

**BACK ON
THE MARKET**



RETAIL PROPERTY FOR LEASE

SOUTH SQUARE

3415 WESTGATE DR, SUITE 109, DURHAM, NC 27707



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	3,137 SF
Lease Rate:	Please call
Lot Size:	53.0 Acres
Building Size:	109,590 SF
Parking Ratio (Per 1,000 SF)	4.84
Traffic Count:	18,000 VPD on Durham Chapel Hill Blvd
	15,800 VPD on University Dr

PROPERTY OVERVIEW

South Square is a Power Center with Super Target and Sam's Club, Office Depot, Petco, and Ross Dress for Less. Co-tenants Firestone, European Wax Center, Great Clips, GameStop, Modern Nails, and Mattress Firm. The available space is a former Wells Fargo end cap.

PROPERTY HIGHLIGHTS

- Located just off of heavily traveled Martin Luther King Pkwy and US-501.
- 70% of the retailers have operated at the Property for 10 years or longer.
- The Raleigh-Durham-Chapel MSA is one of the fastest growing MSA's in the United States.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,763	25,129	80,787
Total Population:	9,464	61,096	189,769
Average HH Income:	\$100,830	\$111,001	\$109,741

SITE MAP

1 Bull City Solera and Taproom	1,778 SF	9 AVAILABLE	3,137 SF
2 Firestone	15,259 SF	10 Office Depot	27,600 SF
3 Gamestop	2,100 SF	11 Best Tile	3,000 SF
4 Great Clips	987 SF	12 Petco	16,150 SF
5 Modern Nails	1,525 SF	13 Merle Norman	2,040 SF
6 European Wax Center	2,100 SF	14 Ross Dress for Less	30,187 SF
7 Mattress Warehouse	3,727 SF		

■ OWNED BY LANDLORD
 ■ AVAILABLE
 ■ CURRENT TENANT
 ■ NOT INCLUDED



UNIVERSITY DR 18,500 VPD

SHANNON RD

WESTGATE DR

DURHAM-CHAPEL HILL BLVD 18,000 VPD

MARTIN LUTHER KING JR PKWY

sam's club



HIGHEST GROSSING IN CAROLINAS

PETCO 12
ROSS DRESS FOR LESS 13
14

Great Clips

Office DEPOT 10

DISCOUNT TIRE

State Employees' Credit Union

Boulevard Plaza



sam's club



MATTRESS FIRM



MARTIN LUTHER KING JR PKWY

18,000 VPD

THE ORIGINAL MATTRESS FACTORY

SOUTH SQUARE

SuperTARGET
SAM'S CLUB
PETCO
Office DEPOT
ROSS DRESS FOR LESS

WESTGATE SHOPPING CENTER

PURE IMAA
Beanstalk
ATOMIC EMPIRE

68,000 VPD

PARKWAY PLAZA

THE FRESH MARKET
at home
DOLLAR TREE
H&R BLOCK
AutoZone

OAK CREEK VILLAGE SHOPPING CENTER

TJ-maxx
JO-ANN stores inc.
FRAME WAREHOUSE
chil's

DURHAM CHAPEL HILL BLVD

49,000 VPD

Starbucks
verizon
PLAY IT AGAIN SPORTS
MATTRESS FIRM
FedEx Office

PATTERSON PLACE

Kroger
THE HOME DEPOT
Panera BREAD
KOHL'S
DSW
PETSMART

NEW HOPE COMMONS

Walmart
BARNES & NOBLE BOOKSELLERS
BEST BUY
DICK'S SPORTING GOODS
Michaels
OLD NAVY
Marshalls

