

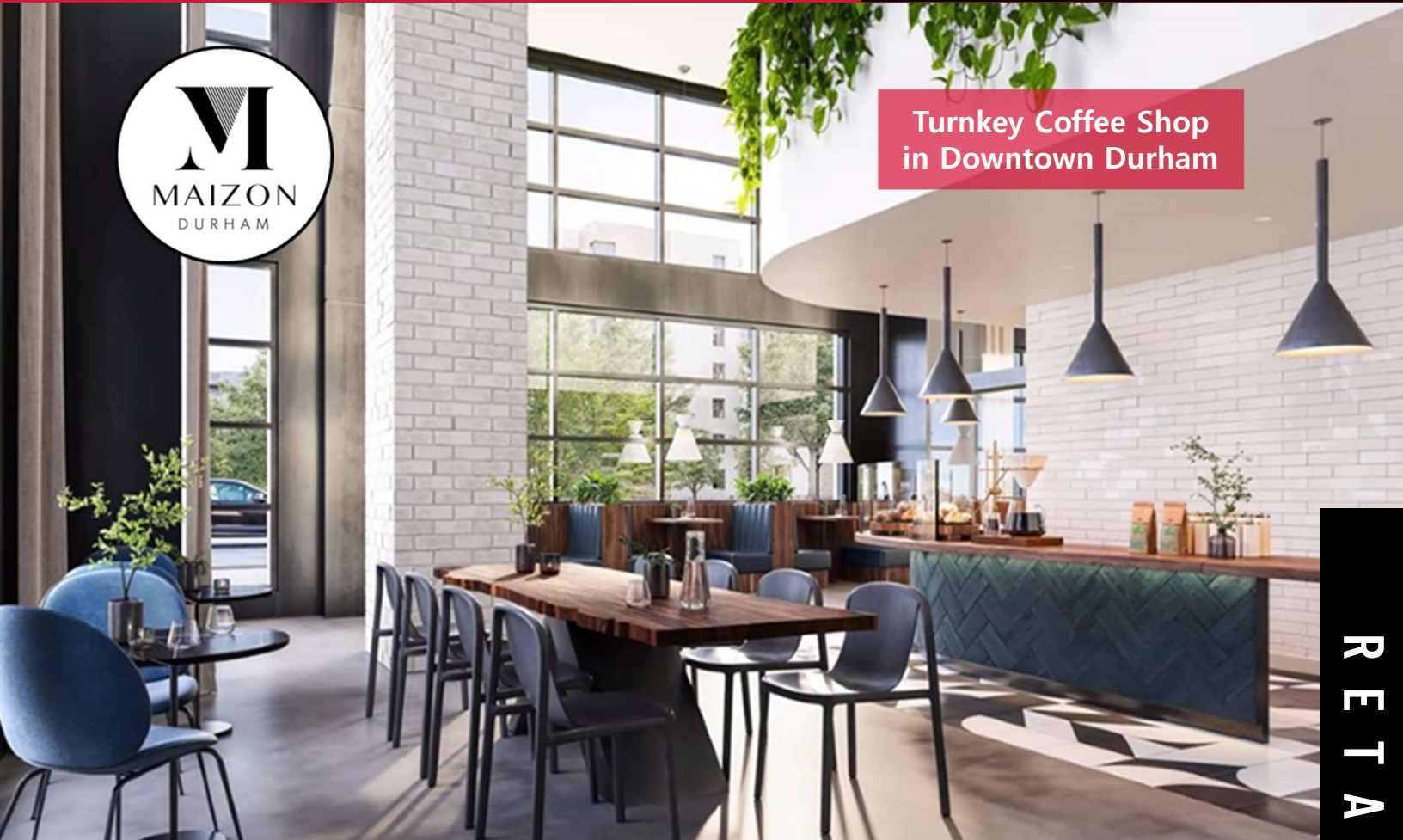
Retail Shops at Maizon

FOR LEASE

Turnkey Coffee Shop ±1,000 sf in Downtown Durham



Turnkey Coffee Shop
in Downtown Durham



ADDRESS:

500 East Main Street, Durham, NC 27701

AVAILABLE:

±1,000 sf coffee shop with prep kitchen (not feasible to install traditional grease hood exhaust).

LEASE RATE:

\$32.50/sf NNN; tenant pays TICAM and utilities.

TI ALLOWANCE:

Landlord to deliver space "turnkey" for coffee shop.

PARKING:

Structured parking deck with 860 spaces; 72 spaces will be dedicated to retail customers; overflow paid parking will also be available to retail customers.

