

LAND FOR SALE | UP TO +/- 1.92 ACRES

IMPERIAL CORNERS

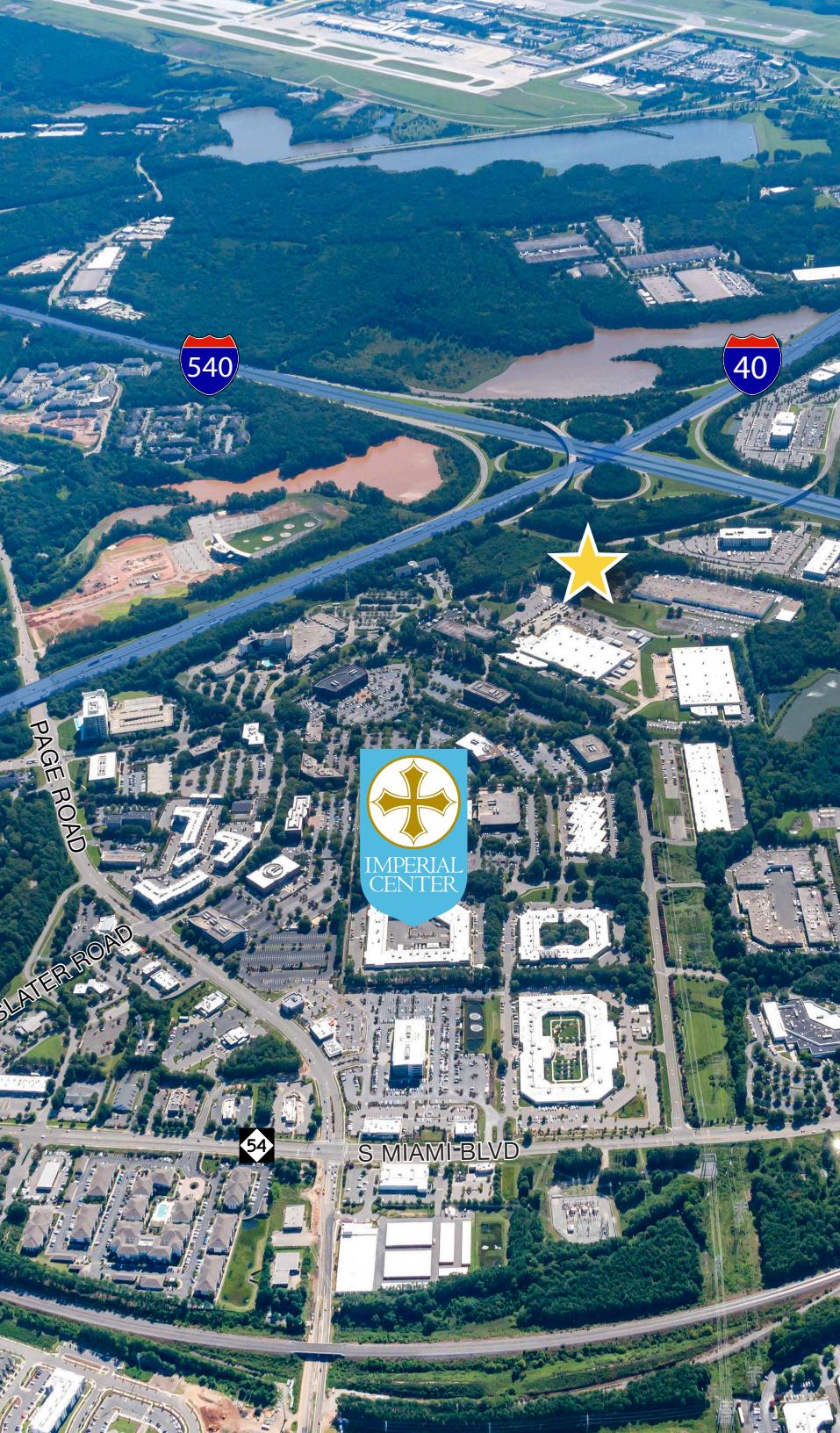
DURHAM, NC 27703 | HOTEL OPPORTUNITY



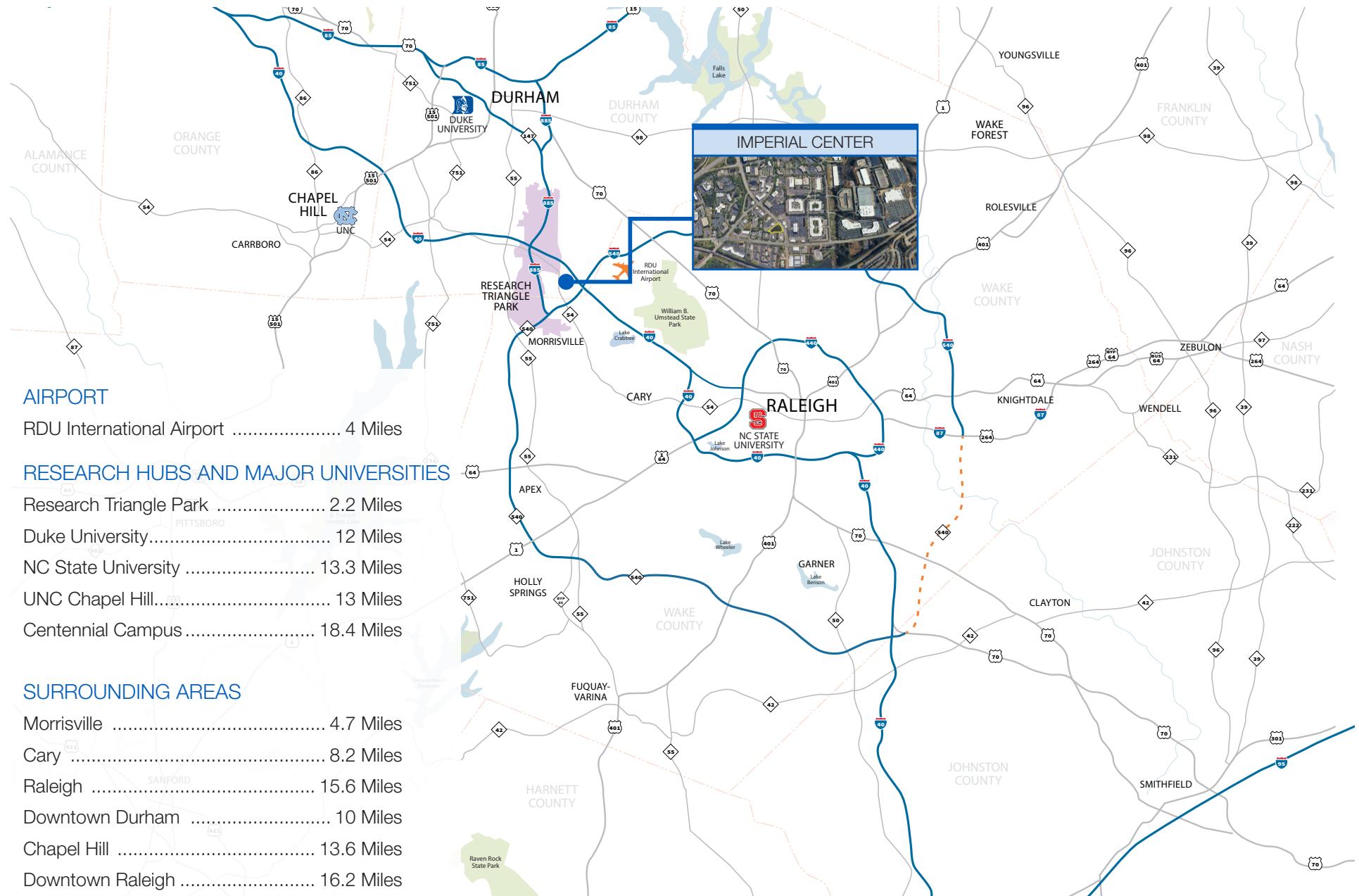
PROPERTY OVERVIEW

