

LAND FOR SALE | UP TO +/- 1.92 ACRES

# IMPERIAL CORNERS

DURHAM, NC 27703 | HOTEL OPPORTUNITY



**NAITRI** PROPERTIES

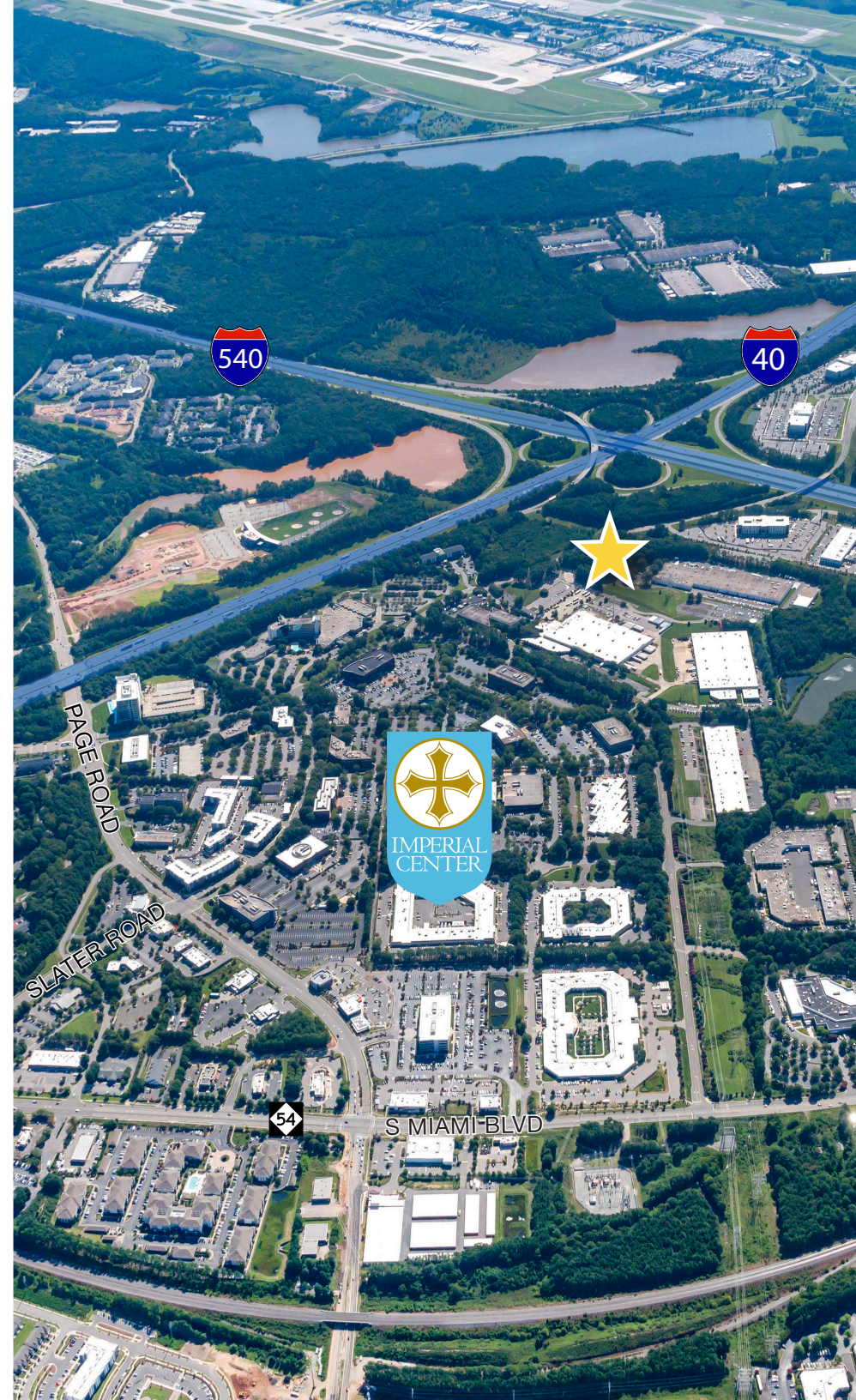
# PROPERTY OVERVIEW

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

