

High Traffic Retail Space For Lease

\$20 / SF

2514 UNIVERSITY DRIVE, DURHAM, NC 27707

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY



Lease Rate	\$20/SF
Total Square Footage	±896
Ceiling Height	10 Feet
Zoning	CN (Commercial Neighborhood)
Year Built	1975
Best Use	Boutique Retail, Retail Service, Small Professional Service Office

Highly visible retail opportunity located along the busy University Drive corridor. This 896 SF street-front suite offers excellent exposure to steady vehicle and foot traffic. Surrounded by a strong mix of established businesses and supported by a dense nearby residential population, the location naturally drives customer flow throughout the day.

The efficient layout is well-suited for boutique retail, personal services, or professional office users seeking a prominent presence without excess space. With convenient access, strong area demographics, and a proven commercial setting, this suite provides an ideal platform for small businesses looking to grow their visibility and clientele.

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VISITS
2025

407.4K

**AVERAGE
DWELL TIME**

45 Min

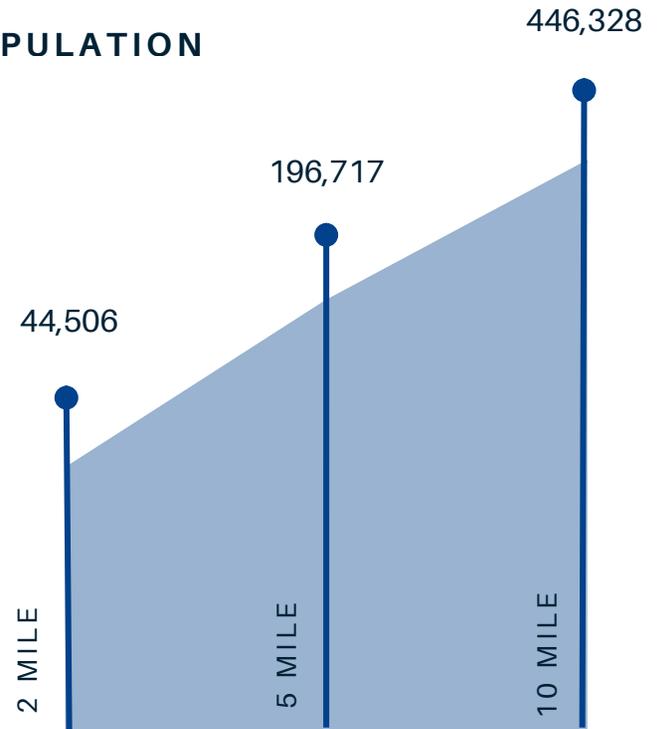
VISITORS
2025

179.7K

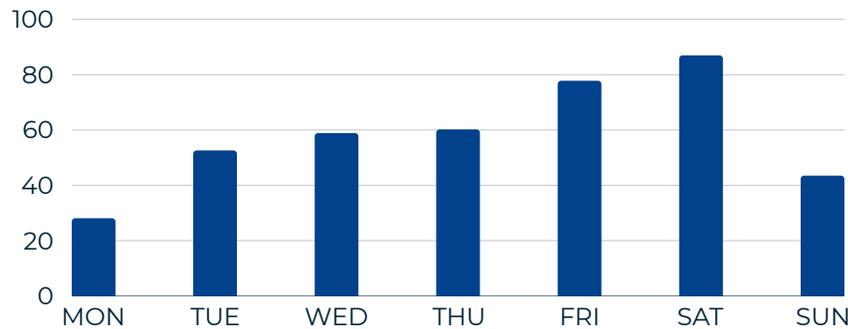
**VISIT
FREQUENCY**

2.27

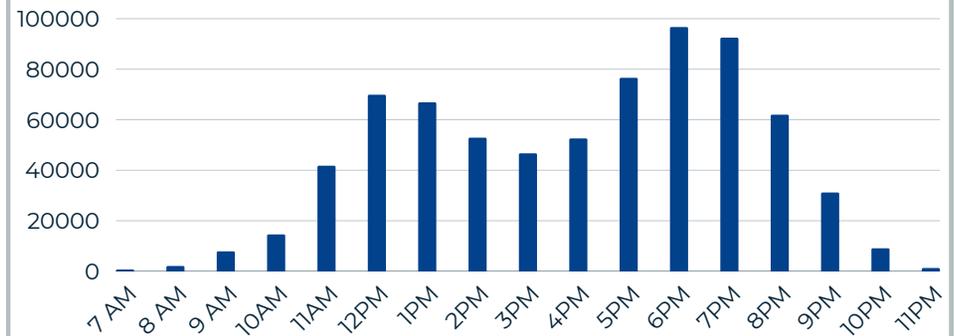
POPULATION



DAILY VISITS (IN THOUSANDS)

