

DURHAM COUNTY
BOARD OF ELECTIONS

COOK ROAD

JUAN'S TACO

ZAXBY'S

CVS
pharmacy

S. ROXBORO STREET (8,900 AADT)

MARTIN LUTHER KING JR PARKWAY (29,000 AADT)

FOR LEASE

LISTING BROKER:

VIJAY K. SHAH, CCIM
SENIOR VICE PRESIDENT
919.645.1425 (D) | 919.812.0964 (M)
VSHAH@TRADEMARKPROPERTIES.COM

SHOPPES OF HOPE VALLEY
3825 S. ROXBORO ST | DURHAM, NC 27713

RETAIL SHOPS, MODIFIED
RESTAURANT AND SALON
SPACE AVAILABLE

PROPERTY HIGHLIGHTS

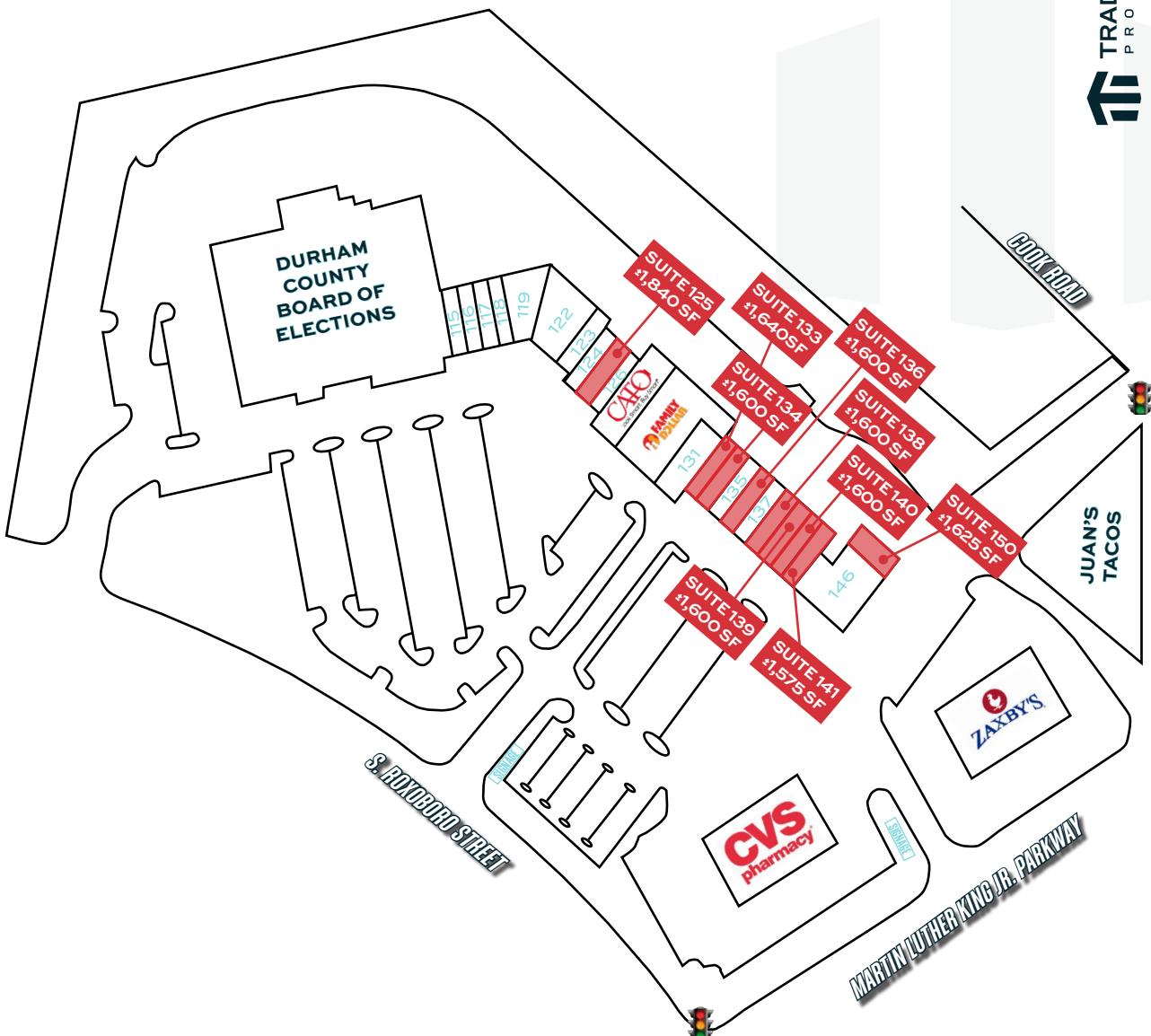
- Shoppes of Hope Valley is a ±113,000 SF Community Center located in Durham
- Availability:
 - Suite 125: 1,840 SF (Former Metro PC)
 - Suite 133: 1,640 SF (Former Cricket Wireless)
 - Suite 134: 1,600 SF (Former Subway)
 - Suite 136: 1,600 SF (*Available 09/01/2025*)
 - Suite 138: 1,600 SF (Former Salon)
 - Suite 139: 1,600 SF (Former Xpert Nutrition)
 - Suite 140: 1,600 SF
 - Suite 150: 1,625 SF (Former Little Caesar's Pizza)
- Durham County Board of Elections is currently renovating the former ±55,000 SF anchor space occupied by Kroger
- Pylon (2) signage available for rent
- 5:1,000 SF parking ratio (580 Spaces)
- Located at the corner of S. Roxboro Street (8,900 AADT) and Martin Luther King Jr Parkway (29,000 AADT)
- 15 minutes from Downtown Durham, Duke University and Duke Hospital (Durham County's largest employer)
- Dense concentration of residential and highly-paid university and medical staff