BUILDING:

Retail space is located on ground-floor of six-story luxury apartment building with 248 units. Landlord to deliver space "turnkey" (not including equipment) for experienced coffee shop operator.

TENANT PROFILE:

Seeking experienced operators in search of "turnkey" space. Operator with vision can leverage existing layout and design to create a unique space.

HIGHLIGHTS:

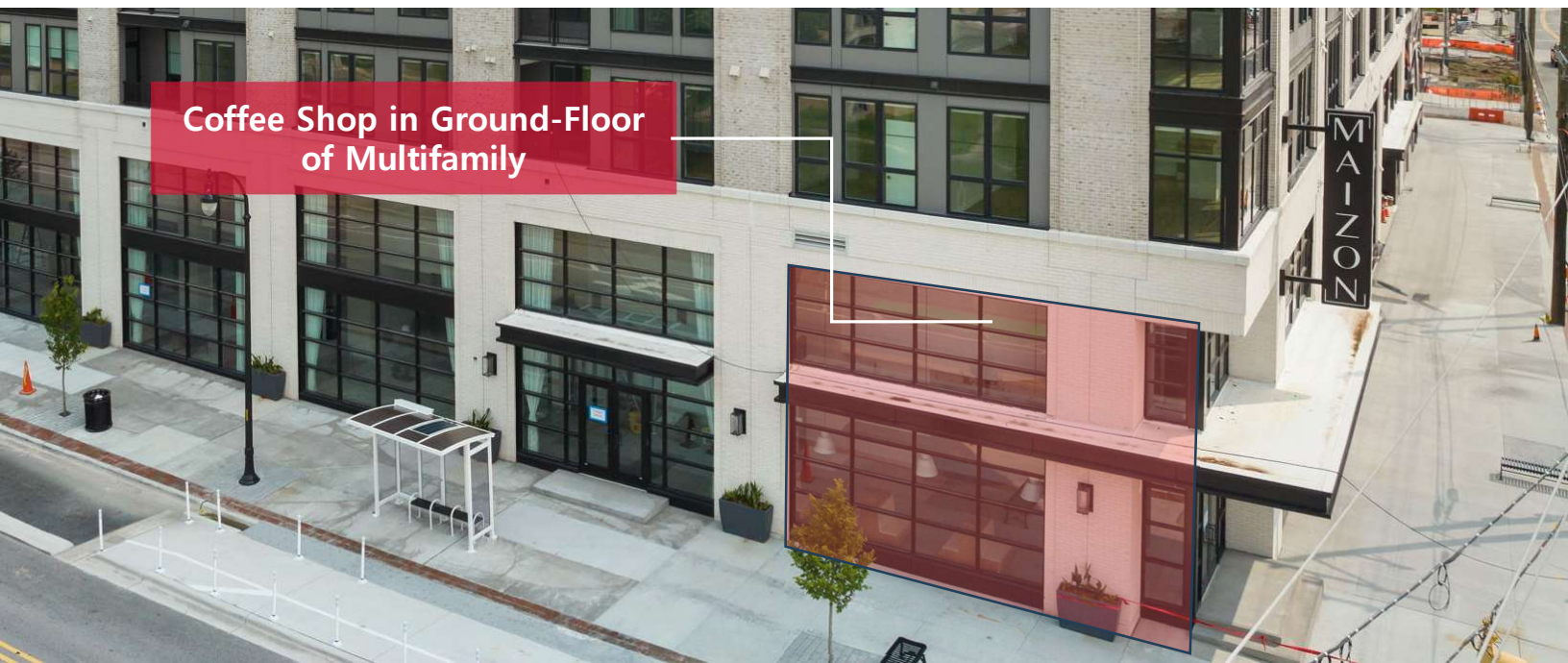
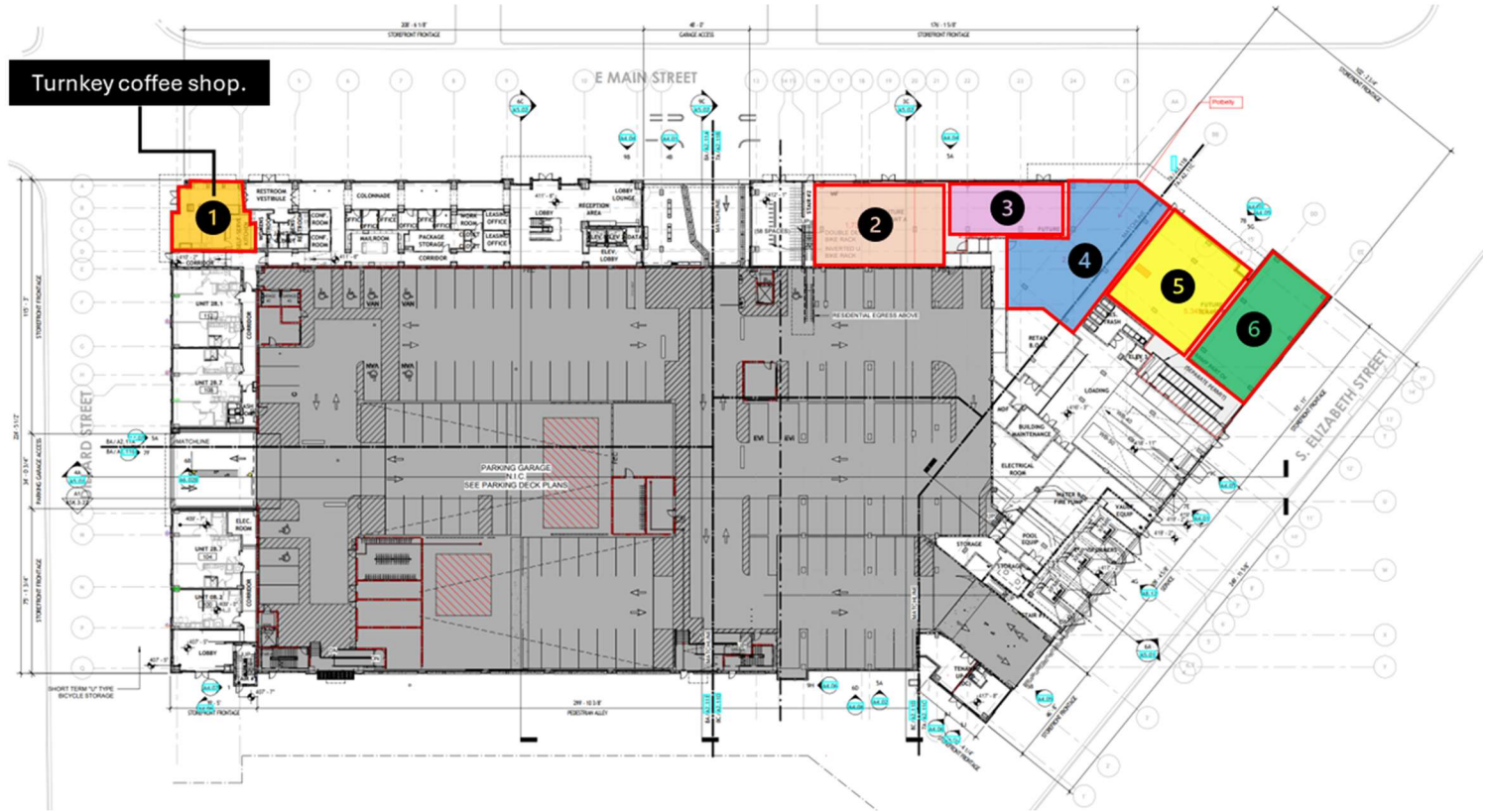
- Centrally located in downtown Durham.
- Sits prominently along East Main Street.
- Landlord to deliver space "turnkey" for operator.
- Offers great signage and branding opportunities..
- Provides structured parking deck for customers.



