



**FOR  
LEASE**

## **PATTERSON PLACE**

**3616 WITHERSPOON BLVD | DURHAM, NC 27707**

### **LISTING BROKERS:**

**BRIAN GRABOWSKI**

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**SHELLEY BHATIA, CCIM**

**910.273.8474 (M)**

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**DURHAM POWER CENTER  
SMALL SHOPS AVAILABLE**

**PATTERSON PLACE  
DURHAM, NC 27707**

## PROPERTY HIGHLIGHTS

- 160,942 SF retail center just off I-501
- Very close to Duke, UNC, and RTP with easy access to I-40
- Anchored by Boot Barn, Bob's Discount Furniture\*, Designer Shoe Warehouse, PetSmart, Total Wine, Home Depot, and Kohl's
- Property is surrounded by office, medical and residential

## CURRENT ANCHORS



*\*Bob's Discount Furniture coming Summer 2025.*

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	TENANT	SF
1	Healing Remedies	1,770
2	One Main Financial	1,625
3	Bella Napoli Italian	1,842
4	F45 Training	2,503
5	<b>AVAILABLE</b>	<b>1,378</b>
7	Vape Shop	1,307
8	Peony Asian Bistro	2,950
9	Lavish Beauty Lounge	2,026
10	<b>AVAILABLE</b> 1/1/2025	<b>2,375</b>
11	Salon Centric	3,260
12	Panera Bread	4,593
13	Nails & Spa	2,618
15	Music & Arts Center	2,621
16	GOLFTECH	3,342
17	Casa Bella Home Staging and Styling	1,772
18	Linden's Danceware	2,899
19	Bull City Bakery	1,543
20	T-Mobile	1,383
21	PetSmart	19,107
22	DSW	25,119
23	Total Wine & More	15,000
24	Boot Barn	21,315
25	Sherwin Williams	3,655
26*	Bob's Discount Furniture	33,839

\*Bob's Discount furniture expected to open in Summer 2025.

\*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

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**AVAILABILITY**

SUITE	SF	RATE		FORMER USE
5	1,378	\$26/SF	TICAM \$6.20/SF	501 Protein Smoothie Shop
10	2,375	\$19/SF		Arcade Space (Available 1/1/2025)

\*Bob's Discount furniture expected to open in Summer 2025.

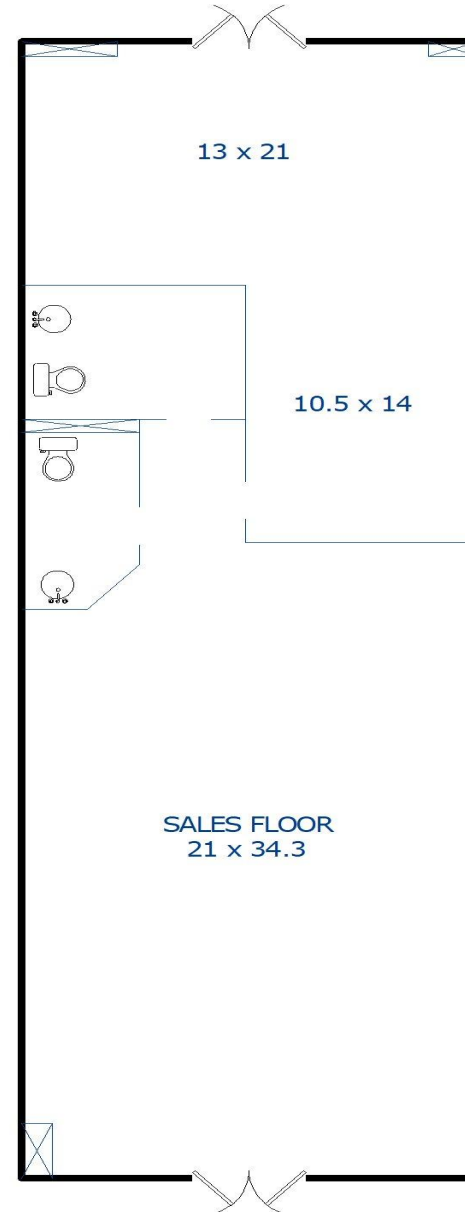
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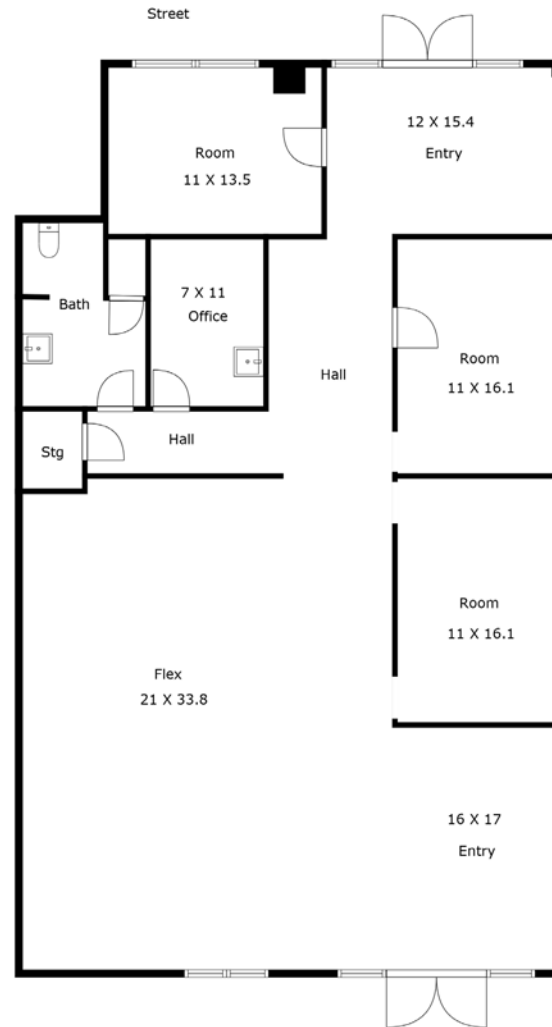
# FLOOR PLAN