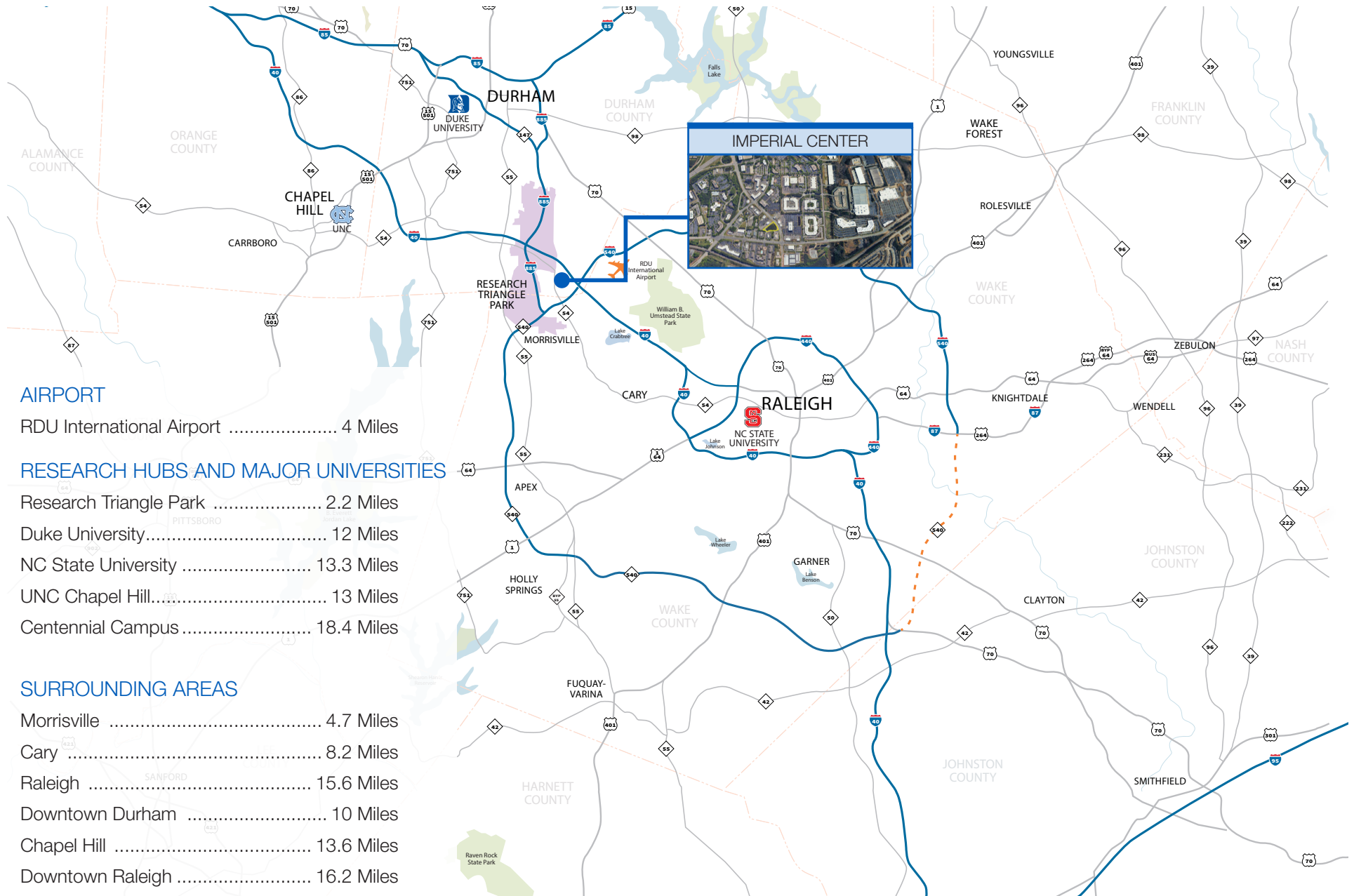
## CONTACT

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# TRIANGLE REGION



## AIRPORT

RDU International Airport ..... 4 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park ..... 2.2 Miles