LOCATION	Site is located within the Imperial Center Business Park at I-40 and I-540 off of Slater Road
ACRES	± 1.72 acres
PRICE	\$11.00 PSF
ZONING	IL
WATER	City of Durham; in street
SEWER	Durham County; available
FEATURES	Great for retail, daycare, medical, hotel or small office use
CONTACT	ROB GRIFFIN 919.281.2318 rgriffin@triprop.com

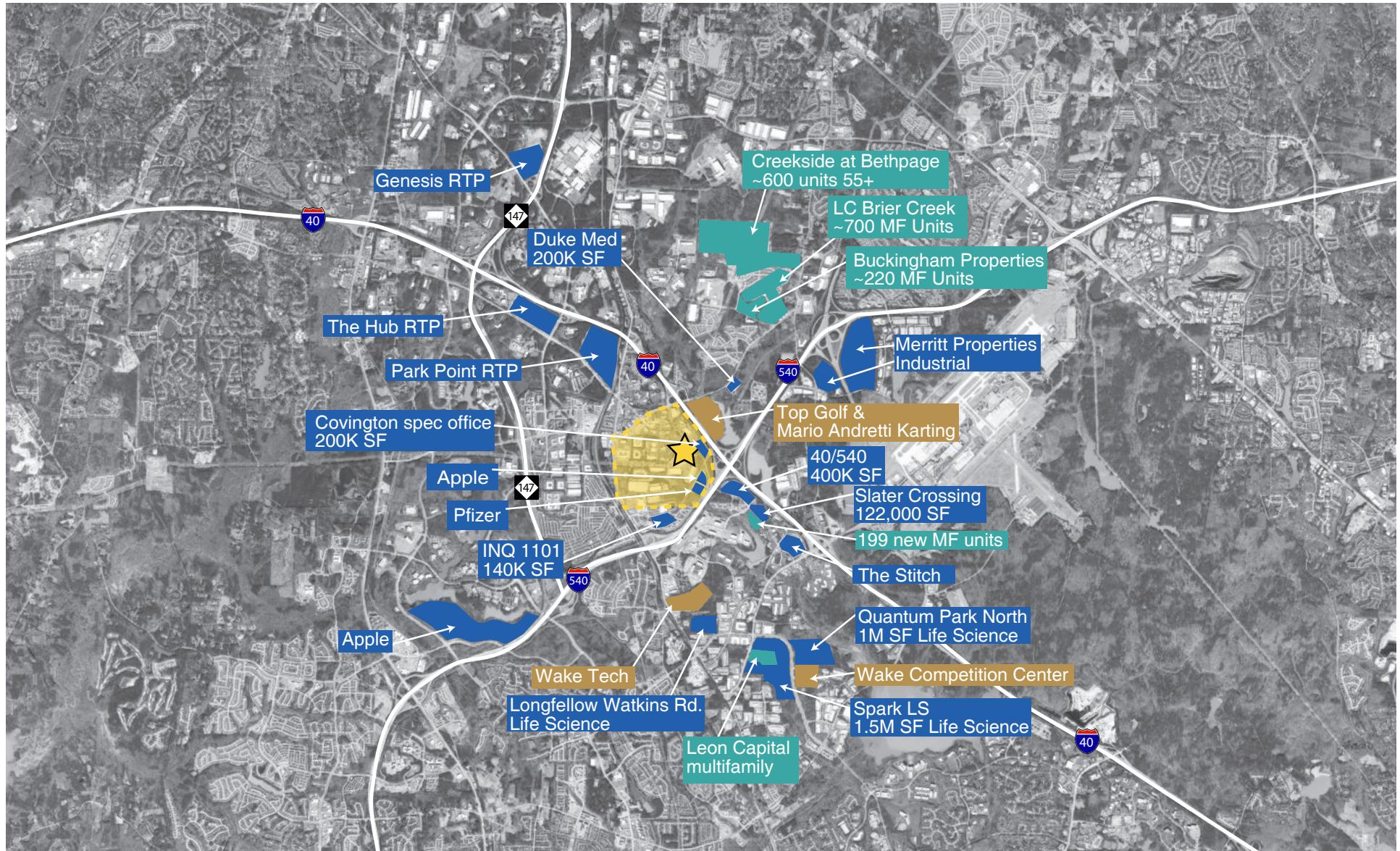
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TRIANGLE REGION