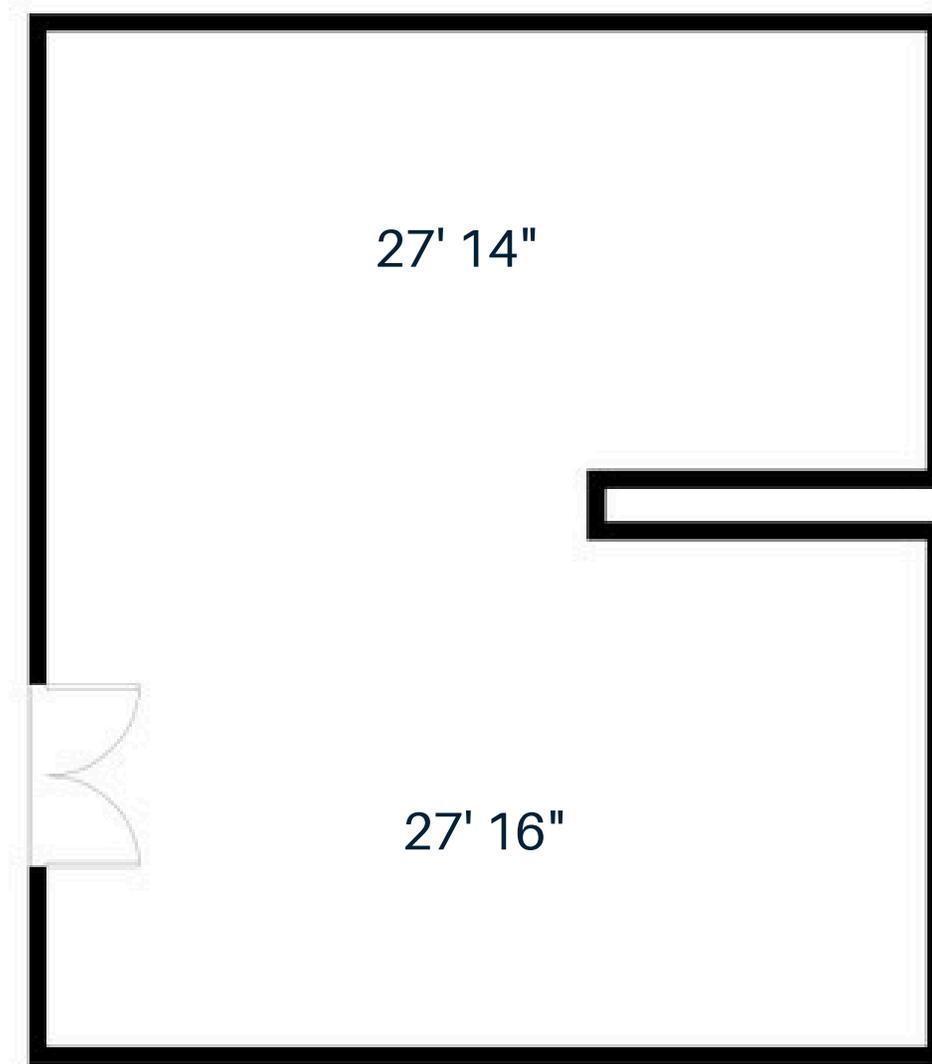


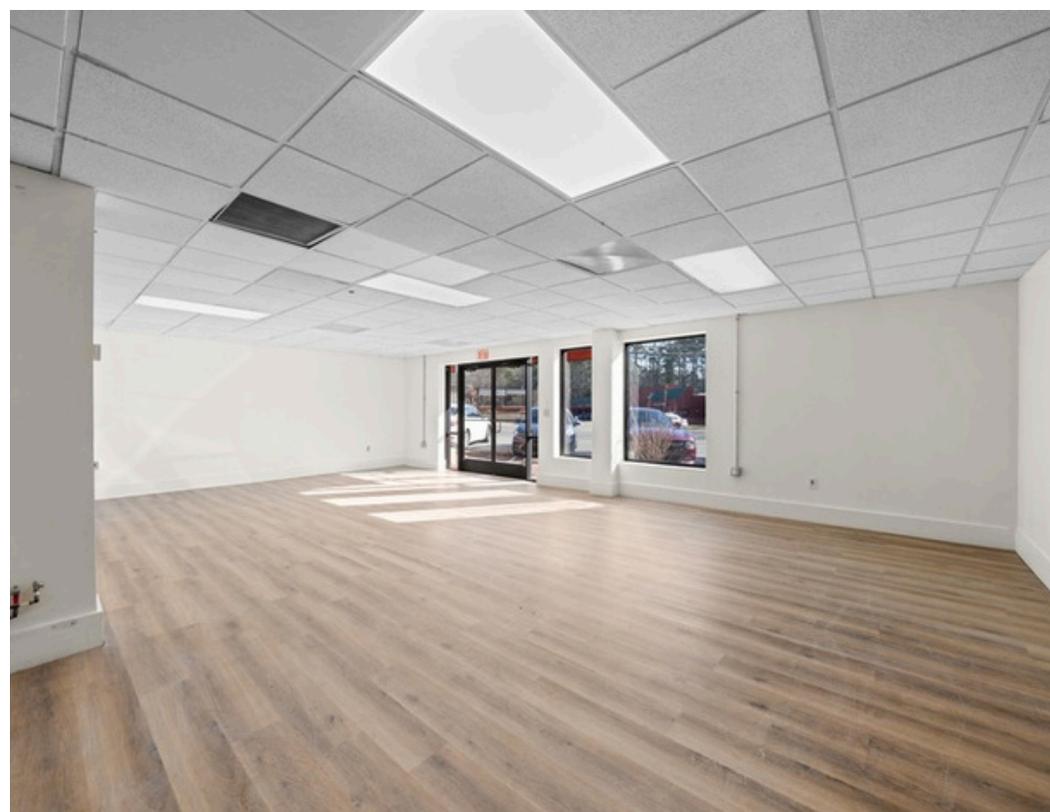