**LEASE RATE:
\$20.00/SF + \$3.00 NNN**

SHOPPES OF HOPE VALLEY
3825 S ROXBORO ST | DURHAM, NC 27713

STE	TENANT	SF	AVAILABILITY
101	Durham County Board of Elections	54,436	Leased
115	Premier Chiropractor	1,600	Leased
116	Boost Mobile	1,600	Leased
117	Tobacco Store	1,600	Leased
118	Superior Insurance	1,600	Leased
119	DMV	2,835	Leased
122	Durham County	5,046	Leased
123	Angie's Jamaican Grill	1,600	Leased
124	China Wok	1,600	Leased
125	FORMER METRO PC	1,840	IMMEDIATE
126	Diva Nail	1,400	Leased
129	Cato Fashions	4,680	Leased
130	Family Dollar	8,000	Leased
131	Friends of Durham County Library	3,627	Leased
133	FORMER CRICKET WIRELESS	1,640	IMMEDIATE
134	FORMER SUBWAY	1,600	IMMEDIATE
135	Mr. Shark Fish & Chicken	1,600	Leased
136	SAMET	1,600	09/01/2025
137	Thiosanne African Hair Braiding	1,600	Leased
138	FORMER SALON	1,600	IMMEDIATE
139	VACANT	1,600	IMMEDIATE
140	VACANT	1,600	IMMEDIATE
141	FORMER DRY CLEANER	1,575	IMMEDIATE
146	Beauty Smart	5,968	Leased
150	FORMER LITTLE CAESARS PIZZA	1,625	IMMEDIATE