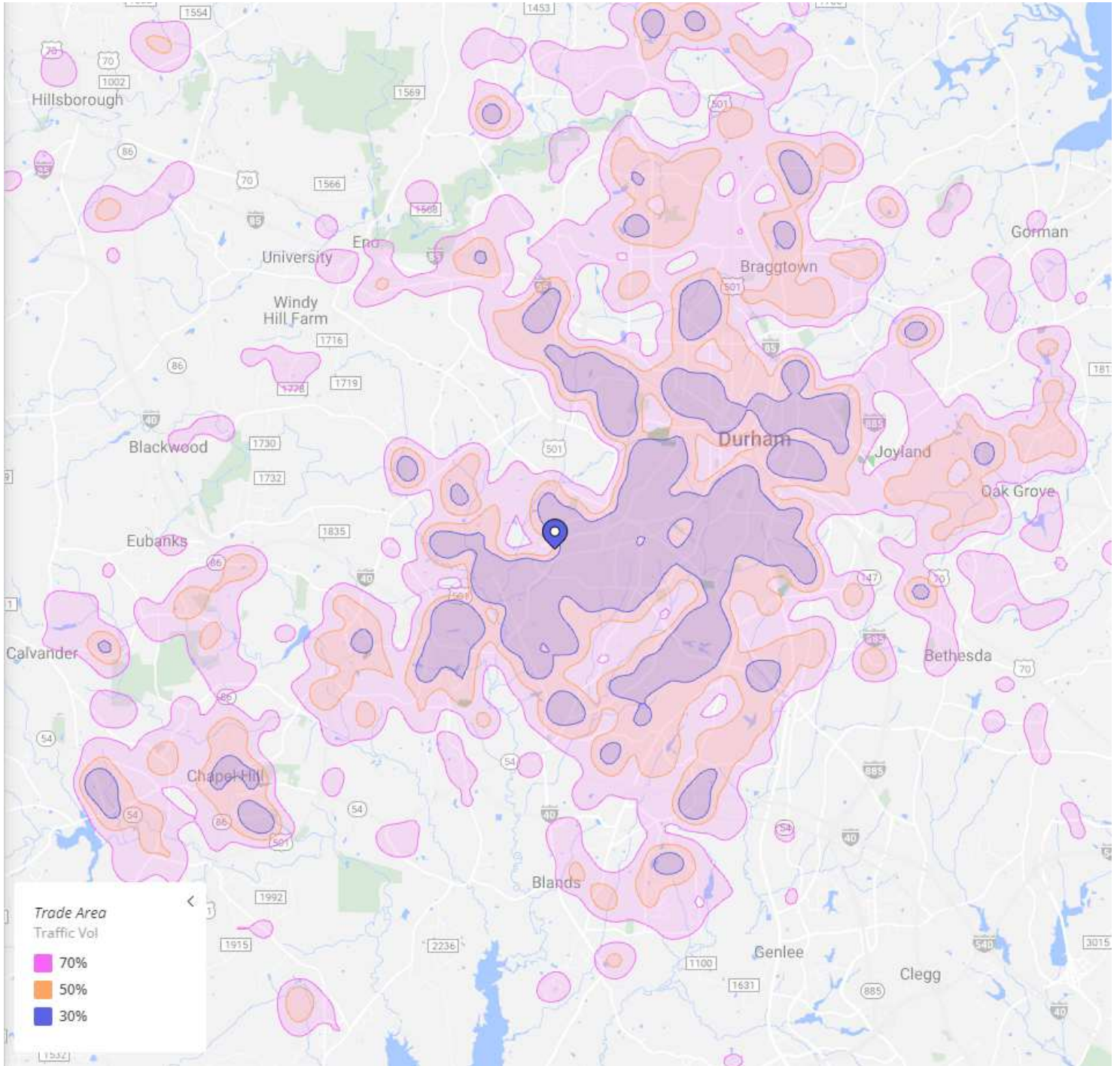
90,000 VPD



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SOUTH SQUARE TRUE MARKET AREA