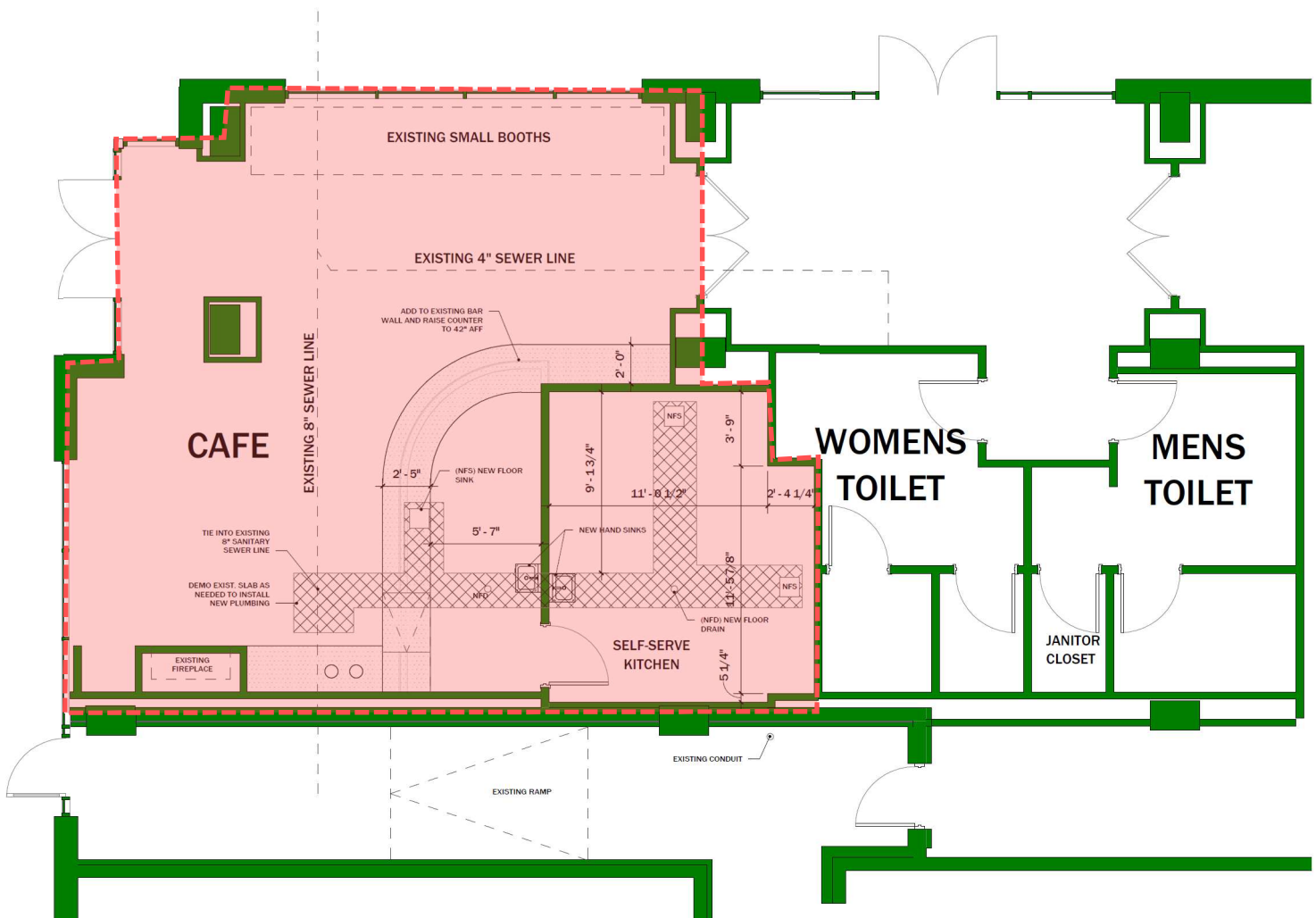
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RETAIL FOR LEASE



