



THE BOULEVARD

**NEWLY
RENOVATED
EXTERIOR!**



PRESENTED BY:



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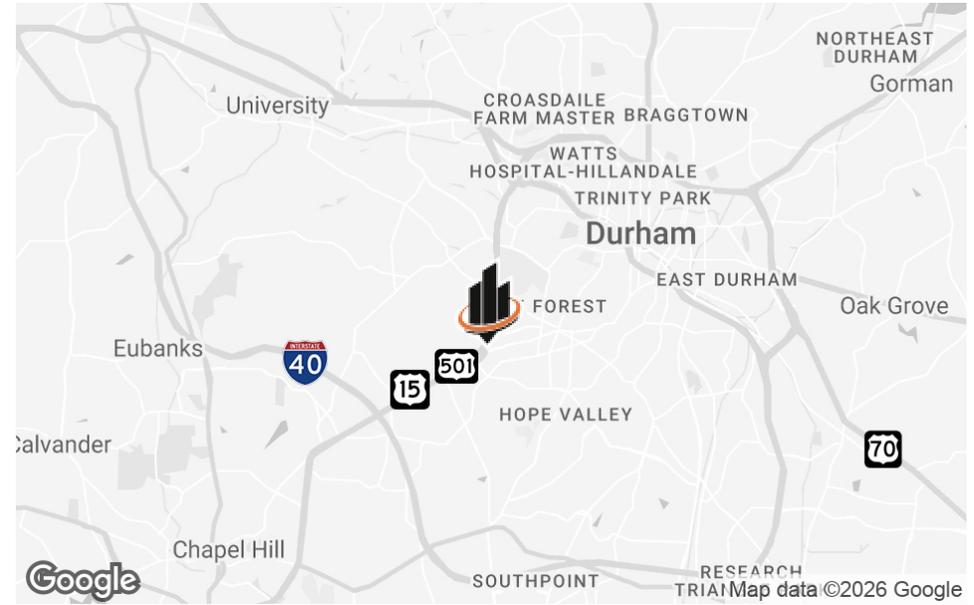


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FOR LEASE
**4125 DURHAM-
CHAPEL HILL BLVD**
DURHAM, NC 27707

PROPERTY SUMMARY



LEASE RATE	NEGOTIABLE (NNN)
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OFFERING SUMMARY

AVAILABLE SF:	±1,175 - 5,802 SF
LOT SIZE:	±1.42 Acres
ZONING:	Comm. General (CG)
MARKET:	Raleigh/Durham
SUBMARKET:	South Durham
TRAFFIC COUNTS:	±21,400 VPD