Duke University ..... 12 Miles

NC State University ..... 13.3 Miles

UNC Chapel Hill ..... 13 Miles

Centennial Campus ..... 18.4 Miles

## SURROUNDING AREAS

Morrisville ..... 4.7 Miles

Cary ..... 8.2 Miles

Raleigh ..... 15.6 Miles

Downtown Durham ..... 10 Miles

Chapel Hill ..... 13.6 Miles

Downtown Raleigh ..... 16.2 Miles

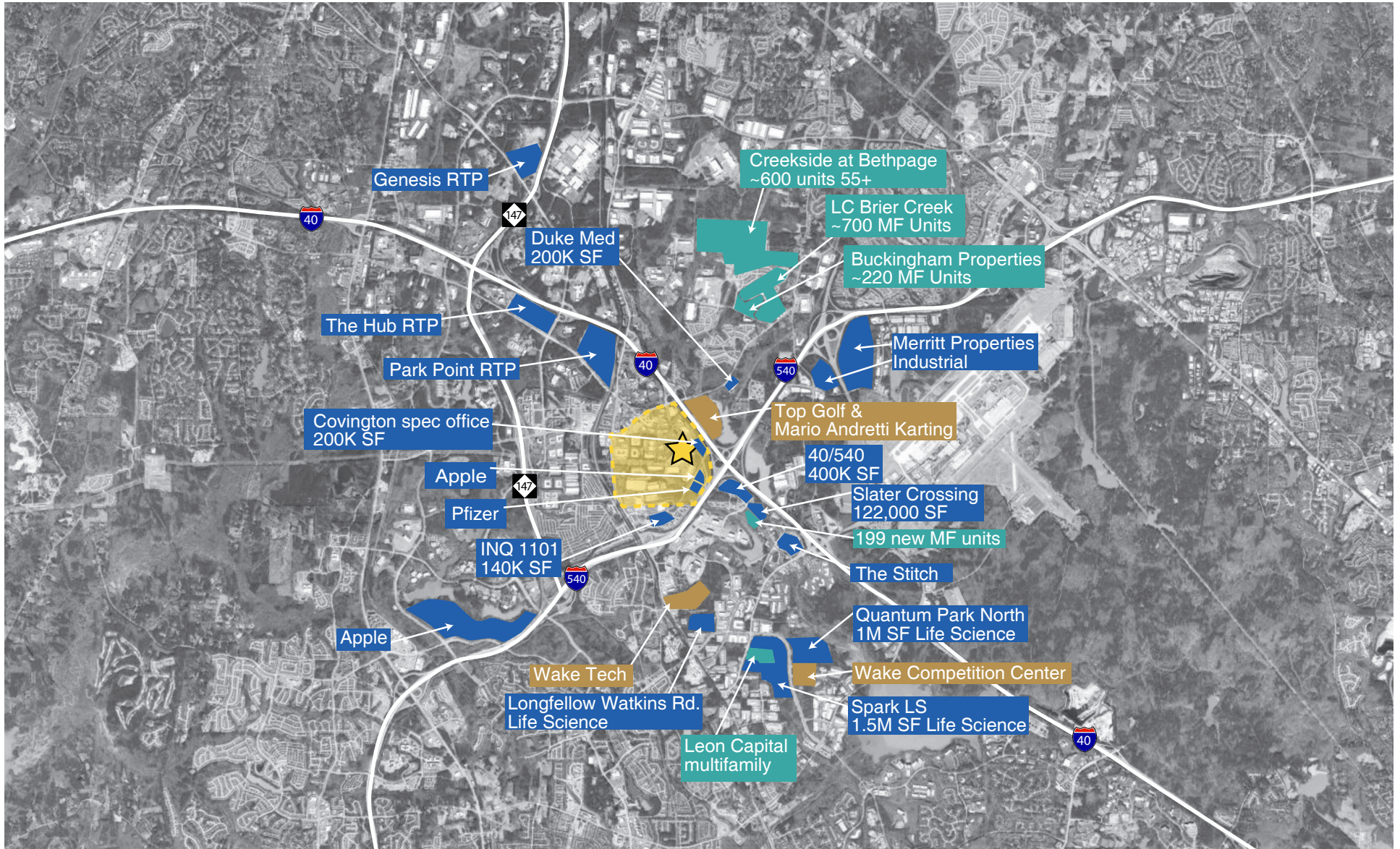
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**NAI TRI PROPERTIES**