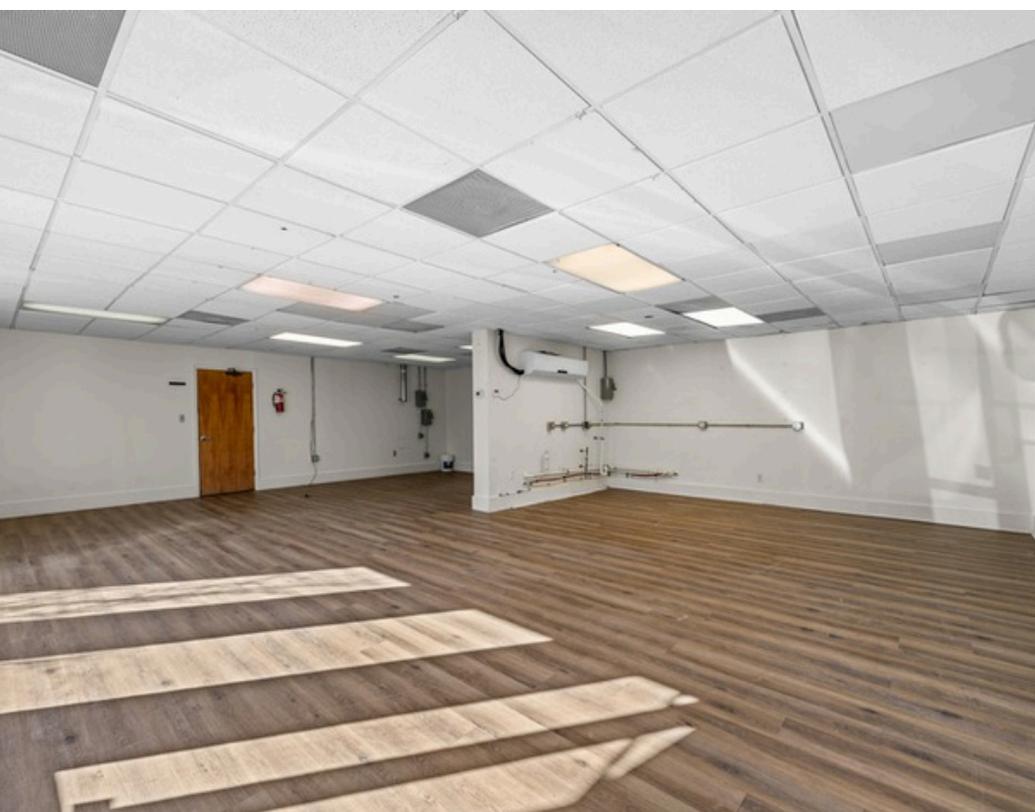
HOURLY VISITS