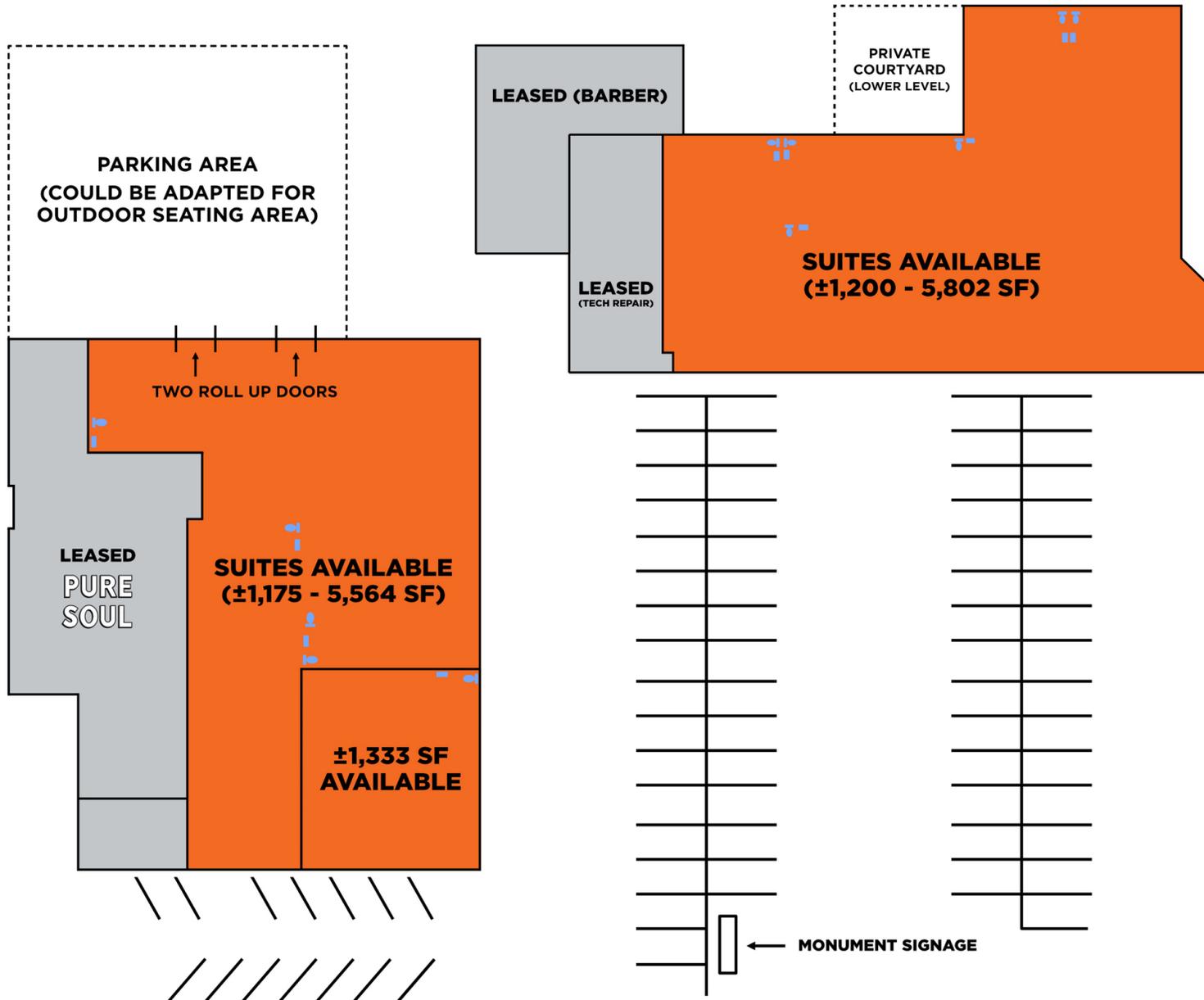
PROPERTY OVERVIEW

Prime retail space for lease - high traffic, newly upgraded, and ready for business! A unique opportunity to join a revitalized multi-tenant retail center. With exciting exterior upgrades complete and a new tenant line up in the works, this prime location offers excellent visibility next to the newly-built Chick-fil-A and south Durham's premier power center, featuring major retailers like Target, Ross, and Sam's Club.

PROPERTY HIGHLIGHTS

- Multiple spaces available from ±1,175 - 5,802 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 (see page 6 for more info)
- Improvements include a revamped building facade/roof, new signage, and a freshly paved parking lot

