

**MAJOR
RENOVATIONS
UNDERWAY!**



FOR LEASE

BOULEVARD PLAZA

4125 DURHAM-CHAPEL HILL BLVD | DURHAM, NC 27707

PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL SF:	±17,587 SF
AVAILABLE SF:	±1,120 - 6,893 SF
ZONING:	Comm. General (CG)
TRAFFIC COUNTS:	±20,100 VPD (2023)
TIA:	Available
LEASE TYPE:	NNN
LEASE RATE:	Negotiable

PROPERTY OVERVIEW

Prime retail space for lease - high traffic, upgraded, and ready for business! A unique opportunity to join a revitalized multi-tenant retail center.

With exciting **exterior upgrades and a new tenant lineup underway**, this prime location offers **excellent visibility next to Chick-fil-A and south Durham's premier power center** in South Square, which features major retailers like Target, Ross, and Sam's Club.

PROPERTY HIGHLIGHTS

- Spaces available from ±1,120 - 6,893 SF as we refine the tenant mix/reorganize existing spaces
- Located in front of one of Target's highest grossing stores in the Carolinas
- Thriving area with 15,000+ multifamily units within a 3-mile radius
- Current improvements include a new building facade, roof, pylon sign and revamped parking lot

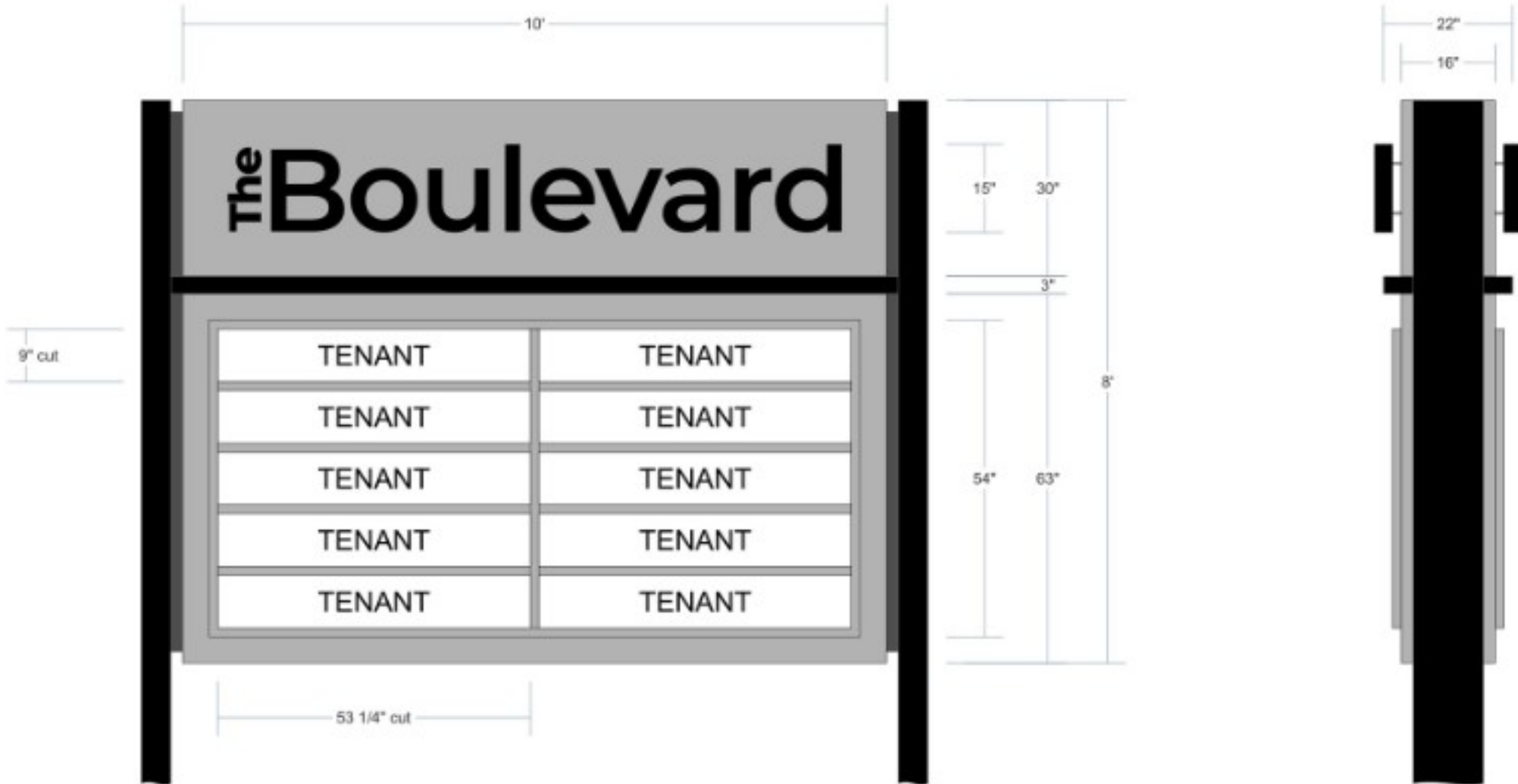
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FUTURE SITE IMPROVEMENT RENDERINGS



