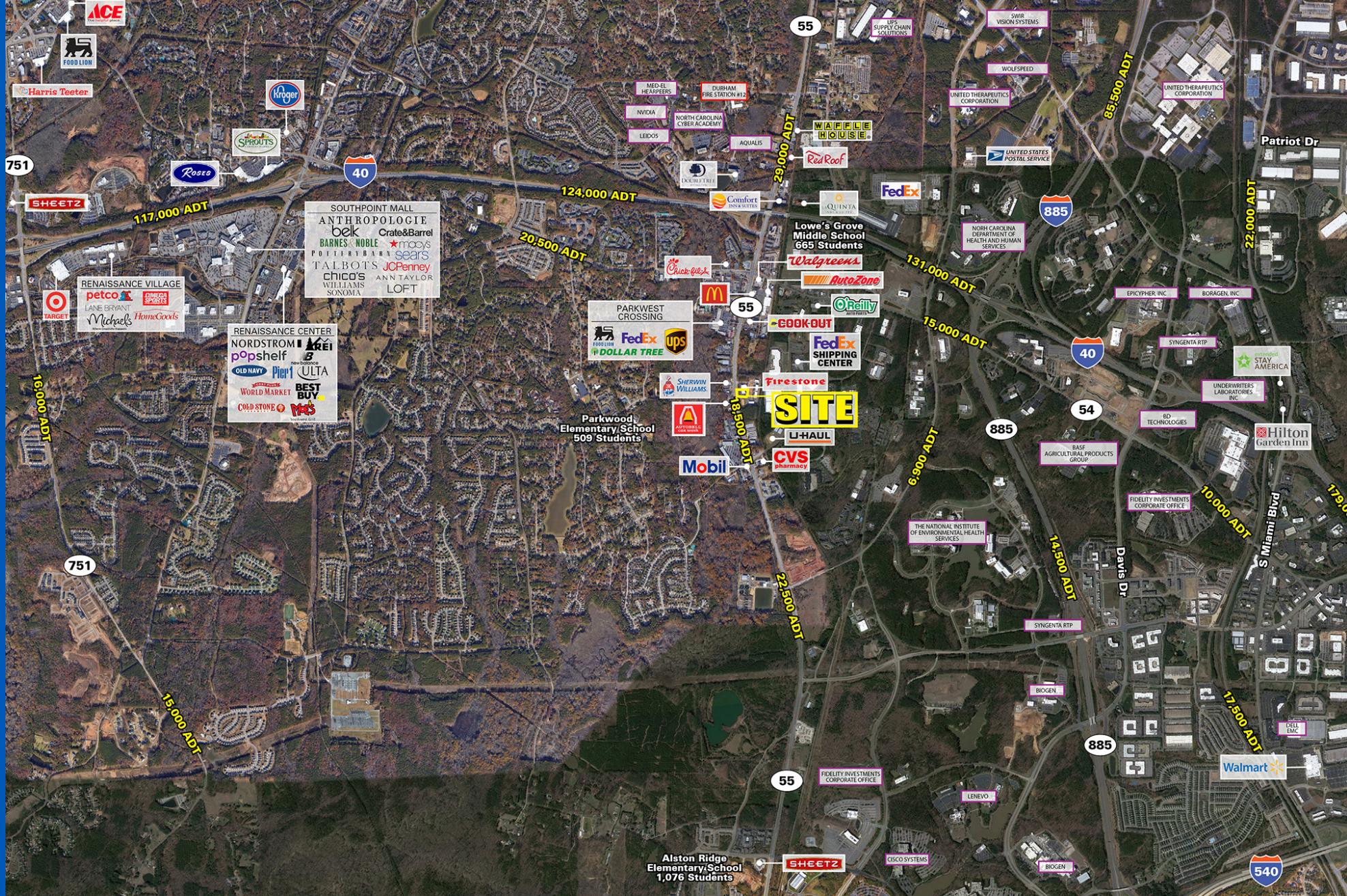


DURHAM, NC

5121 NC HWY 55

6,119 SF AVAILABLE FOR LEASE



PROJECT DETAILS

5121 NC HWY 55 • 6,119 SF AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

6,119 SF

TRAFFIC COUNTS

18,500 ADT on NC Hwy 55

PROPERTY HIGHLIGHTS

- Former auto parts store available for Lease
- The site benefits from full access to and from NC-55, which is the main connector between Durham and Cary
- Ideal for auto parts retail and other users that can fully utilize the existing building
- Nearby retailers include Food Lion, Starbucks, McDonald's and Chick-Fil-A