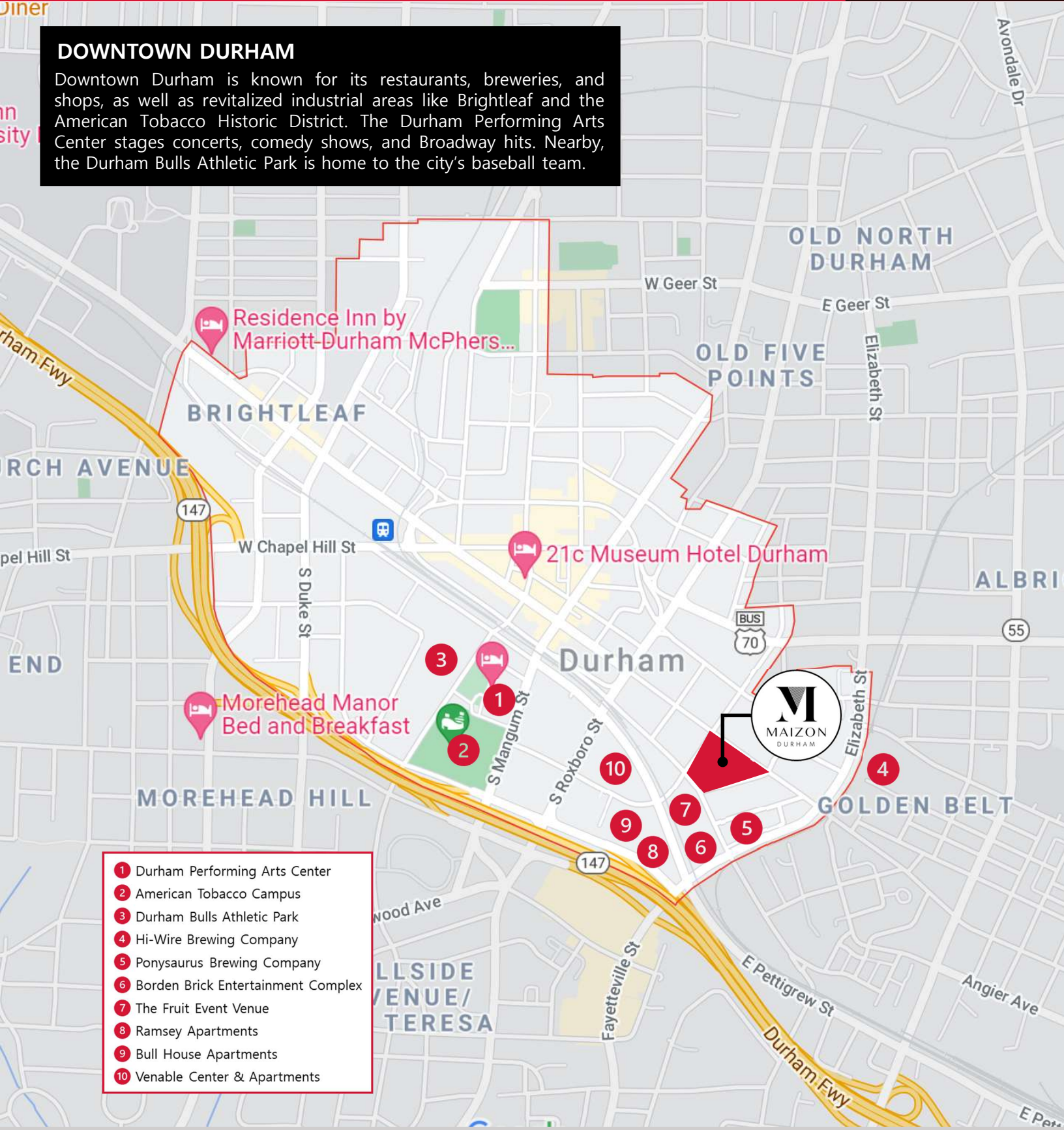
Space Layout:

