

## Retail space for lease

Creekstone Crossing  
5400 S Miami Boulevard  
Durham, NC 27703



## Retail space for lease

### Offering Summary

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$18.95 SF/yr (NNN) |
| TICAM:         | \$4.60 SF/yr        |
| Building Size: | 59,662 SF           |
| Available SF:  | 4,588 SF            |
| Lot Size:      | 8.92 Acres          |
| Year Built:    | 1989                |
| Parking:       | 290 surface spaces  |
| Zoning:        | SC                  |

- Retail strip center with national tenants Subway and Wendy's
- Access to NC Highway 54 and Miami Boulevard

### Get more information

#### **Bill Aucoin**

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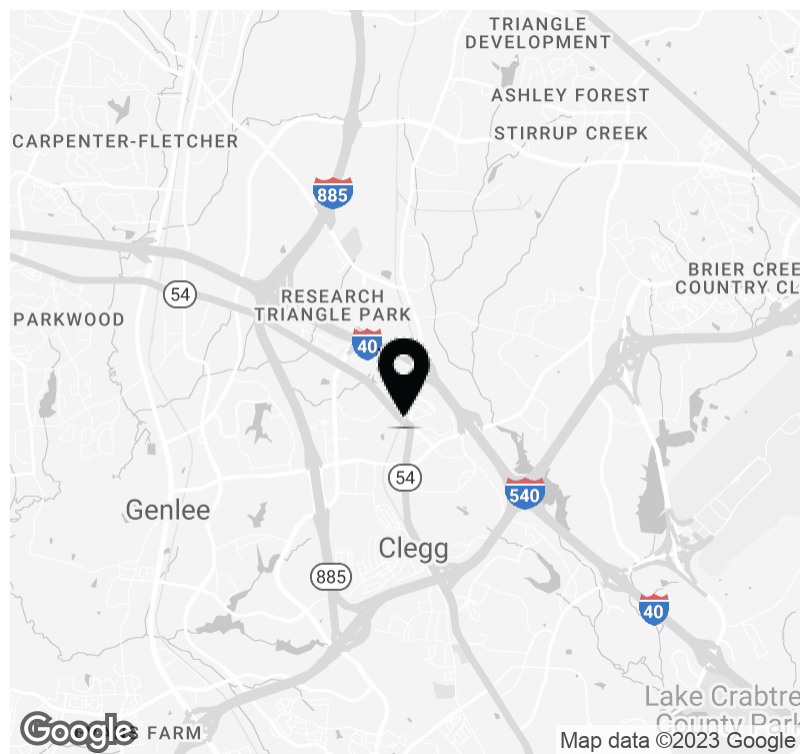


**Property Highlights**

- Research Triangle Park area location
- Seven minutes from Raleigh-Durham International Airport
- Positioned at signalized intersection
- Glass storefront
- Individual unit entrances

| <b>Demographics</b> | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|---------------------|---------------|----------------|----------------|
| Total Households    | 2,570         | 12,542         | 54,520         |
| Total Population    | 4,739         | 27,885         | 126,682        |
| Average HH Income   | \$104,228     | \$117,221      | \$119,213      |

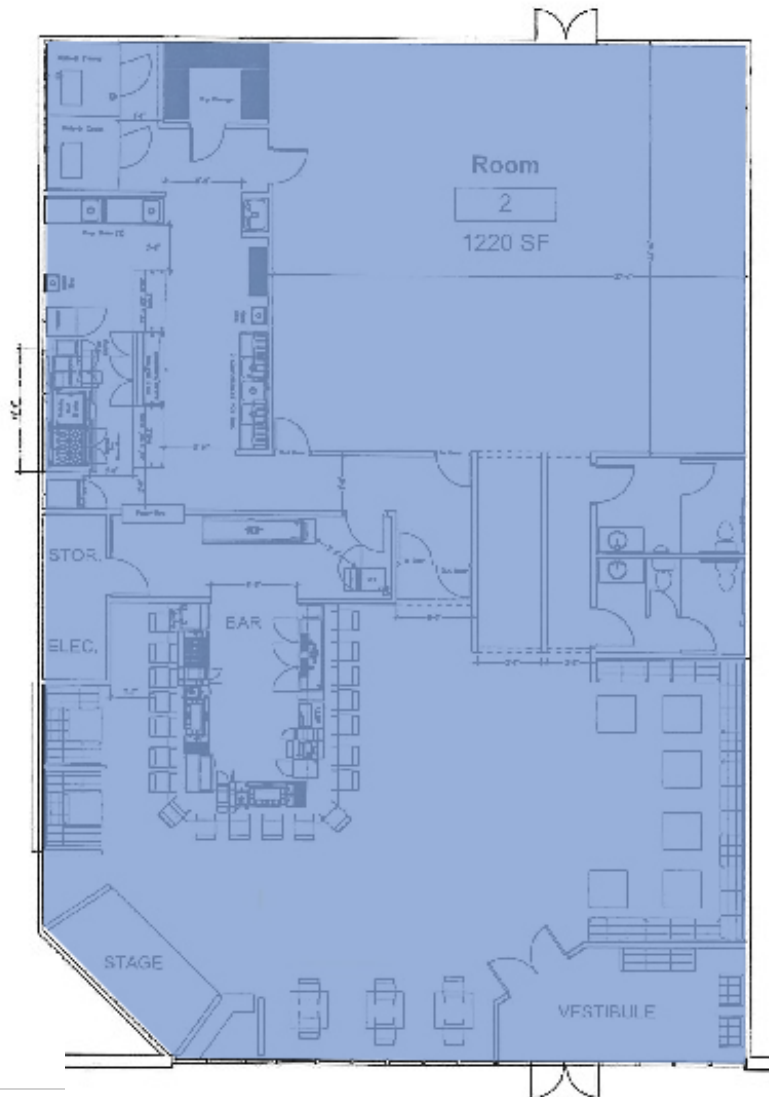
| <b>Traffic Counts 2022</b> | <b>Vehicles Per Day (VPD)</b> |
|----------------------------|-------------------------------|
| S Miami Boulevard          | 20,667                        |
| Slater Road                | 9,650                         |