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ON-GOING SITE IMPROVEMENT PHOTOS (OCT. 2025)



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PROPERTY PHOTOS



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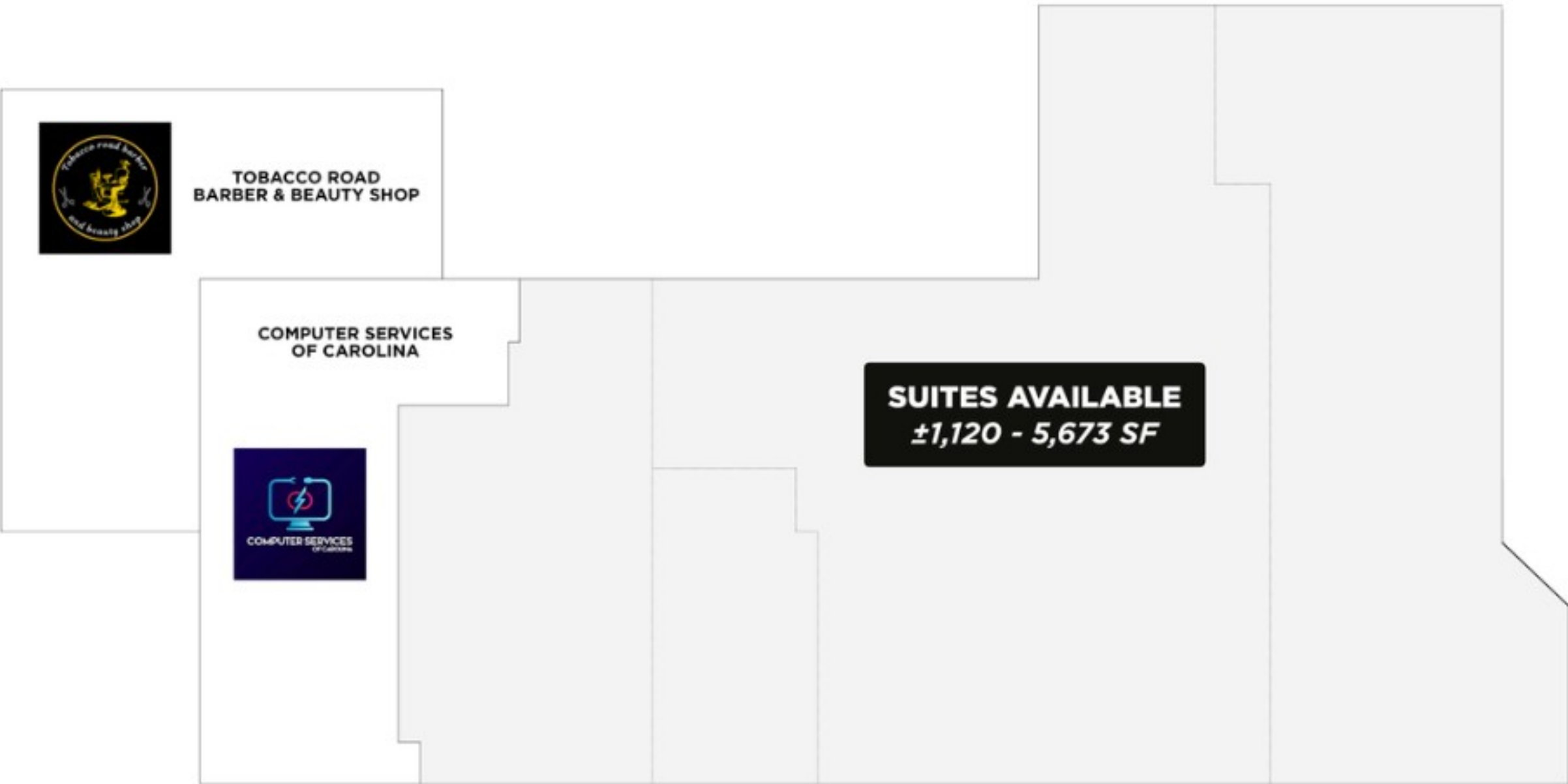
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BUILDING PLAN