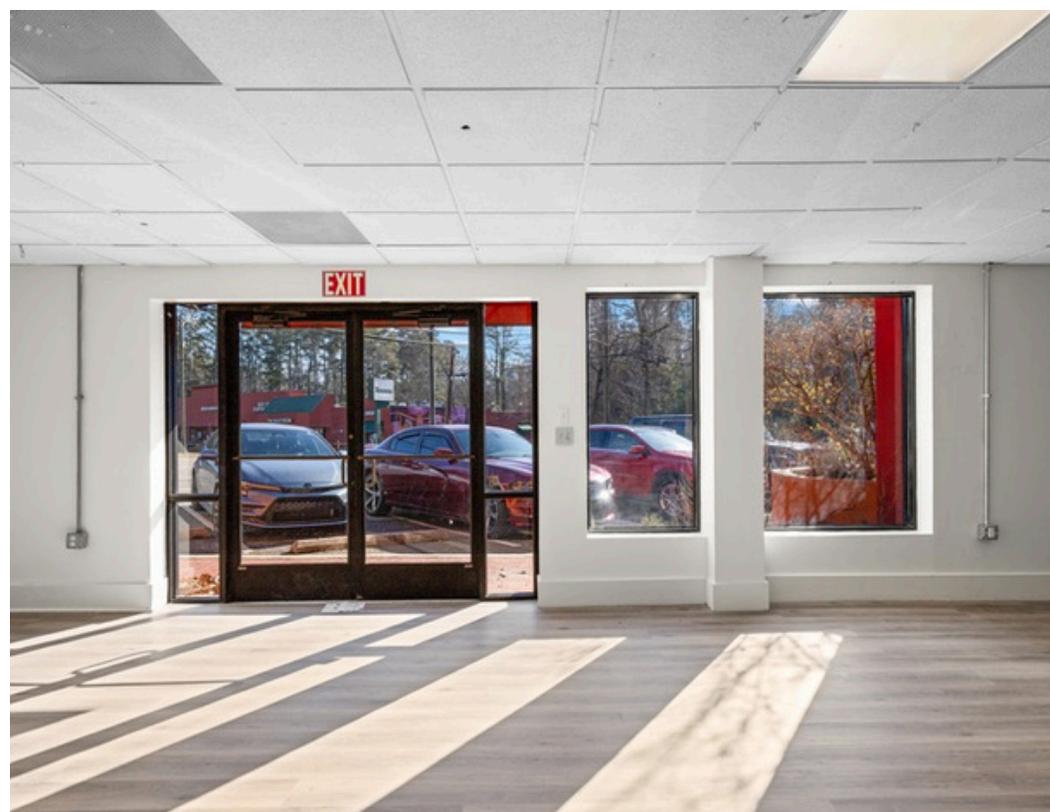


Please note that the visit data does not represent the actual number of customers at the property. These figures are estimates of individuals present in the vicinity of the property.