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**Legend**

■ Available

**Available Spaces**

| Suite      | Tenant    | Size     | Type | Rate          |
|------------|-----------|----------|------|---------------|
| ■ Unit 112 | Available | 4,588 SF | NNN  | \$18.95 SF/yr |



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5400 S Miami Boulevard



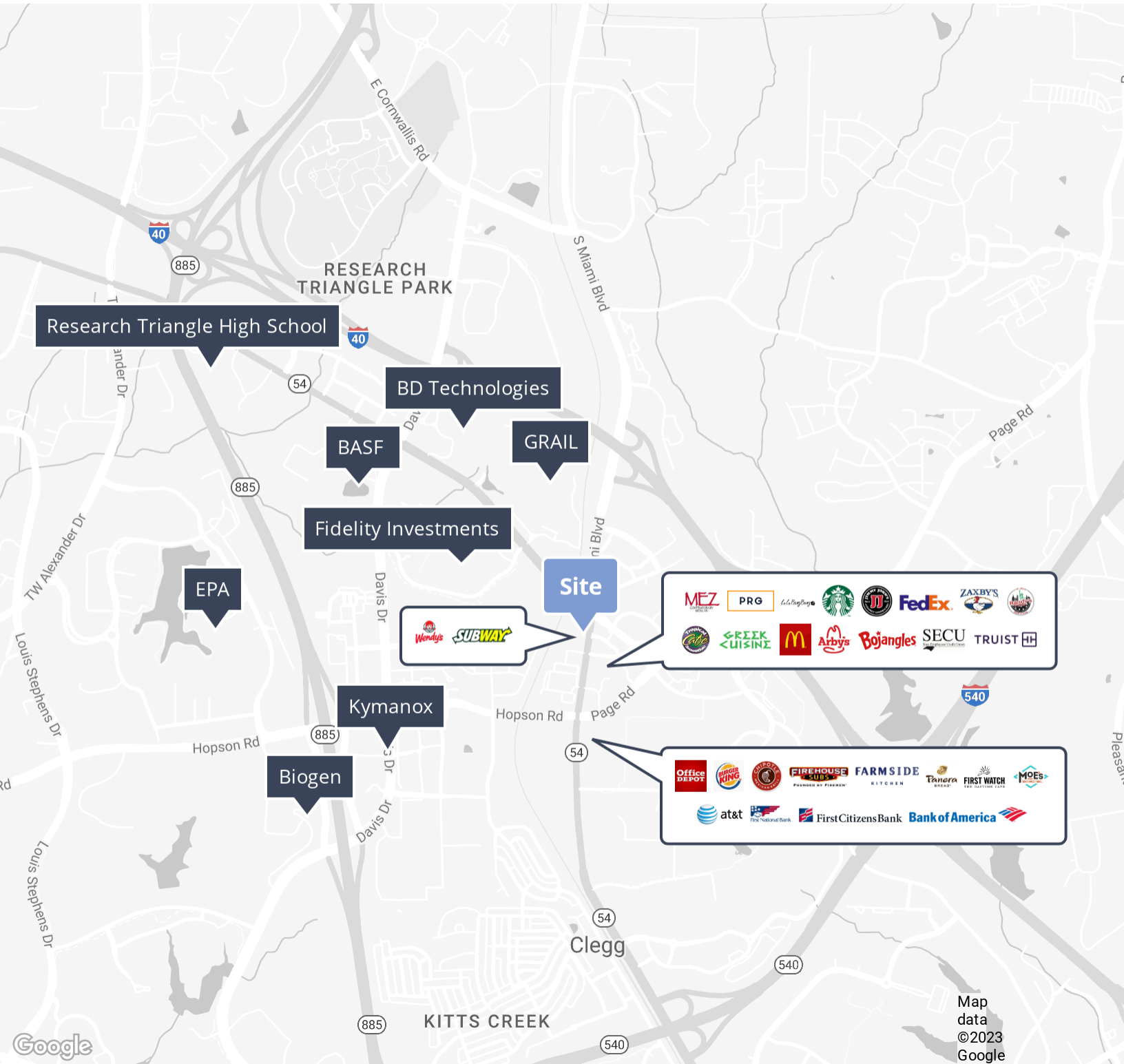
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