

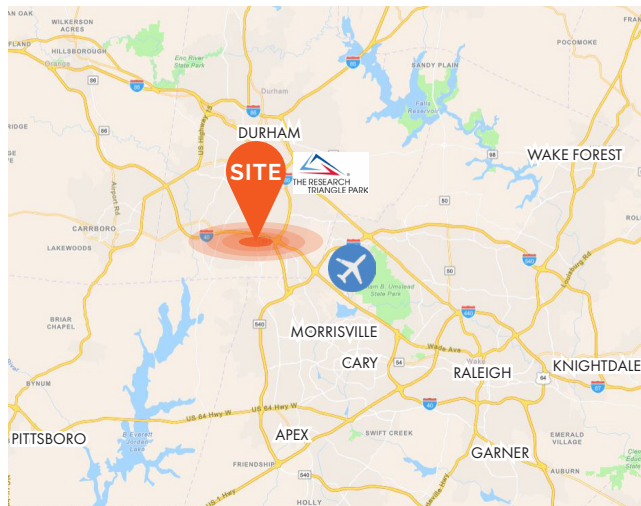


**2105 E. HIGHWAY 54  
DURHAM, NC 27713**

## Lease Information

### Triangle Village

Suite Available	B, C and D
Space Available	±3,720 SF
Date Available	Immediately
Accessibility	Property is located at the corner of two heavily traveled thoroughfares (NC 54 & NC 55) with almost 60,000 cars per day at its intersection.
Lease Rate	\$20/SF (NNN)
TICAM	Estimated at \$5.25
Property Details	Triangle Village is a 36,216 square foot shopping center next to I-40 and adjacent to Research Triangle Park.



Triangle Village thrives off a strong daytime population of over 12,600 within 1 mile and 72,500 within 3 miles. Notable tenants include CarMedix, Precision Tune and Colonial Tire.

## Property Details

### SITE MAP AND TENANTS



SUITE	Tenant	SF
1, 2	Precision Tune Auto Car	4,554 SF
3,4	Colonial Tire & Automotive	4,350 SF
5	AAMCO Transmissions	2,950 SF
L, 6, 7	CarMedix	5,475 SF
K	Walker Auto & Truck	4,107 SF
J	The Haven Beauty Salon	1,237 SF
H, I	PhD Swim School	2,483 SF

SUITE	Tenant	SF
G	Big Frog Custom T-Shirts	1,240 SF
F	Kendrick's Kave Barbershop	1,240 SF
E	webuyanycar.com	1,240 SF
<b>B, C, D</b>	<b>AVAILABLE</b>	<b>3,720 SF</b>
A	Chosun Ok Korean	1,860 SF
AA	Falafel 54	2,210 SF