BUILDING A



BUILDING B

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SURROUNDING RETAILERS



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RETAILER MAP



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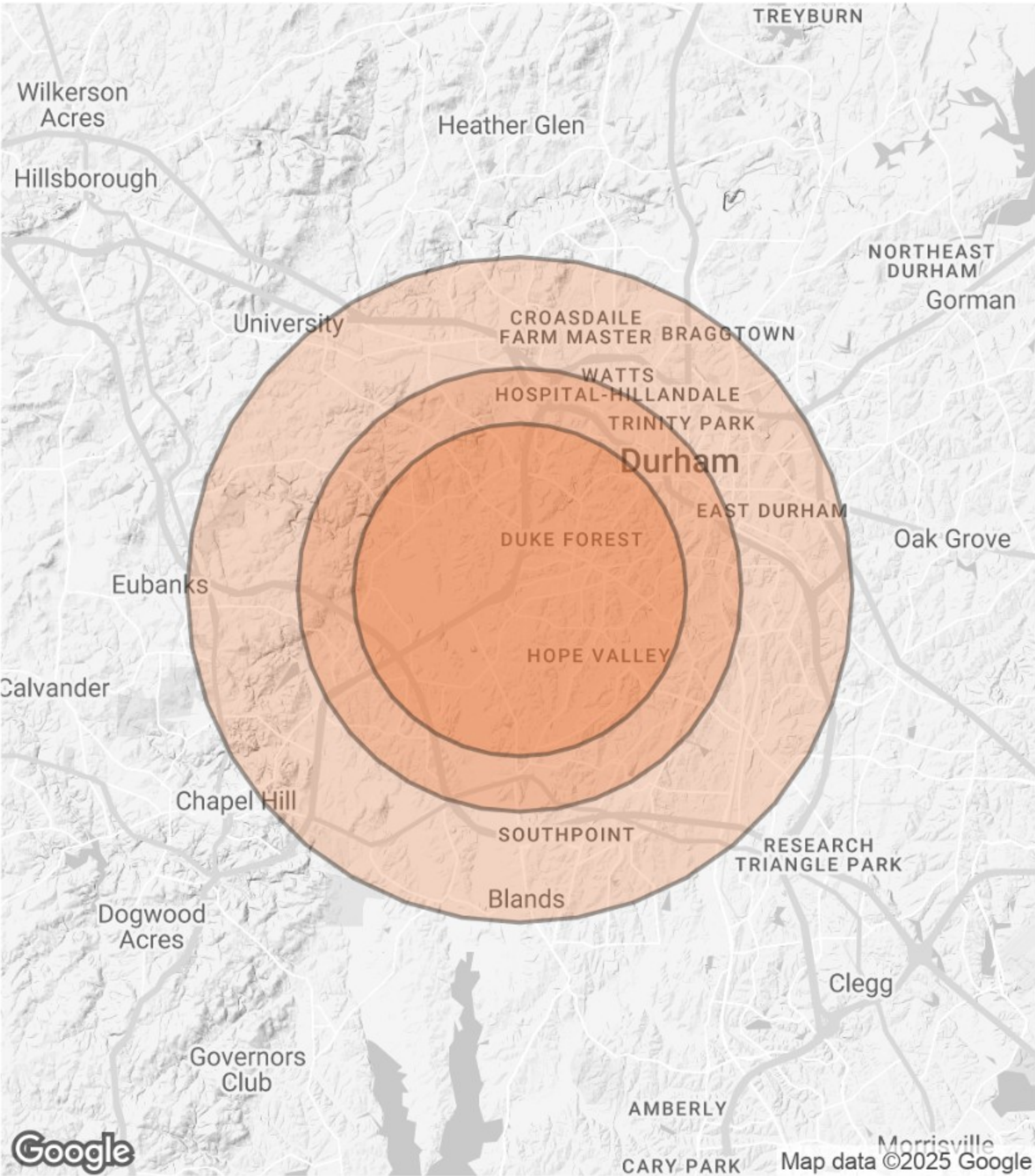


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	4 MILES	6 MILES
TOTAL POPULATION	65,513	127,702	251,558
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	36	36	37
AVERAGE AGE (FEMALE)	38	38	38

HOUSEHOLDS & INCOME	3 MILES	4 MILES	6 MILES
TOTAL HOUSEHOLDS	27,544	54,416	104,994
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$106,343	\$105,595	\$108,363
AVERAGE HOUSE VALUE	\$448,706	\$438,386	\$457,958

Demographics data derived from AlphaMap



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