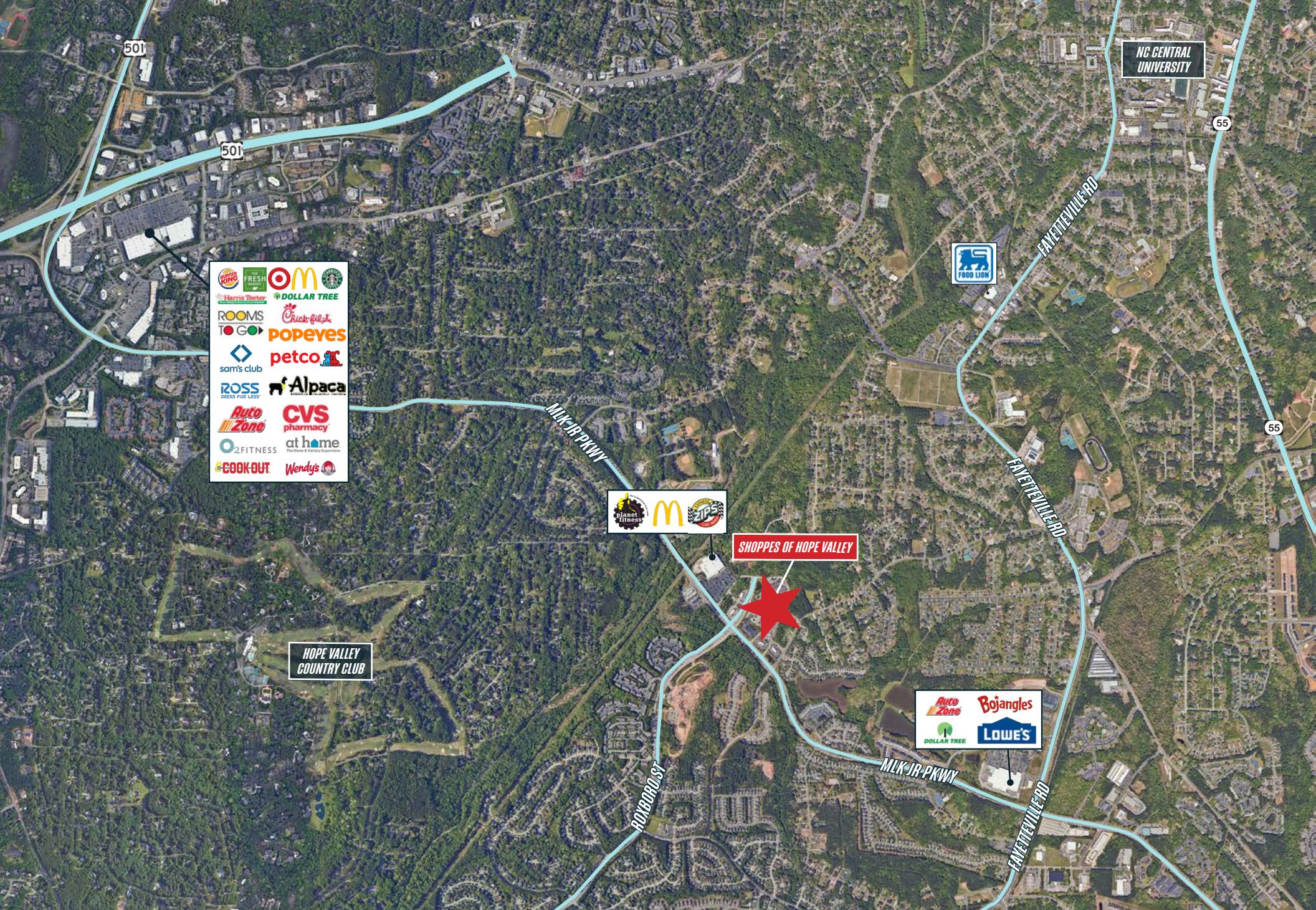
**Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

SHOPPES OF HOPE VALLEY
3825 S ROXBORO ST | DURHAM, NC 27713



VIJAY K. SHAH, CCIM
SENIOR VICE PRESIDENT
919.645.1425 (D) | 919.812.0964 (M)
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300
RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