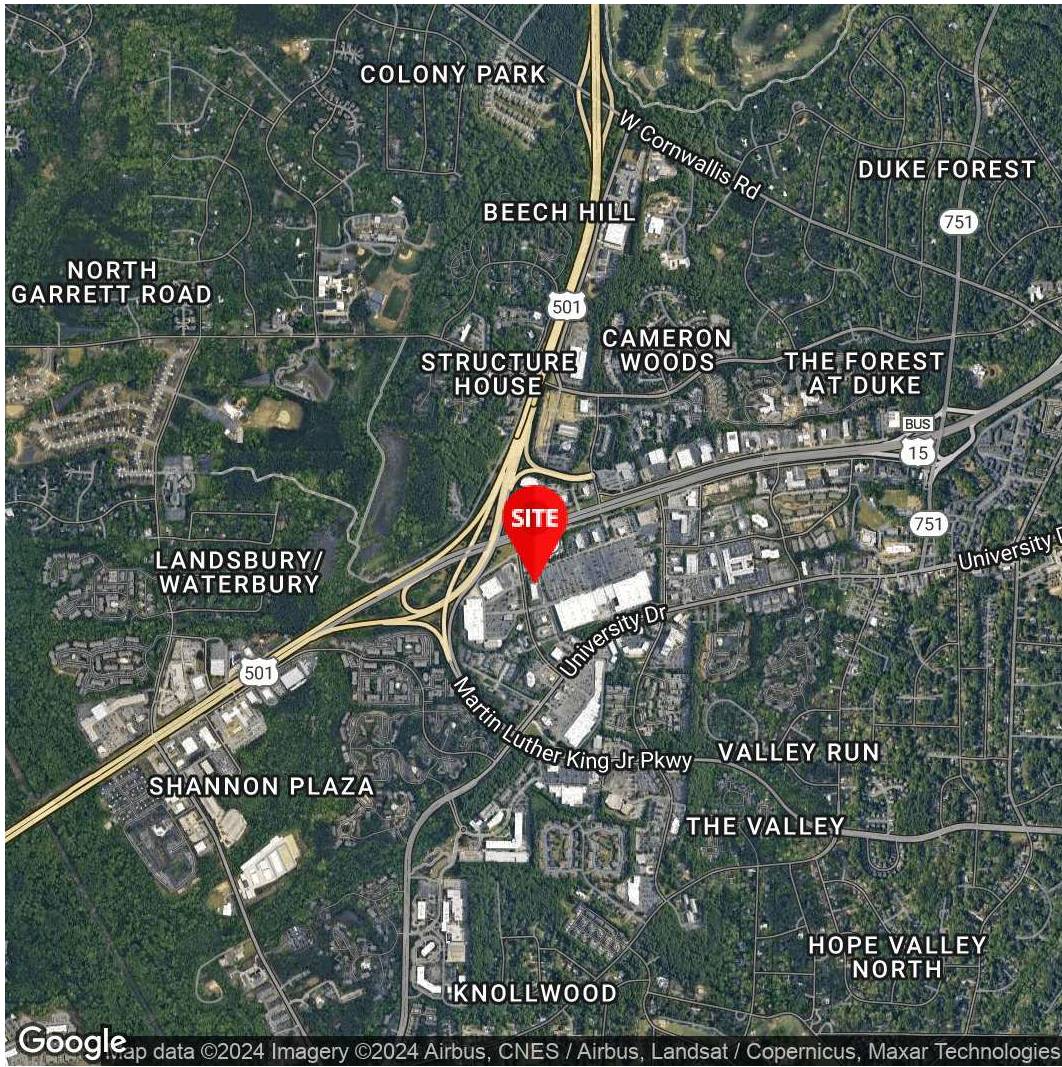


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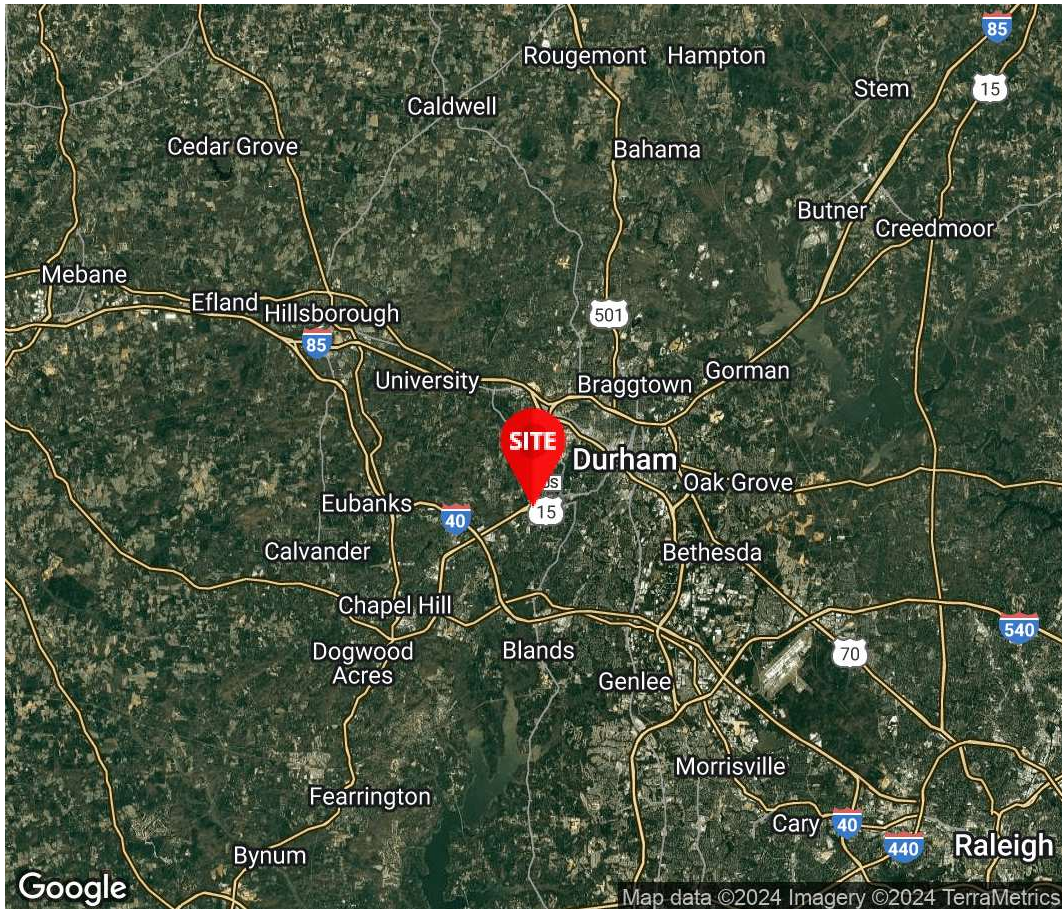
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ADDITIONAL PHOTOS





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