**SPACE NARRATIVE:**

- Partially finished and includes "self-serve kitchen"
- Utilizes the existing, shared restrooms with the adjacent co-working space.
- Space currently lacks any plumbing services.
- Electrical, lighting and HVAC are existing throughout space.
- There is no feasible way to install a traditional grease hood in the space.
- Booth seating exists along exterior wall as indicated.
- All power in the space is from the house panel (likely +150 ft from space).
- Plumbing is existing below slab; one 8" sanitary sewer line and one 4" sanitary sewer line.
- Partial demolition of kitchen wall and counter area will be required to install new plumbing.
- Extent of new plumbing is to be determined by equipment desired.

DOWNTOWN DURHAM

Downtown Durham is known for its restaurants, breweries, and shops, as well as revitalized industrial areas like Brightleaf and the American Tobacco Historic District. The Durham Performing Arts Center stages concerts, comedy shows, and Broadway hits. Nearby, the Durham Bulls Athletic Park is home to the city's baseball team.



- 1 Durham Performing Arts Center
- 2 American Tobacco Campus
- 3 Durham Bulls Athletic Park
- 4 Hi-Wire Brewing Company
- 5 Ponsaurus Brewing Company
- 6 Borden Brick Entertainment Complex
- 7 The Fruit Event Venue
- 8 Ramsey Apartments
- 9 Bull House Apartments
- 10 Venable Center & Apartments



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Bruce specializes in the sales, leasing and advisory services for institutional-grade assets. Having +18 years industry experience, Bruce advises owners/investors on evaluating asset values, maximizing awareness for sales/leasing, and ultimately enhancing asset values and investor returns. Bruce has an MBA from Duke University and an Economics degree from Vanderbilt University.



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Liv joined Maverick Partners team in 2018 to specialize in retail leasing with a particular specialization in hospitality, food and beverage industry. Since joining Liv has represented many impactful F&B operations including J. Lights Market & Cafe, Boxyard RTP, Peri Brothers Pizza, Blackfire Brewing, Craften, Soul Taco, Wye Hill Brewing, amongst numerous others. Liv has a bachelor's degree in Art History from George Mason University and a master's degree in Education from University of Virginia.

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