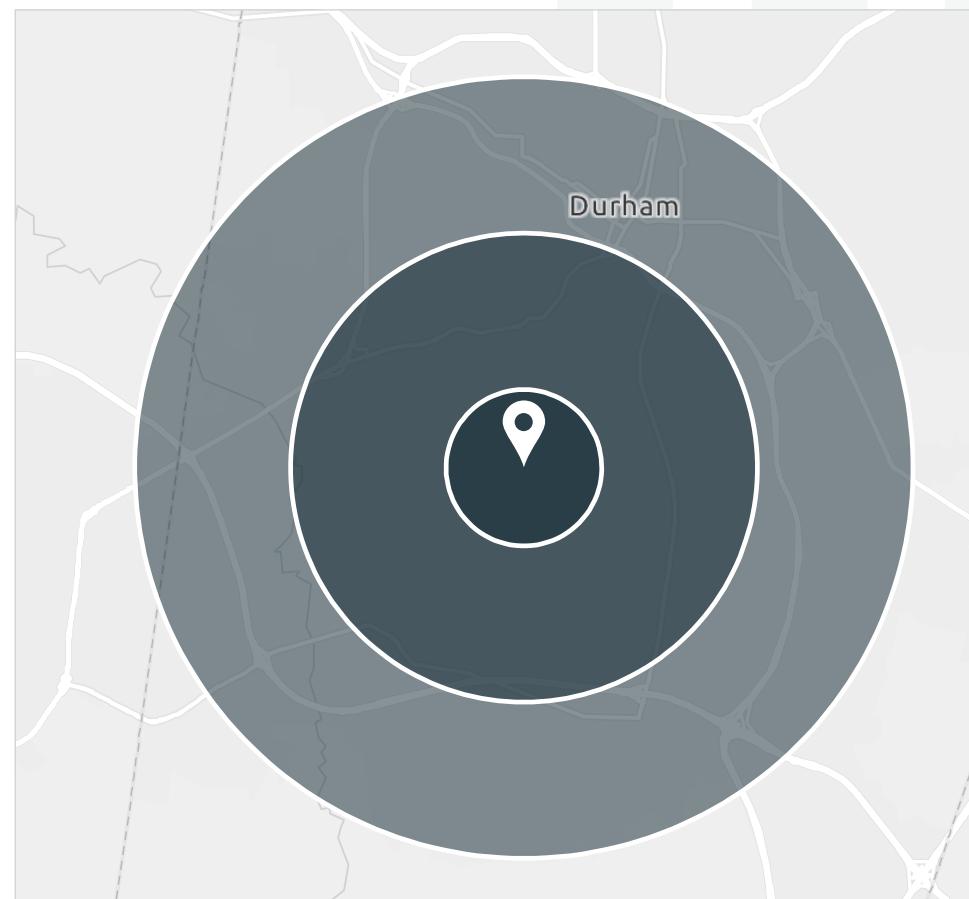


**VIJAY K. SHAH, CCIM
SENIOR VICE PRESIDENT
919.645.1425 (D) | 919.812.0964 (M)
VSHAH@TRADEMARKPROPERTIES.COM**

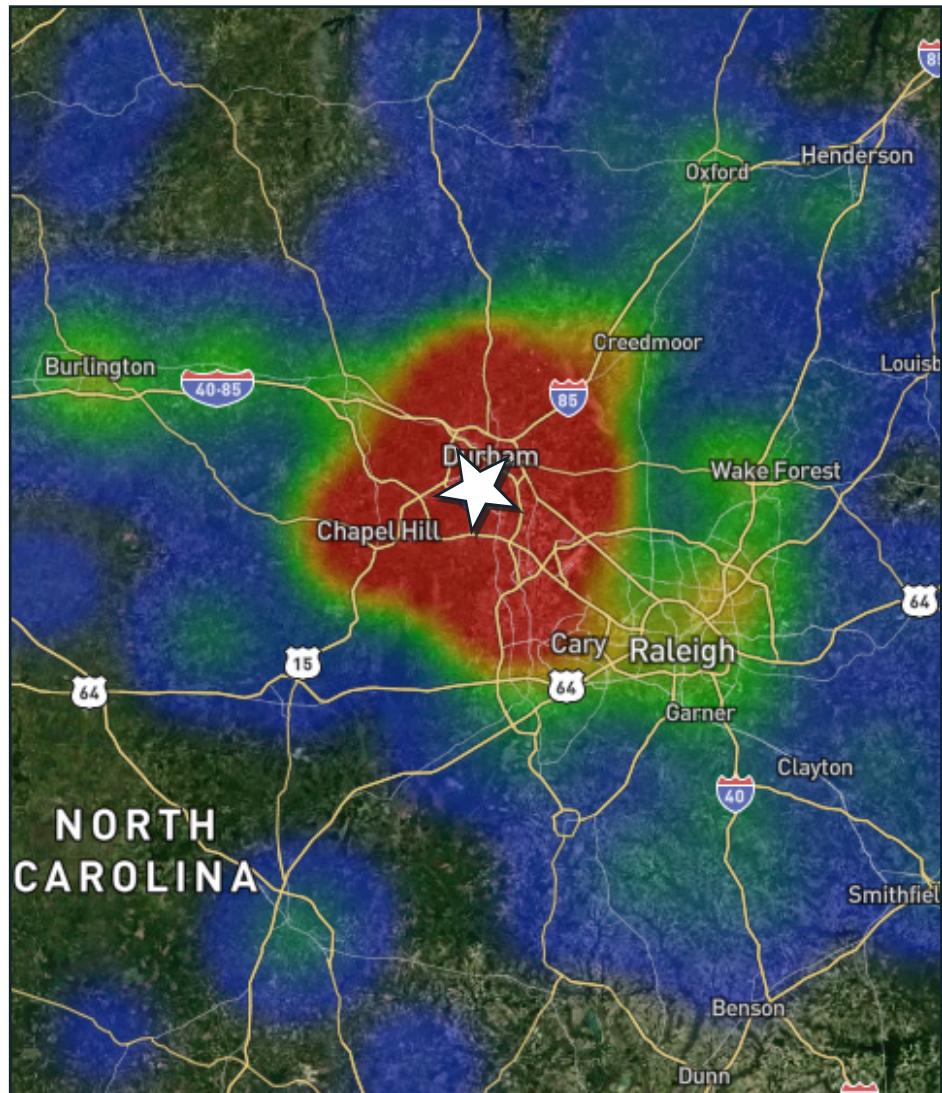
1001 WADE AVENUE SUITE 300
RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

