

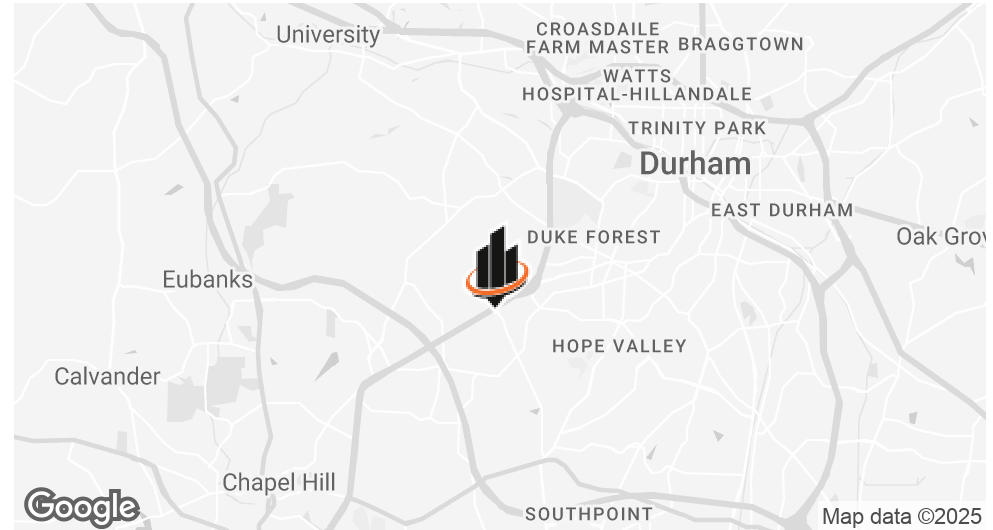


FOR LEASE

4228 GARRETT ROAD

SUITE C | DURHAM, NC 27707

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±10,400 SF
SUITE C SIZE:	±2,000 SF
PARCEL ID:	140092
ZONING:	Commercial Neighborhood (CN)
YEAR BUILT:	1985 (Expanded in 2005)
LEASE RATE/TYPE:	\$18.00/SF (NNN)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for lease **Suite C at 4228 Garrett Road in Durham**, located just seconds from Durham-Chapel Hill Blvd (±52,400 VPD).

This ±2,000 SF space is **situated in a high-visibility location in a rapidly-growing area**, benefitting from strong traffic counts on Garrett Road (±10,300 VPD) and close proximity to Chapel Hill (±1 mile).

PROPERTY HIGHLIGHTS

- Versatile floor plan ideal for a variety of uses
- Open layout with high ceilings, two private rooms, and a restroom
- Abundant on-site parking

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SUITE C PHOTOS



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FLOOR PLAN (SUITE C)



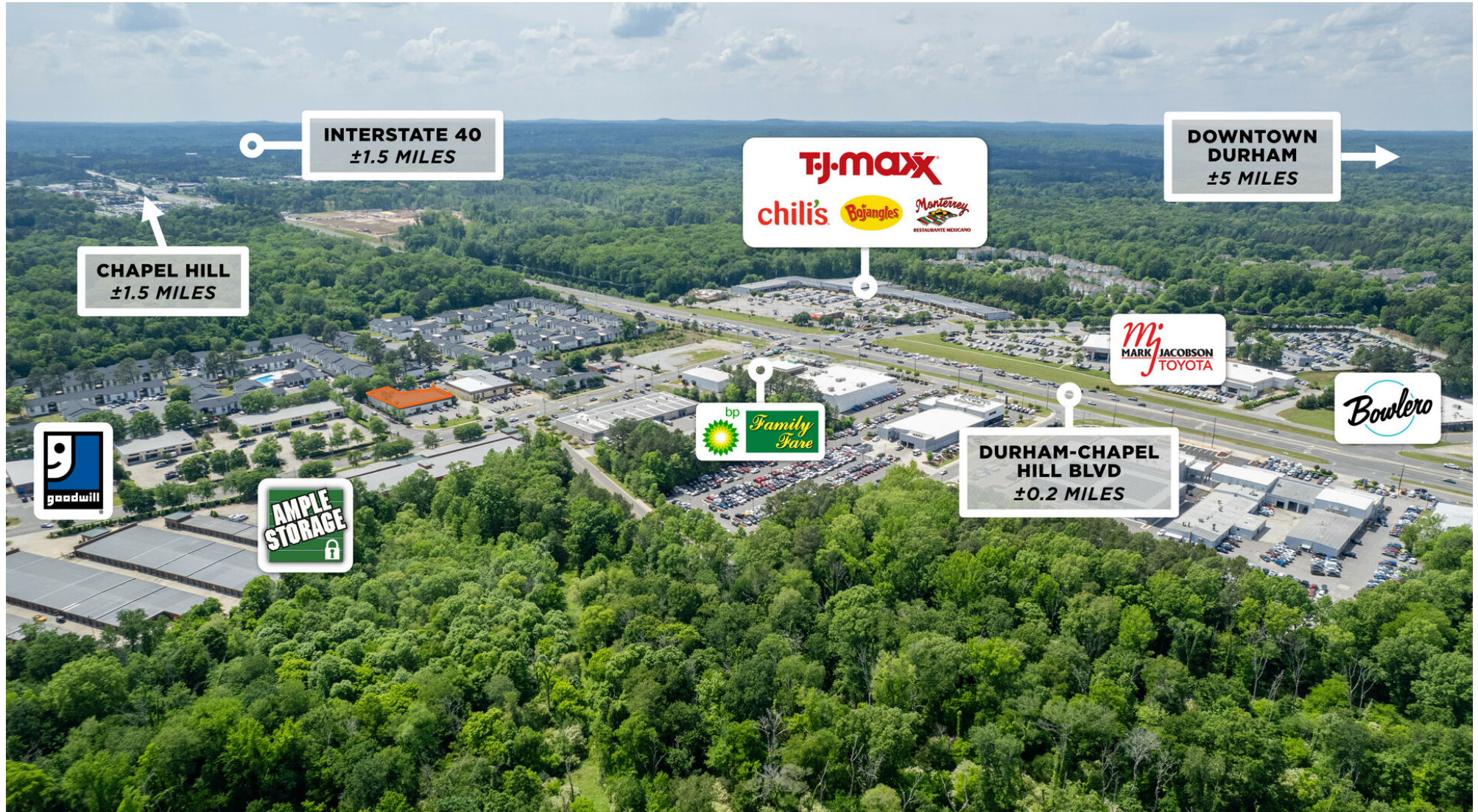
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PROXIMITY OVERVIEW