SITE PLAN



EXTERIOR PHOTOS



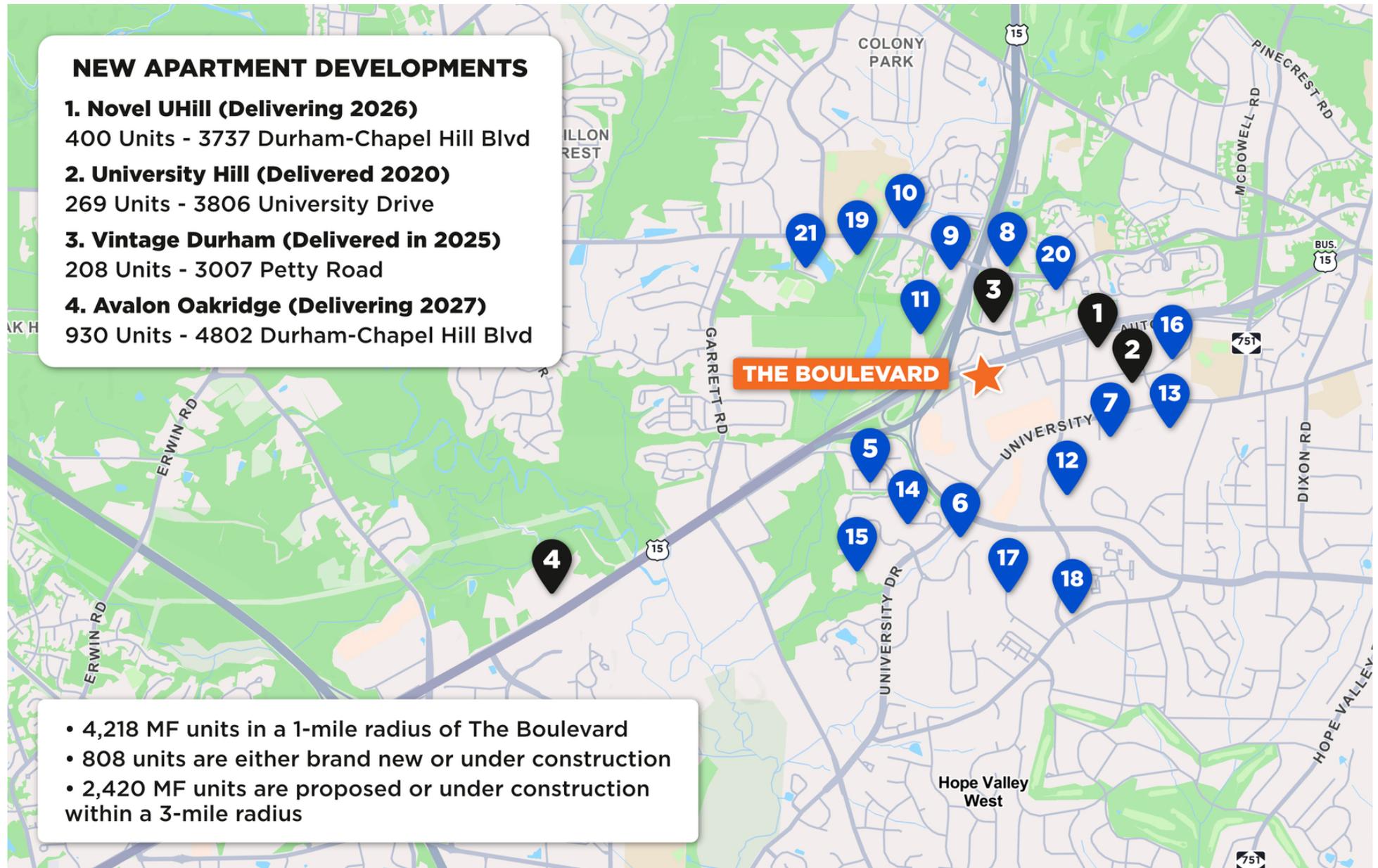
NEARBY RETAILERS



NEARBY APARTMENTS (1-MILE RADIUS)