Floorplan









University Drive
7K Cars/Day

Salt Box Seafood Joint

Chet Miller Gift Shop

Rock Paper Scissors Salon

Goodman Auto

Jiffy Lube

Subject

Happy China

Durham - Chapel Hill Blvd
10k Cars/Day

NuvoTaco

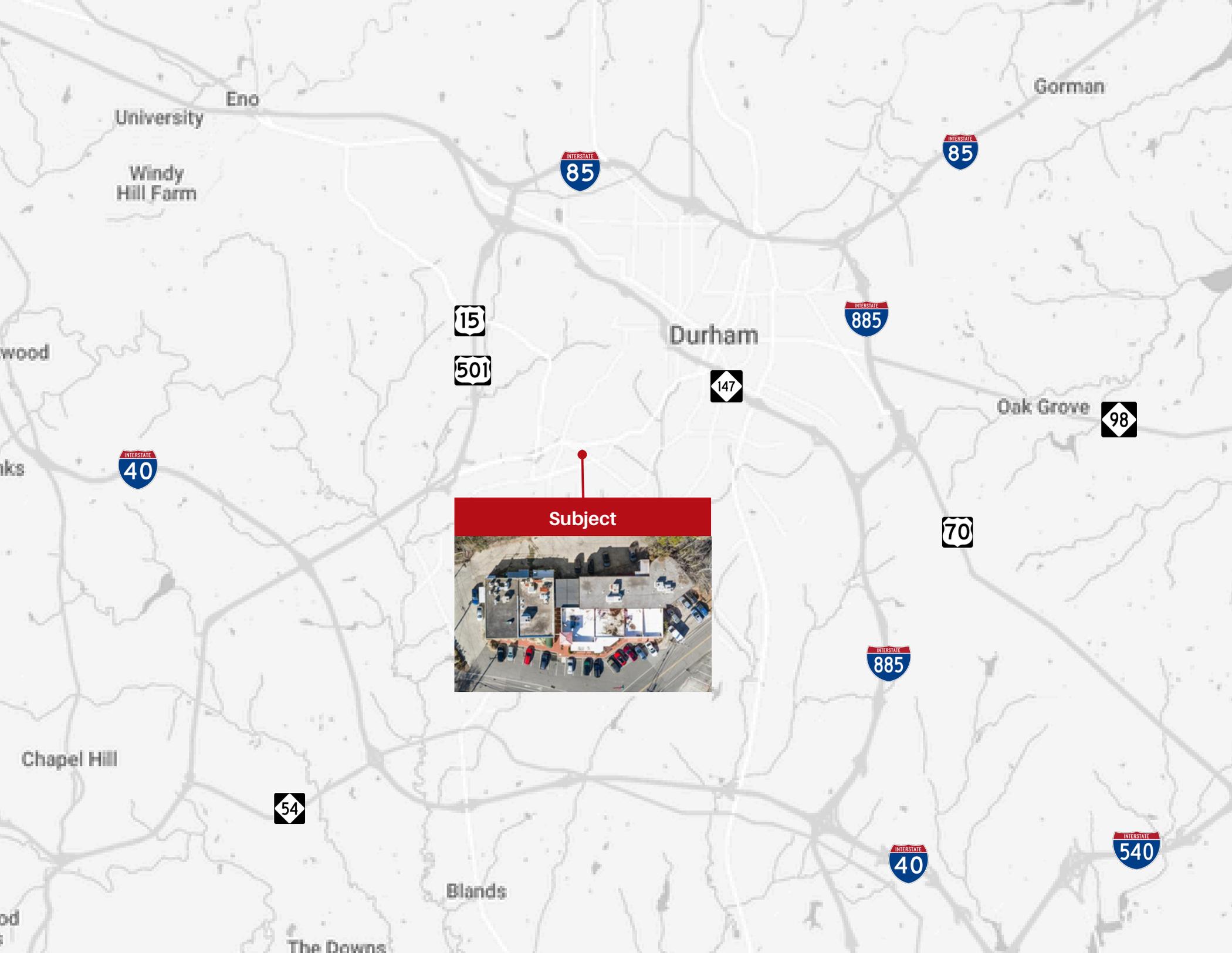
Q Shack

The Boot Room

Wine Authorities Durham - Wine Shop

Book Harvest

Thai Cafe



University

Eno

Gorman

Windy Hill Farm



wood

Durham



Oak Grove



ks

Subject



Chapel Hill



Blands



od

The Downs



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