SURROUNDING DEVELOPMENTS



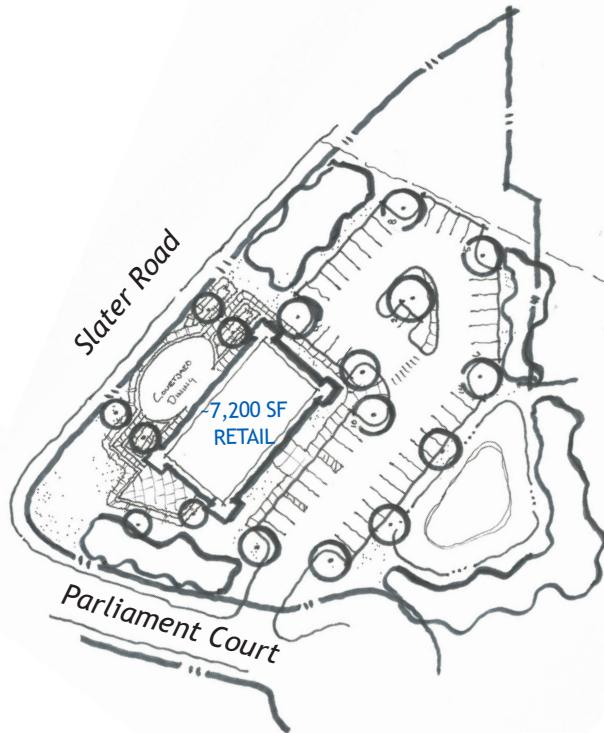
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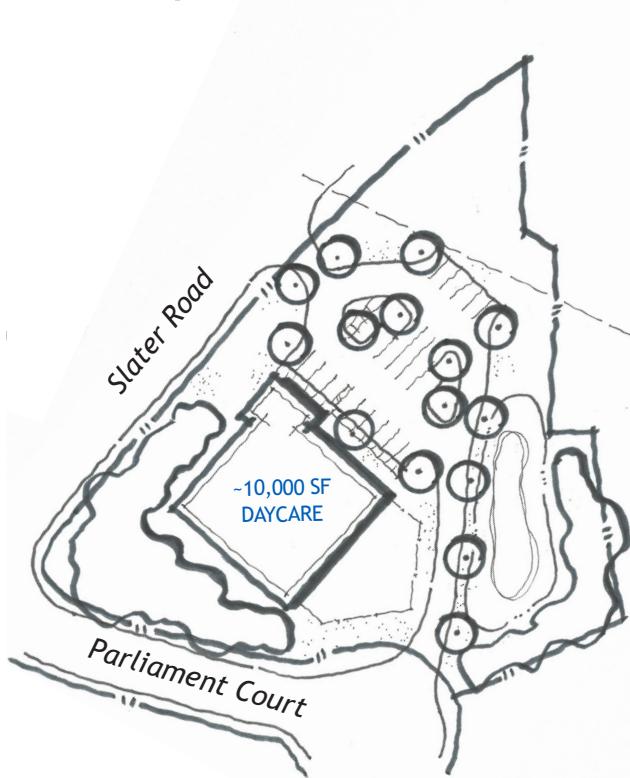
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NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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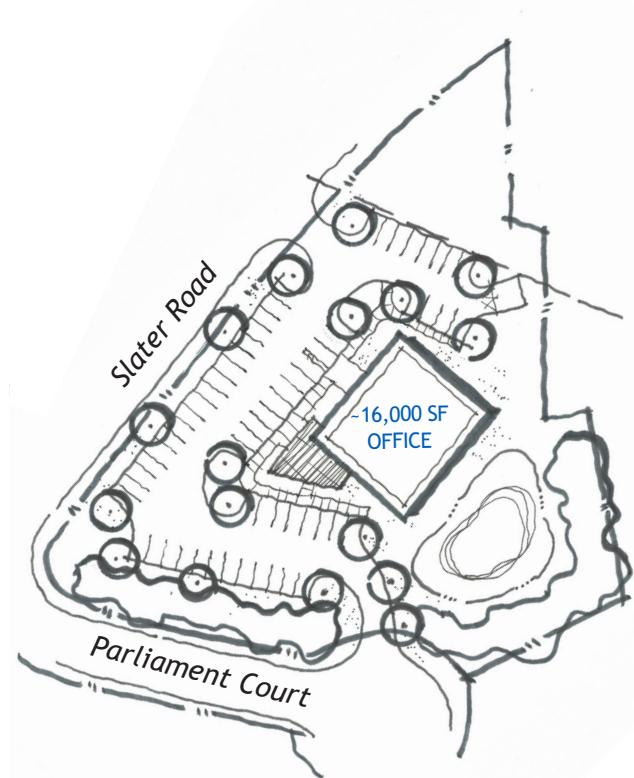
RETAIL, DAYCARE, OFFICE CONCEPT