- Suite 5
- Former Smoothie Shop
- 1,378 SF



# FLOOR PLAN

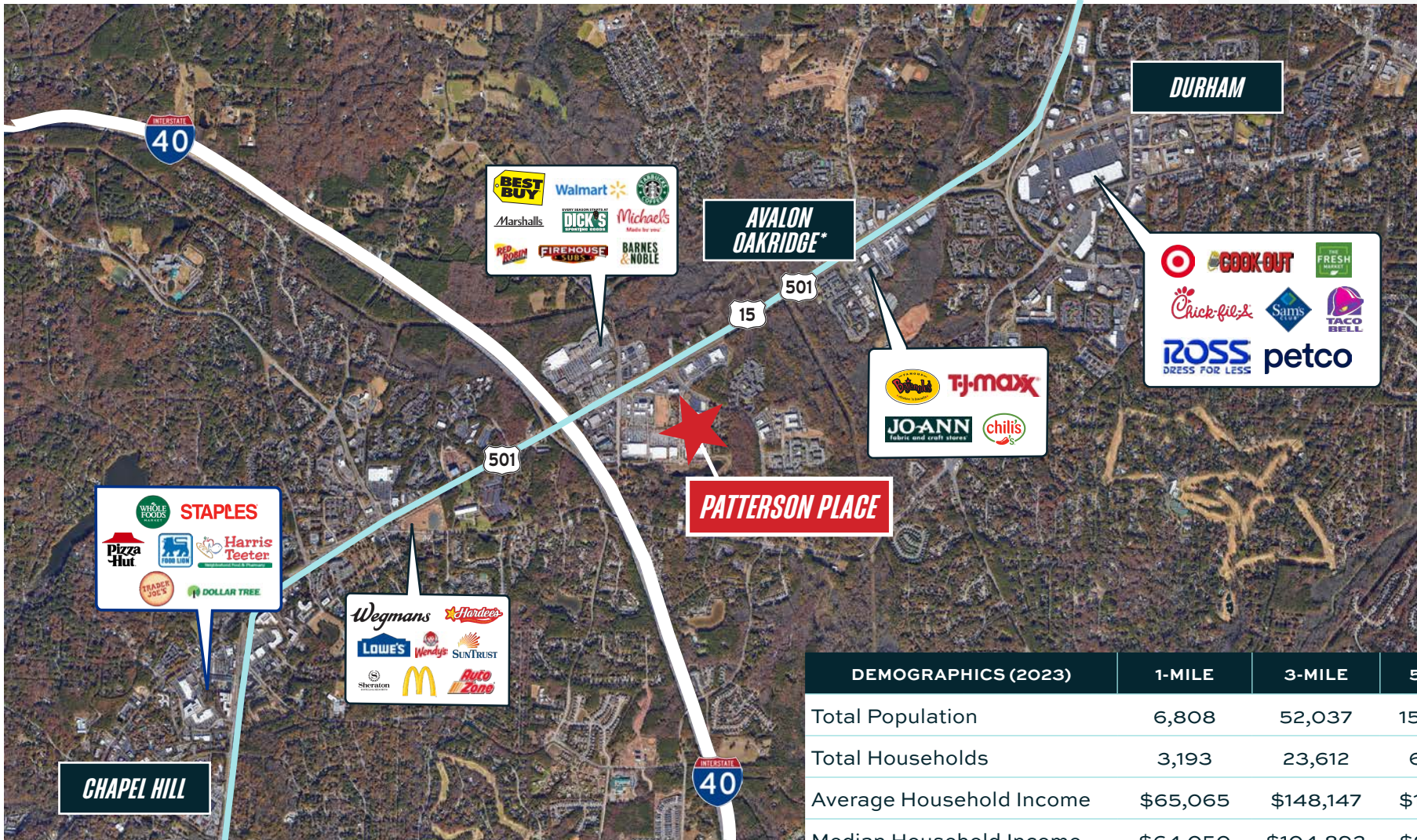
- Suite 10
- Available 1/1/2025
- Former Arcade use
- 2,375 SF



Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.



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DEMOGRAPHICS (2023)	1-MILE	3-MILE	5-MILE
Total Population	6,808	52,037	153,454
Total Households	3,193	23,612	63,101
Average Household Income	\$65,065	\$148,147	\$129,511
Median Household Income	\$64,050	\$104,893	\$94,312

\*AvalonBay Communities recently announced Avalon Oakridge, a 900+ apartment community with construction scheduled to begin in 2024.

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**EXCLUSIVE BROKERS:**

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