DEMOGRAPHICS

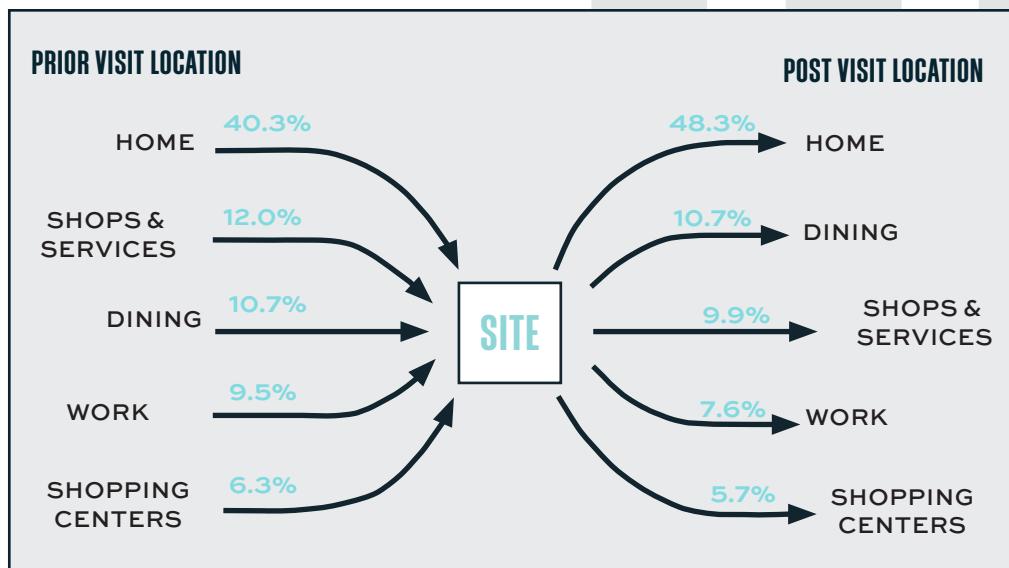
	1 Mile	3 Miles	5 Miles
2024 POPULATION	9,527	83,550	183,663
2029 POPULATION (PROJECTED)	9,529	89,068	203,013
2024 HOUSEHOLDS	3,915	37,095	82,439
2029 HOUSEHOLDS (PROJECTED)	3,963	38,468	88,163
OWNER-OCCUPIED HOUSING UNITS	2,876	18,952	36,989
RENTER-OCCUPIED HOUSING UNITS	1,039	18,143	45,450
2024 AVERAGE HOUSEHOLD INCOME	\$100,089	\$111,108	\$110,668