# SURROUNDING DEVELOPMENTS



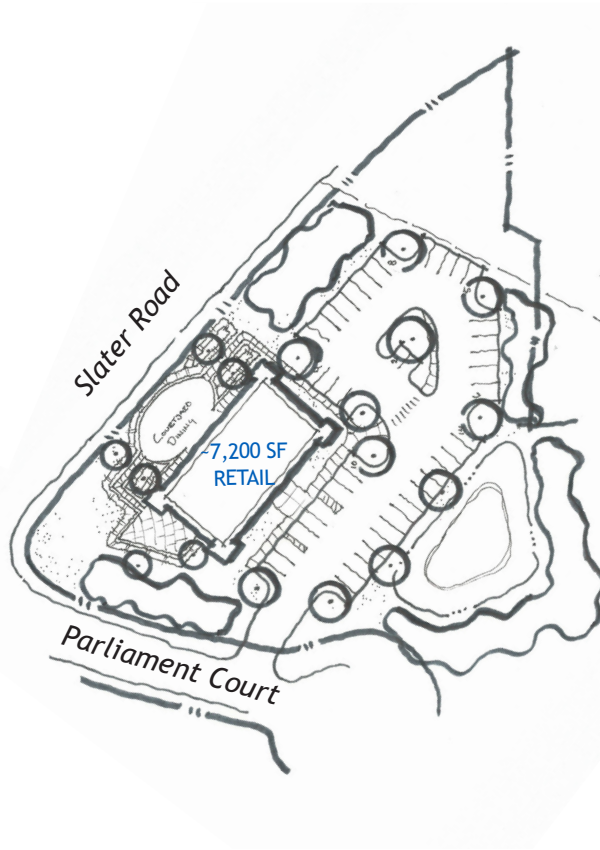
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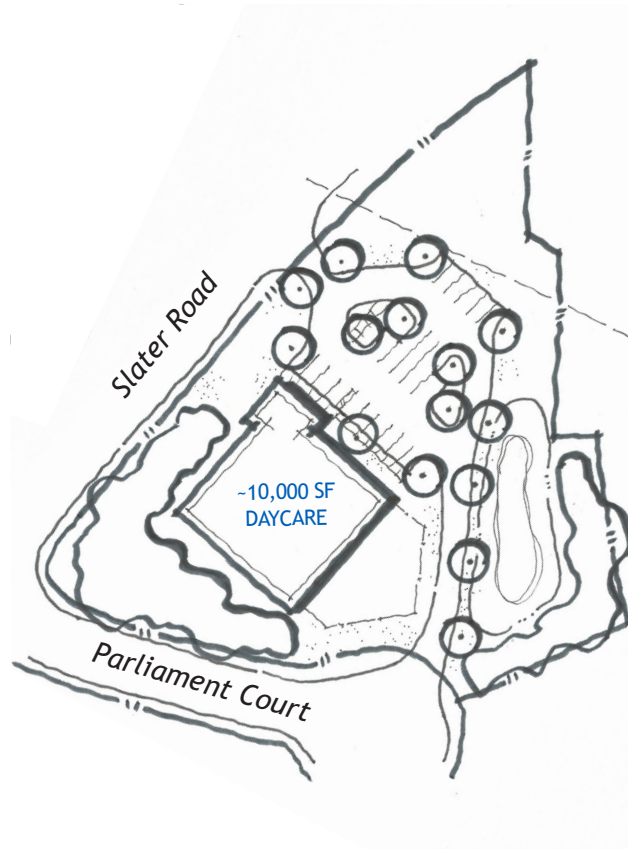
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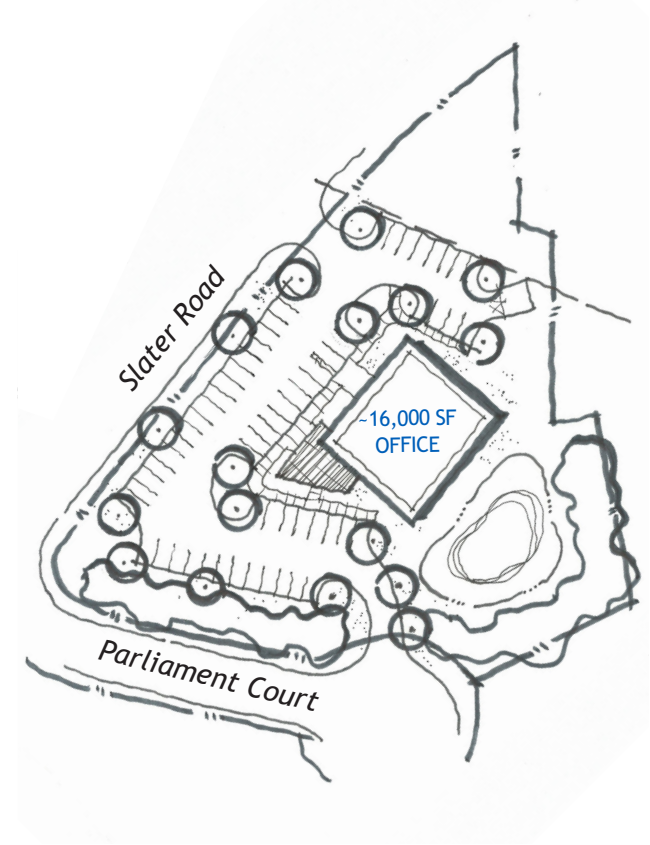
# RETAIL, DAYCARE, OFFICE CONCEPT