RETAIL CONCEPT
47 PARKING SPACES (6.5 SPACES/1,000 SF)



DAYCARE CONCEPT
25 PARKING SPACES



OFFICE CONCEPT
65 PARKING SPACES (4/1,000 SF)

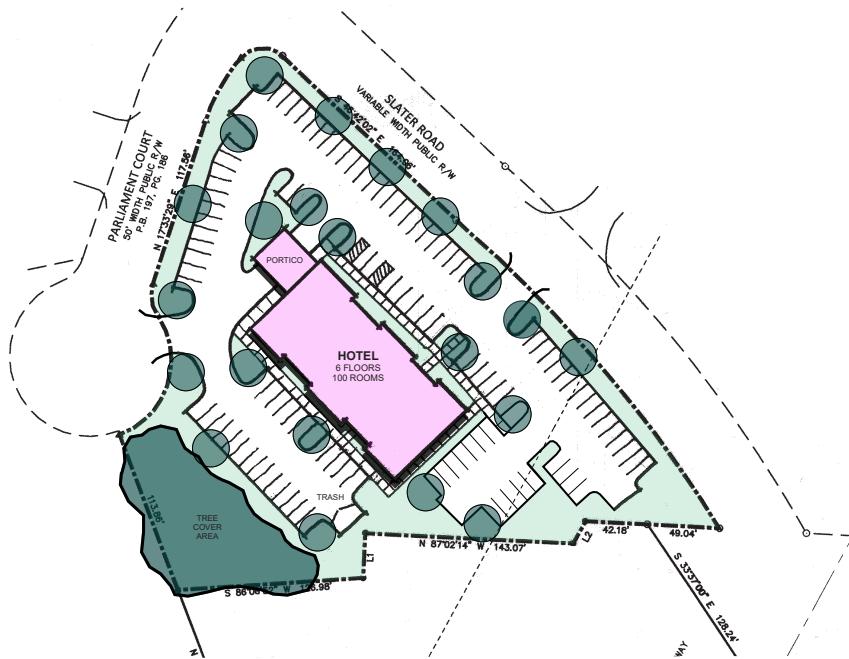
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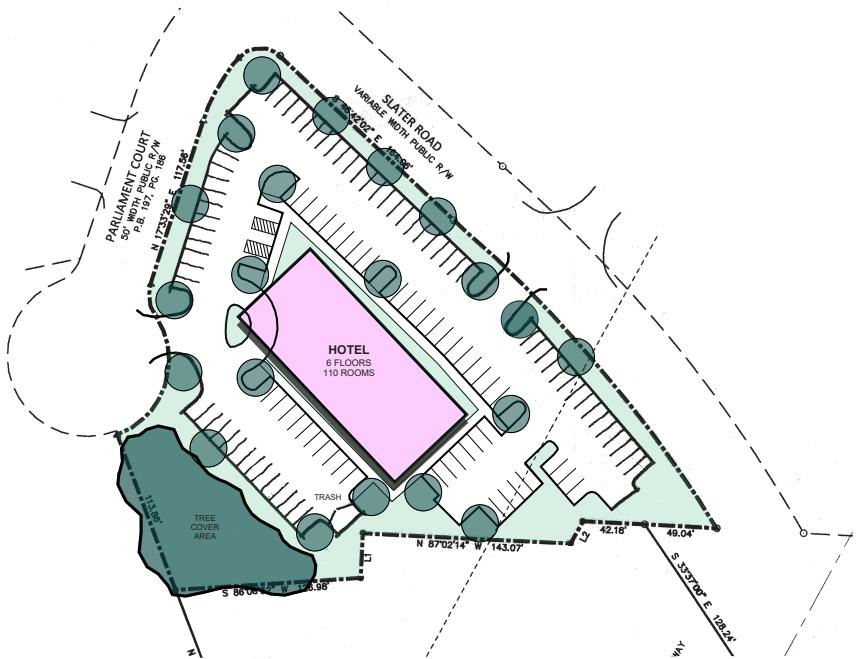
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NAITRI PROPERTIES