LEASE RATE

Call to Discuss

COUNTY

Durham

MARKET

Durham



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL HOUSEHOLDS

2,445

20,125

59,719



TOTAL POPULATION

4,992

44,465

139,336

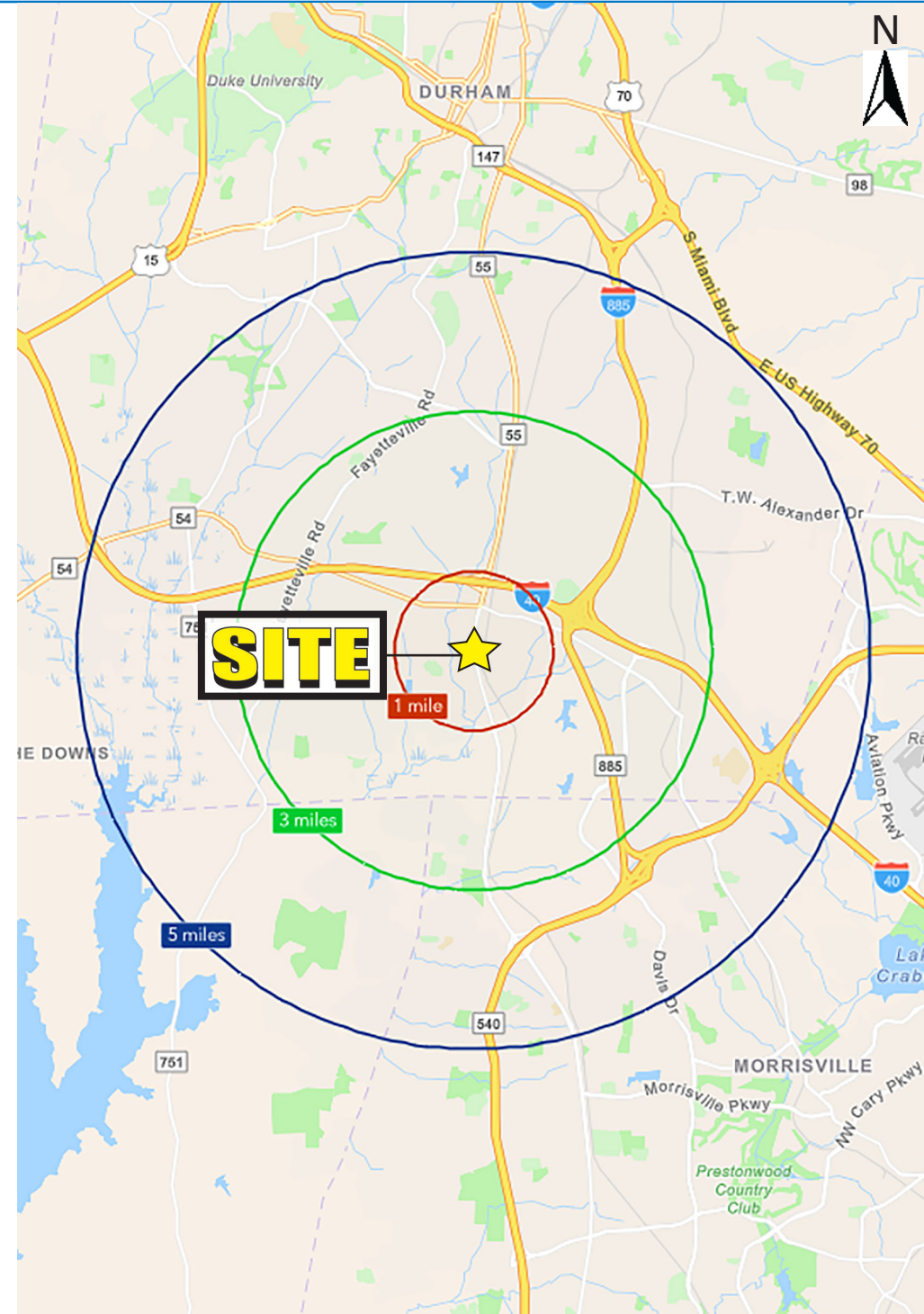


MEDIAN HH INCOME

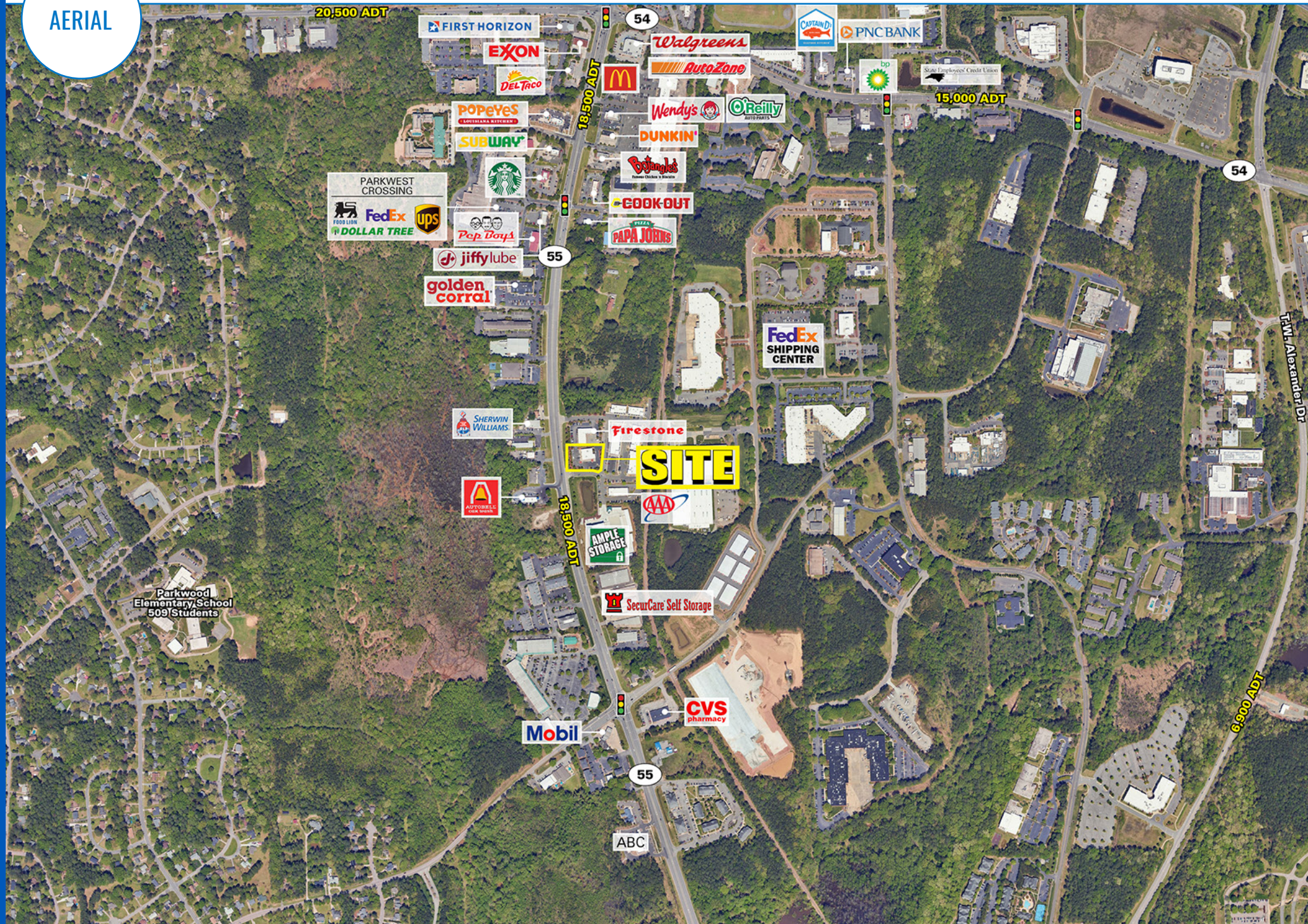
\$58,882

\$95,947

\$102,000



AERIAL



AERIAL



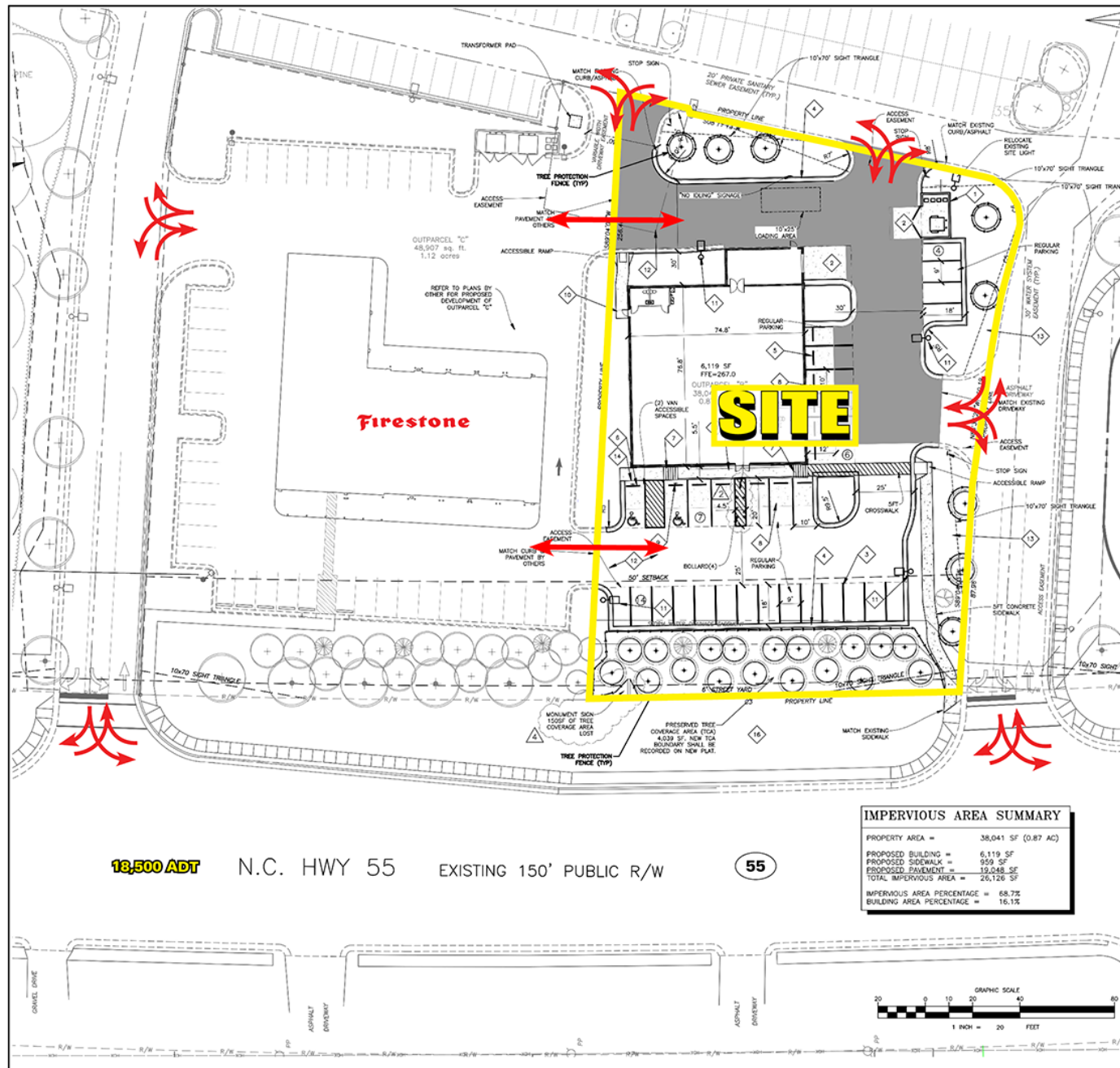
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STORE-
FRONT



SITE PLAN

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NORTH CAROLINA

DURHAM

Durham is known as the Bull City, the City of Medicine, the Tastiest Town in the South, and the Startup Capital of the South. It's a two-hour drive from the beach, a three-hour drive from the Blue Ridge Mountains, and is North Carolina's fourth largest city by population. Along the East Coast, Durham makes for the perfect mid-size city stopover, located conveniently along I-95. For those outside of driving distance, travel to and from is made easy as the City and County of Durham co-own the top-ranked Raleigh-Durham International Airport that services more than 45 nonstop destinations.

Durham's rich history grew with the tobacco fields (Bull Durham Smoking Tobacco was one of the origins of the Bull City nickname) and warehouses that formed the backbone of the economy beginning after the Civil War. A thriving hub of Black-owned businesses known as Black Wall Street blossomed at the turn of the century and established Durham's urban epicenter as a mecca for entrepreneurs and innovators of color. The historic tobacco warehouses are now modernized hubs for living, working, eating, and drinking in our vibrant, walkable downtown. Durham's enduring spirit and bold heart define what it is known for today — a welcoming place with a high quality of life and reasonable cost of living, first-class health care, sports teams, arts, dining, and entertainment.



DURHAM, NC

5121 NC HWY 55

6,119 SF AVAILABLE FOR LEASE

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THREE MORROCROFT CENTRE
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