NEW APARTMENT DEVELOPMENTS

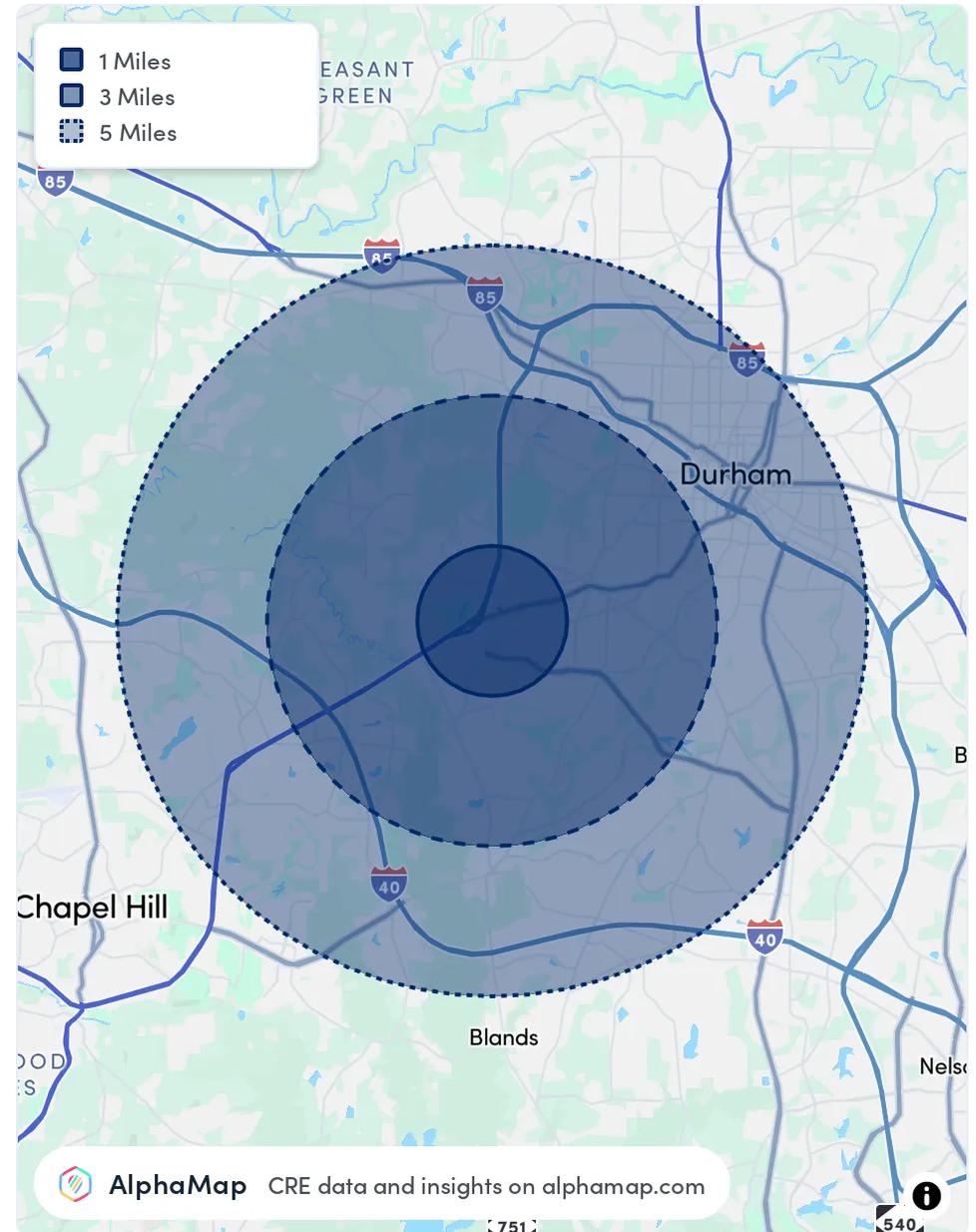
- 1. Novel UHill (Delivering 2026)**
400 Units - 3737 Durham-Chapel Hill Blvd
- 2. University Hill (Delivered 2020)**
269 Units - 3806 University Drive
- 3. Vintage Durham (Delivered in 2025)**
208 Units - 3007 Petty Road
- 4. Avalon Oakridge (Delivering 2027)**
930 Units - 4802 Durham-Chapel Hill Blvd



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,353	65,513	191,243
AVERAGE AGE	38	37	38
AVERAGE AGE (MALE)	37	36	37
AVERAGE AGE (FEMALE)	39	38	39
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,674	27,544	81,397
PERSONS PER HH	2	2.4	2.3
AVERAGE HH INCOME	\$101,677	\$106,343	\$109,935
AVERAGE HOUSE VALUE	\$433,131	\$448,706	\$461,286
PER CAPITA INCOME	\$50,838	\$44,309	\$47,797

Map and demographics data derived from AlphaMap





Local Expertise.
National Reach.

SVN | Real Estate Associates

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