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



DAYCARE CONCEPT  
25 PARKING SPACES



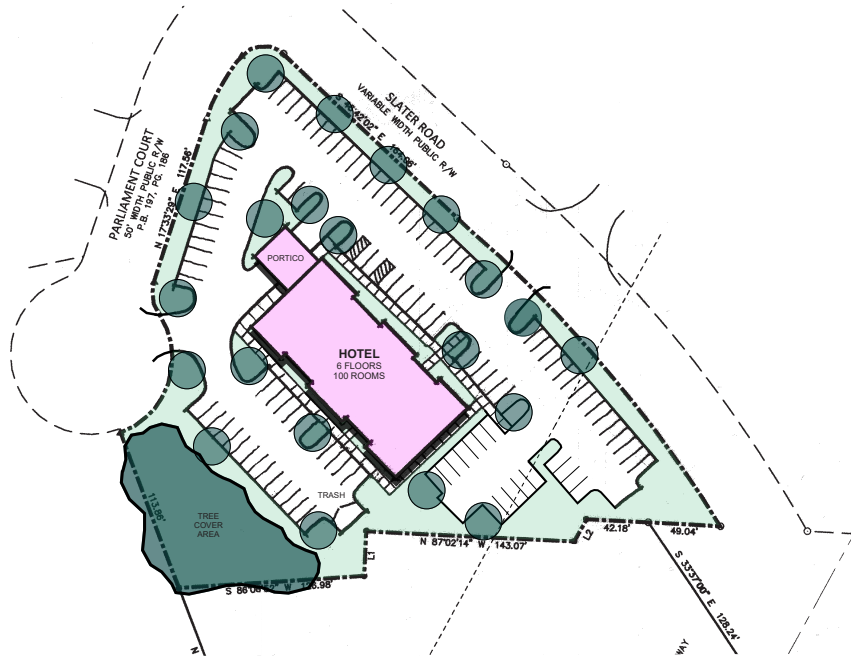
OFFICE CONCEPT  
65 PARKING SPACES (4/1,000 SF)

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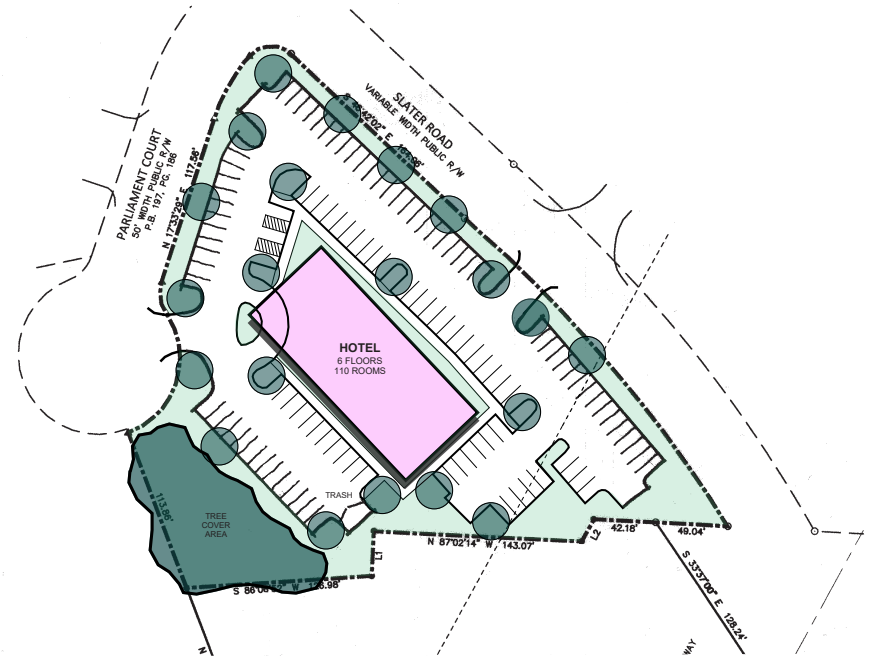
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# HOTEL CONCEPT