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RETAILER MAP



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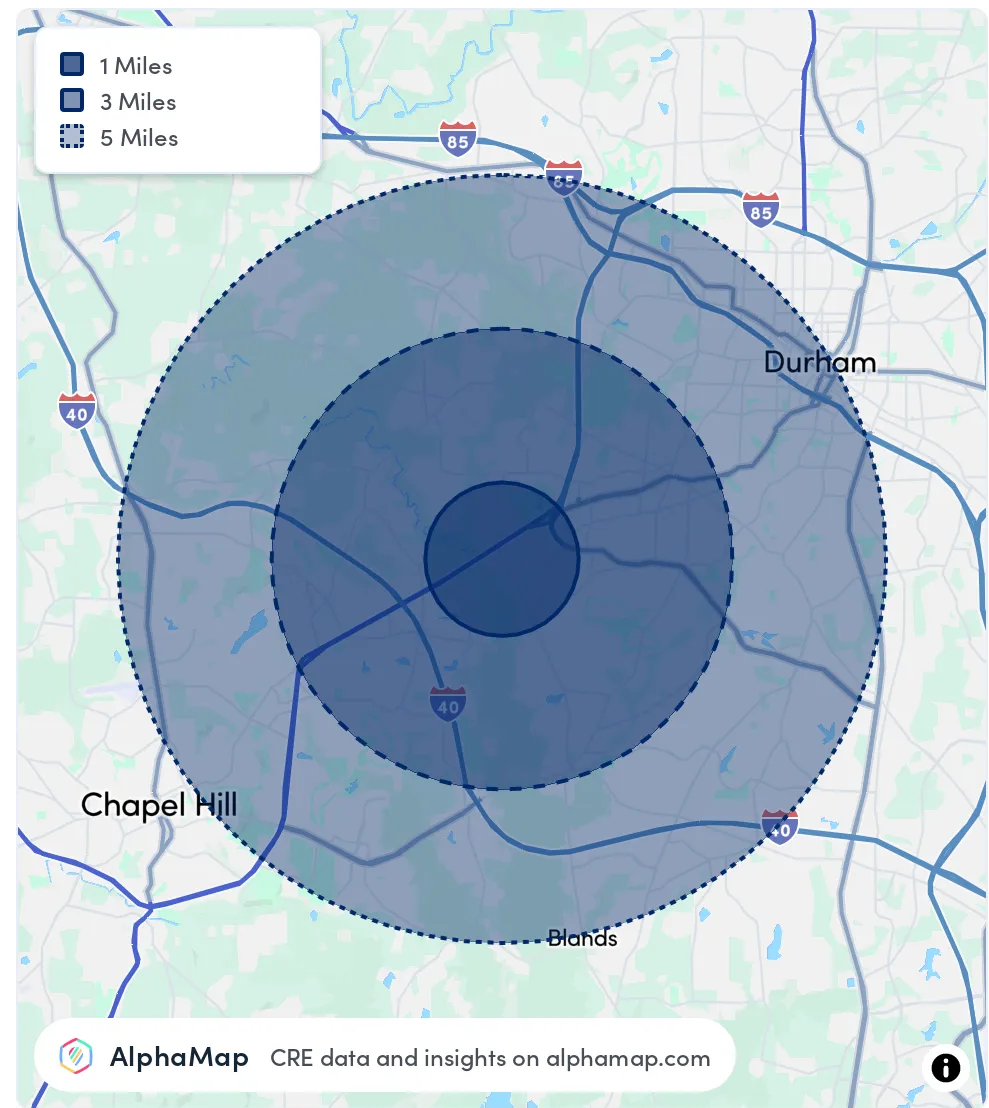


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,355	53,926	176,803
AVERAGE AGE	35	40	37
AVERAGE AGE (MALE)	34	38	36
AVERAGE AGE (FEMALE)	36	41	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,737	24,146	73,980
PERSONS PER HH	2	2.2	2.4
AVERAGE HH INCOME	\$89,836	\$128,219	\$112,456
AVERAGE HOUSE VALUE	\$393,255	\$501,271	\$468,342
PER CAPITA INCOME	\$44,918	\$58,281	\$46,856

Map and demographics data derived from AlphaMap



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PRESENTED BY:

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