CUSTOMER JOURNEY HEAT MAP



CUSTOMER JOURNEY LOCATION VISITS



CUSTOMER VISIT STATS

40 MIN
AVG STAY

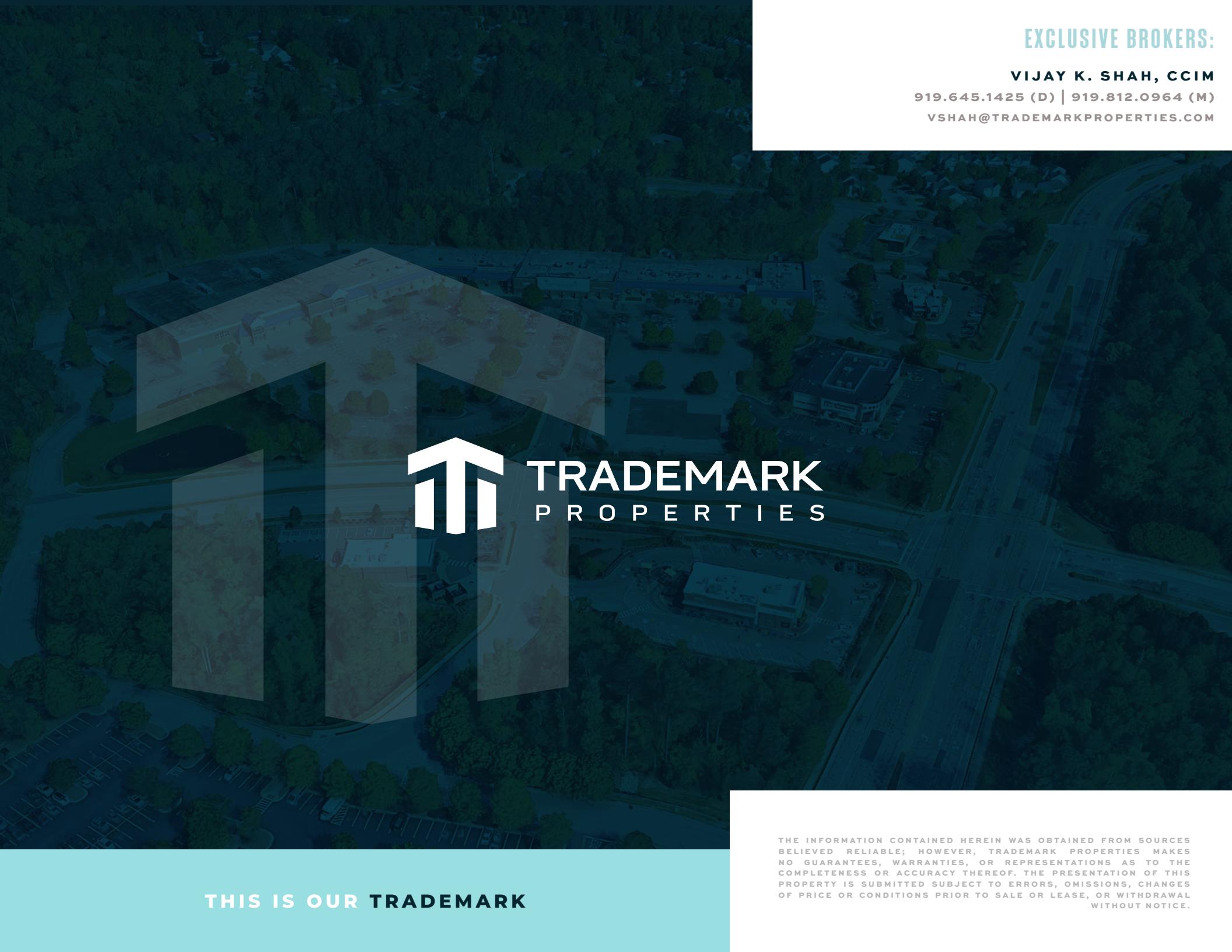
5,000
AVG HRLY VISITS

32,200
MONTHLY VISITORS

51,300
MONTHLY VISITS

1.58
VISIT FREQUENCY

Data provided by Placer.ai. As of August 2024.



EXCLUSIVE BROKERS:

VIJAY K. SHAH, CCIM

919.645.1425 (D) | 919.812.0964 (M)

VSHAH@TRADEMARKPROPERTIES.COM



THIS IS OUR TRADEMARK

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.