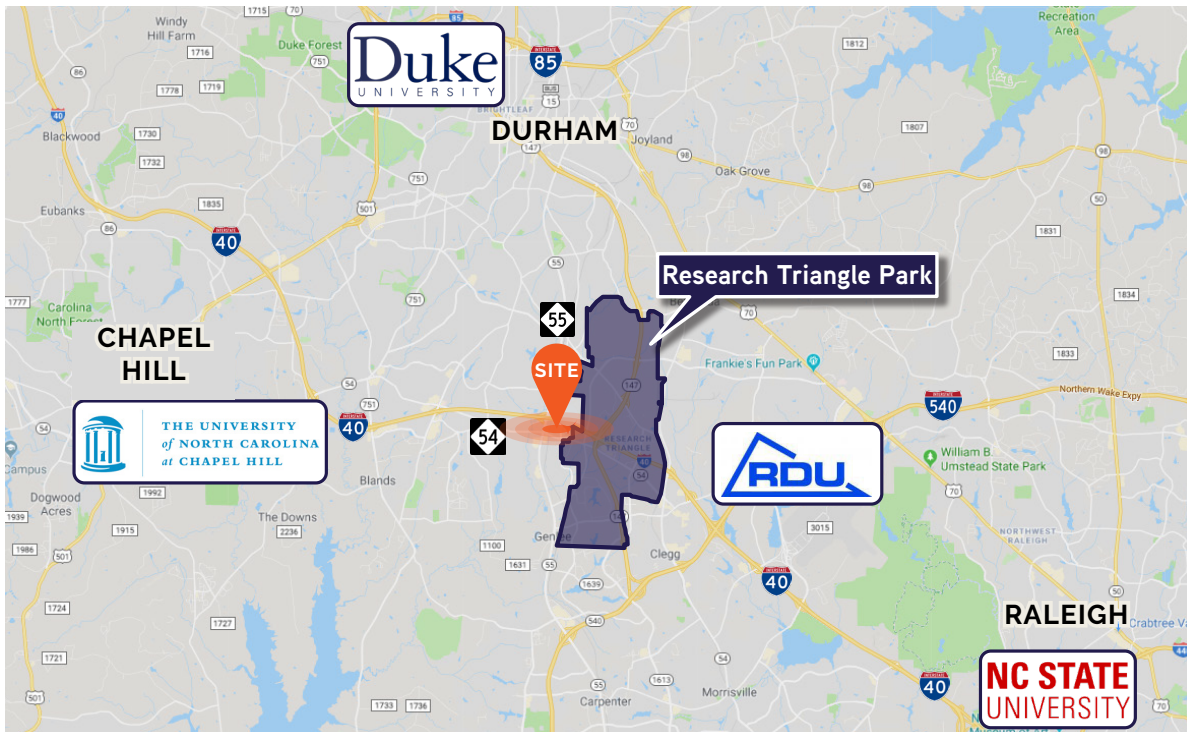


## Property Details (cont.)

### PROPERTY PHOTOS



### PROXIMITY MAP



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**GREYSON TAVOLACCI**

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## Competition Map



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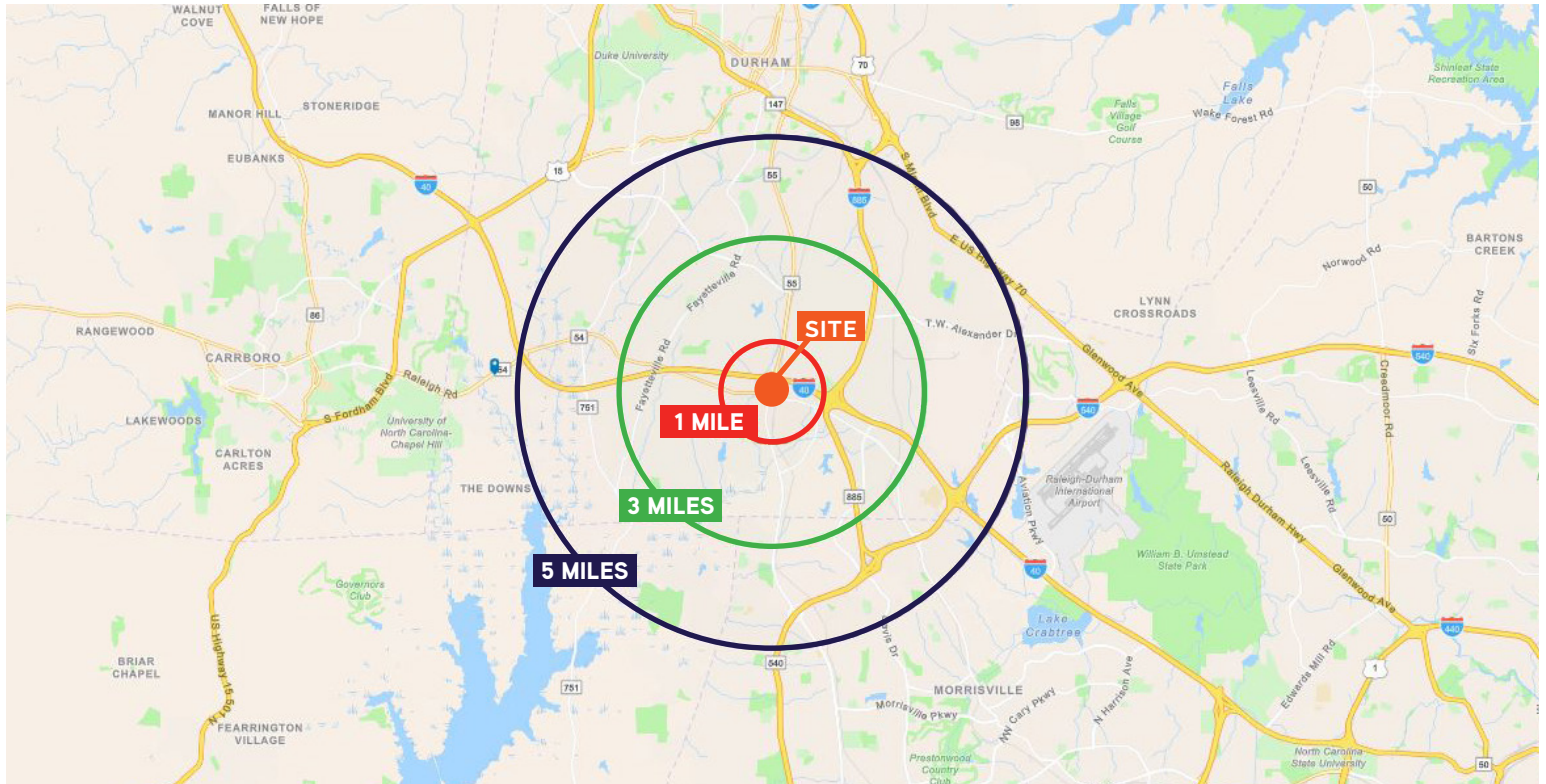
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## Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	3,913	43,656	130,987
2024 Population	3,965	46,489	144,736
2029 Population	3,935	47,860	151,954
2024-2029 Annual Rate	-0.15%	0.58%	0.98%
2024 Median Age	32.8	35.2	35.7
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,058	19,826	56,074
2024 Total Households	2,119	21,351	62,477
2029 Total Households	2,132	22,299	66,594
2024-2029 Annual Rate	0.07%	0.88%	1.27%
2024 Average Household Size	1.9	2.2	2.3
HOUSING	1-MILE	3-MILE	5-MILE
2024 Total Housing Units	2,282	22,517	66,517
2024 Owner Occupied Housing Units	25.1%	49.1%	51.9%
2024 Renter Occupied Housing Units	67.8%	45.7%	42.1%
2024 Vacant Housing Units	7.1%	5.3%	6.0%

EMPLOYEE POPULATION			
2024 Civilian Pop. 16+ / Labor Force	2,523	29,032	86,680
MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Median Household Income	\$62,347	\$91,259	\$99,073
2029 Median Household Income	\$70,521	\$102,456	\$110,572
AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$74,993	\$119,354	\$134,082
2029 Average Household Income	\$85,299	\$135,809	\$153,166
PER CAPITA INCOME	1-MILE	3-MILE	5-MILE
2024 Per Capita Income	\$38,201	\$54,432	\$57,307
2029 Per Capita Income	\$44,055	\$62,846	\$66,426
EDUCATION	1-MILE	3-MILE	5-MILE
Associate's Degree	20.0%	9.6%	7.8%
Bachelor's Degree	26.4%	34.6%	34.7%
Graduate/Professional Degree	19.2%	30.4%	32.3%
AGE	1-MILE	3-MILE	5-MILE
25-34	28.9%	21.2%	18.7%
55+	18.1%	21.8%	21.8%



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