HOTEL CONCEPT



HOTEL CONCEPT - 100 ROOMS
106 PARKING SPACES



HOTEL CONCEPT - 110 ROOMS
116 PARKING SPACES

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FLOURISHING COMMUNITY

Imperial Center Business Park's iconic location boasts incomparable amenities. Its mature and lush tree lined network offers an escape to nature for rejuvenating breaks, exercise, and team-building activities, including a basketball and volleyball court. Within 5-10 minutes, one can walk to the gym, hotels, and many cuisine options. Surrounding communities all come to satisfy their foodie cravings at Imperial Center's premier restaurants and food truck rodeos. Come see why this park has it all.

456 Acres

Employs ~8,000 people

Over 4.7 million square feet

Office

Lab/R&D

Flex

Warehouse

Dining

Banking

Hotels

Multifamily

Gym

4 miles paved walking/jogging trail

Fitness stations

Basketball Court

Volleyball Court

Bus stops

EV Charging Stations



THRIVING BUSINESS PARK

Imperial Center Business Park I Durham, NC

MAJOR EMPLOYERS

IQVIA™

Fidelity
INVESTMENTS

Patheon

bioventus

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

P
PERIMETER
PARK

11,000 employees

6,000 employees

CREEKSTONE
PARK

2,000 employees

coastal
PARK

1,150 employees

THE AREA OFFERS A LARGE CONSUMER BASE:
2025 ESTIMATED BUSINESS EMPLOYEES

1 Mile 8,647

3 Mile 38,728

5 Mile 87,486

2025 POPULATION

1 Mile 6,021

3 Mile 33,174

5 Mile 138,346

2025 AVERAGE HOUSEHOLD INCOME

1 Mile \$95,072

3 Mile \$111,587

5 Mile \$121,355

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NAI TRI PROPERTIES

IMPERIAL CENTER MASTER PLAN & AMENITY MAP

AMENITIES

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
Thai 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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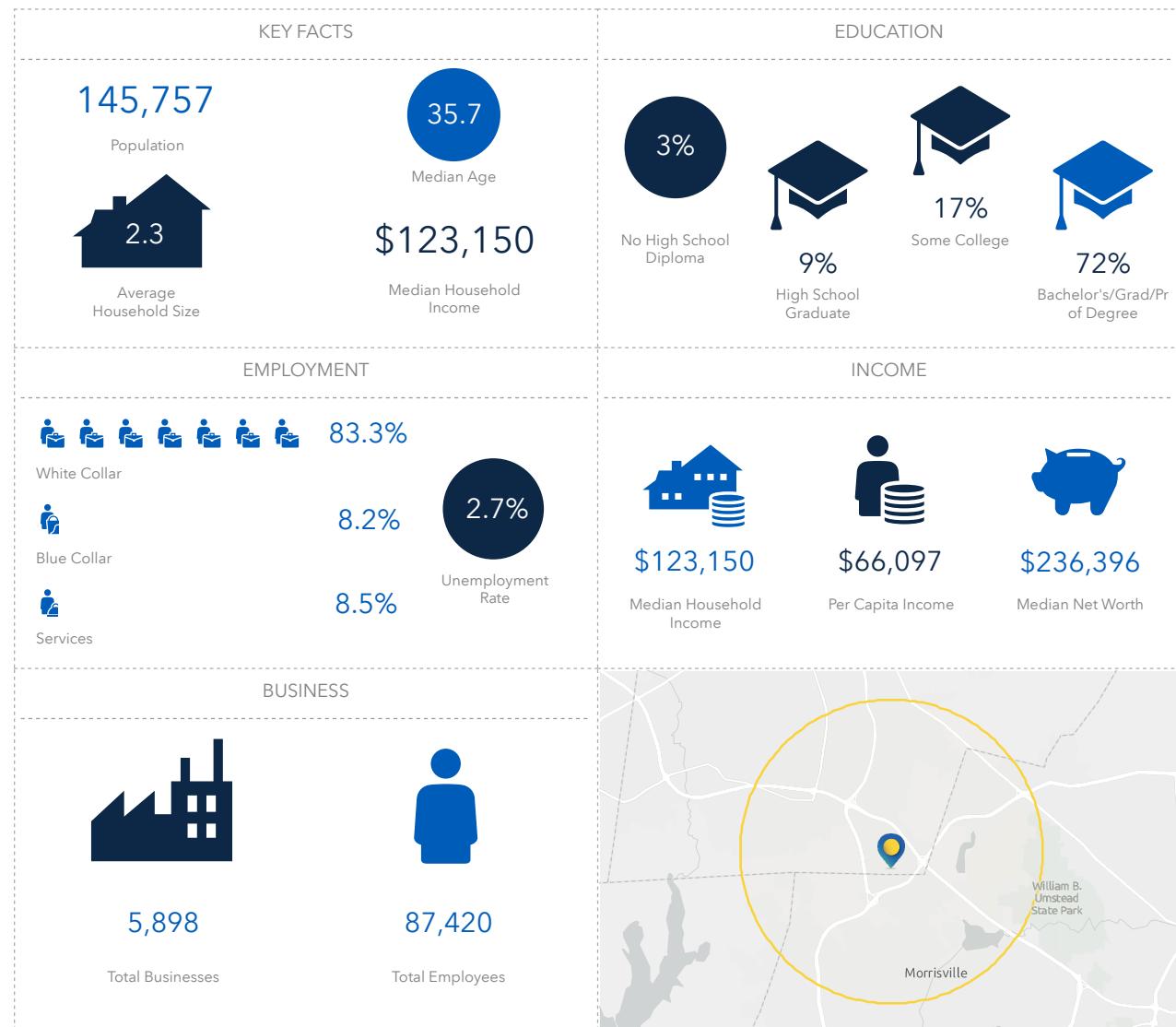
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DEMOGRAPHICS

5 MILE RADIUS



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