HOTEL CONCEPT - 100 ROOMS  
106 PARKING SPACES



HOTEL CONCEPT - 110 ROOMS  
116 PARKING SPACES

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**NAI**TRI PROPERTIES

# 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



WITHIN IMPERIAL CENTER ALONE THERE ARE 7,250 EMPLOYEES AND WITHIN 4 MILES THERE ARE OFFICE CAMPUSES TOTALING 75,000 EMPLOYEES:



50,000 employees



11,000 employees

6,000 employees



2,000 employees



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  
Thali 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  
Farmhouse 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



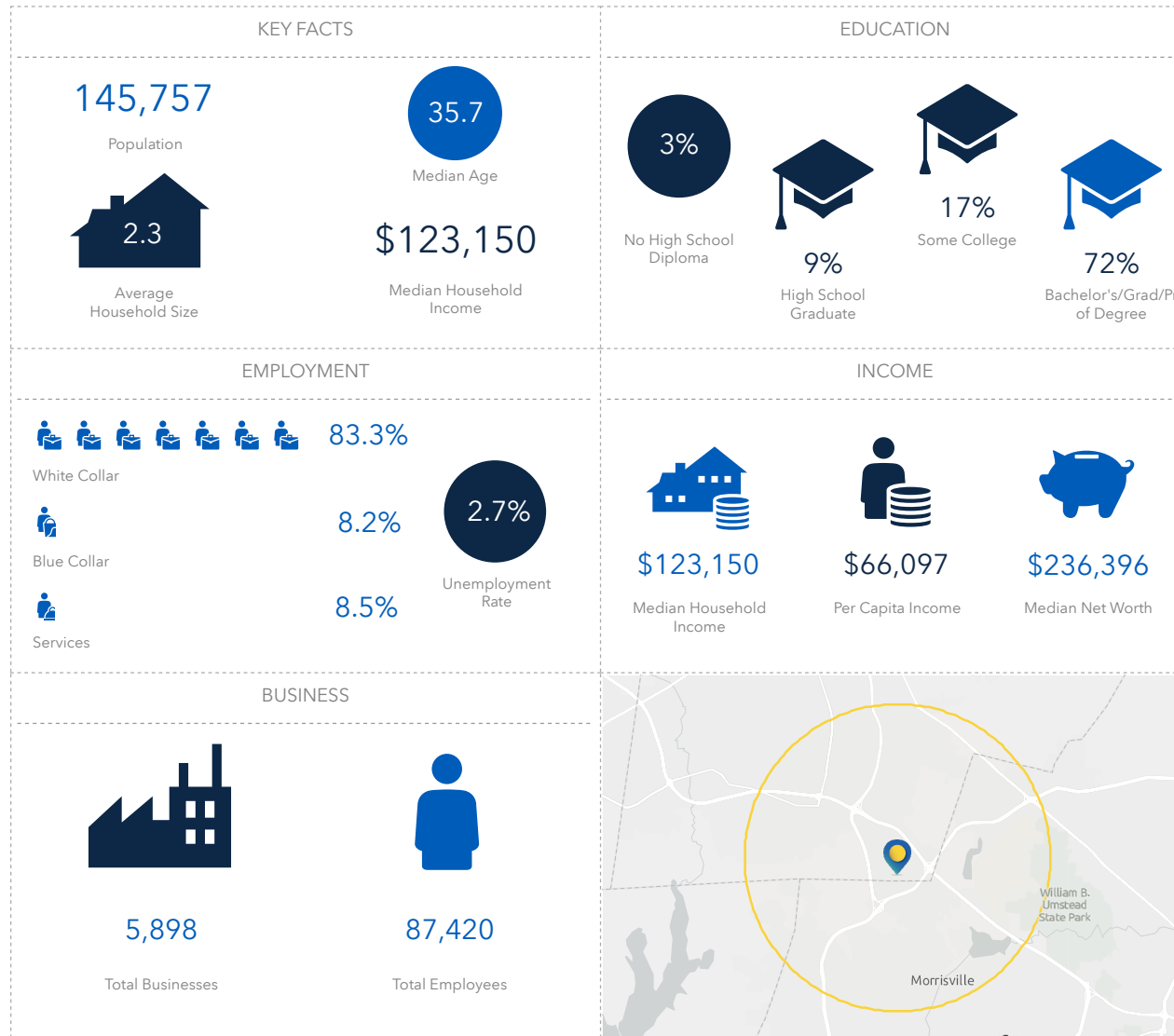
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# DEMOGRAPHICS

## 5 MILE RADIUS



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