



**HARD CORNER RETAIL BOX FOR LEASE**

## **SOUTH SQUARE**

4001 DURHAM-CHAPEL BLVD, DURHAM, NC 27707



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	Ste. 3   2,100 SF
	Ste. 10   30,600 SF
<b>Lease Rate:</b>	Please call
<b>Lot Size:</b>	53.0 Acres
<b>Building Size:</b>	109,590 SF
<b>Parking Ratio (Per 1,000 SF)</b>	4.84
<b>Traffic Count:</b>	20,000 VPD on Durham Chapel Hill Blvd
	10,500 VPD on University Dr
	11,500 VPD on Shannon Rd

### PROPERTY OVERVIEW

South Square is a Power Center with Super Target and Sam's Club, Petco, and Ross Dress for Less. Co-tenants Firestone, European Wax Center, Great Clips, GameStop, Modern Nails, and Mattress Firm. The 30,600 square foot Office Depot building will be available for lease in April 2027.

### 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	3 MILES	5 MILES	10 MILES
Total Households	28,354	80,367	192,587
Total Population	68,361	188,616	472,906
Average HH Income	\$105,544	\$109,100	\$121,776
Daytime Population	14,370	62,628	228,027

**SITE MAP**

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

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



Precision Tune Auto Care

NISSAN



MATTRESS FIRM

ROOMS TO GO

MARTIN LUTHER KING JR PKWY

UNIVERSITY DR 18,500 VPD

DURHAM-CHAPEL HILL BLVD 18,000 VPD

SHANNON RD

WESTGATE DR

sam's club



3RD HIGHEST VISITING IN NORTH CAROLINA

PETCO ROSS DRESS FOR LESS

TACO BELL

AAA

Great Clips

sam's club

Fidelity Bank

NAVY FEDERAL Credit Union

CARDINAL ALE HOUSE

DISCOUNT TIRE

State Employees' Credit Union

Boulevard Plaza

Chick-fil-A

10

3 4 5 6 7 9

COOK OUT

THE ORIGINAL MATTRESS FACTORY

Wendy's

COASTAL federal credit union

**THE ORIGINAL MATTRESS FACTORY**

**SITE: SOUTH SQUARE**

**SuperTARGET** **ROSS**  
DRESS FOR LESS

**petco** **sam's club**

**WESTGATE SHOPPING CENTER**

**PURE1MMR** **Beanstalk** **ATOMIC EMPIRE**  
because they grow so fast

**PARKWAY PLAZA**

**THE FRESH MARKET** **at home**  
The Home Décor Superstore

**DOLLAR TREE** **UPTOWN CHEAPSKATE** **AutoZone**

**OAK CREEK VILLAGE SHOPPING CENTER**

**TJ-maxx** **Once upon a child**

**FRAME WAREHOUSE** **pepper's**  
Guaranteed Lowest Price

**Starbucks** **verizon** **PLAY IT AGAIN SPORTS**

**MATTRESSFIRM** **FedEx Office**

**PATTERSON PLACE**

**Kroger** **THE HOME DEPOT** **Panera BREAD**

**Total Wine & MORE** **KOHL'S + SEPHORA**

**DSW** **PETSMART**

**NEW HOPE COMMONS**

**Walmart** **BARNES & NOBLE**

**BEST BUY** **DICK'S SPORTING GOODS** **Michaels**

**OLD NAVY** **Marshalls**

MARTIN LUTHER KING JR PKWY

18,000 VPD

68,000 VPD

DURHAM CHAPEL HILL BLVD

49,000 VPD

90,000 VPD





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