

DAYCARE SITE

IMPERIAL CENTER BUSINESS PARK

Durham, NC

RALEIGH DURHAM
INTERNATIONAL
AIRPORT

DOWNTOWN
RALEIGH

NORTH
RALEIGH

RTP
DOWNTOWN DURHAM
CHAPEL HILL

40

540

40

540

Page Road

Slater Road



IMPERIAL
CENTER

S. Miami Boulevard

54

MORRISVILLE
CARY

NATRI PROPERTIES



RALEIGH DURHAM
INTERNATIONAL
AIRPORT

DOWNTOWN
RALEIGH

NORTH
RALEIGH

RTP
DOWNTOWN DURHAM
CHAPEL HILL

SITE HIGHLIGHTS DAYCARE OPPORTUNITY

Imperial Center Business Park I Durham, NC

LOCATION	Located within the Imperial Center Business at I-40 and I-540 off of Slater Road.
SIZE OF PARCEL	± 1.92 acres
PRICE	\$11.00 PSF
ZONING	IL
WATER	City of Durham; in street
SEWER	Durham County; available
FEATURES	Great for daycare use

CONTACT

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NAI TRI PROPERTIES

AMENITIES

1 IMPERIAL CORNERS

DINING

Arby's
Bojangles
Greek Cuisine
Jimmy John's
LuLu Bang Bang
McDonald's
Mez
Page Road Grill
Randy's Pizza
Starbucks
Thali Indian
Tropical Smoothie Cafe
Wok'n Grille
Zaxby's

BANKING

Coastal Federal Credit Union
State Employee's Credit Union
Truist

OTHER

Estes Conference Center
FedEx Print & Ship Center
Lyla Jones Cake Studios
Page Road Dry Cleaners
Whole Life Chiropractic

2 IMPERIAL CENTER

DINING

Chelsea Café
Imperial Center Food Truck Rodeo
Seasons Restaurant - Sheraton
&More grab-and-go café - Sheraton
Gatherings full bar - Sheraton

HOTELS

Comfort Suites
Sheraton Imperial
Spring Hill Suites
Wingate by Windham

OTHER

Fitness Connection
Convention Center at the Sheraton
12 Event and Meeting room options at the Sheraton

3 CHURCHILL COMMONS

DINING

Chipotle
Farmside Kitchen
Firehouse Subs
First Watch
Moe's Southwest Grill
Panera Bread

BANKING

Bank of America
First Citizens Bank
First National Bank

OTHER

AT&T

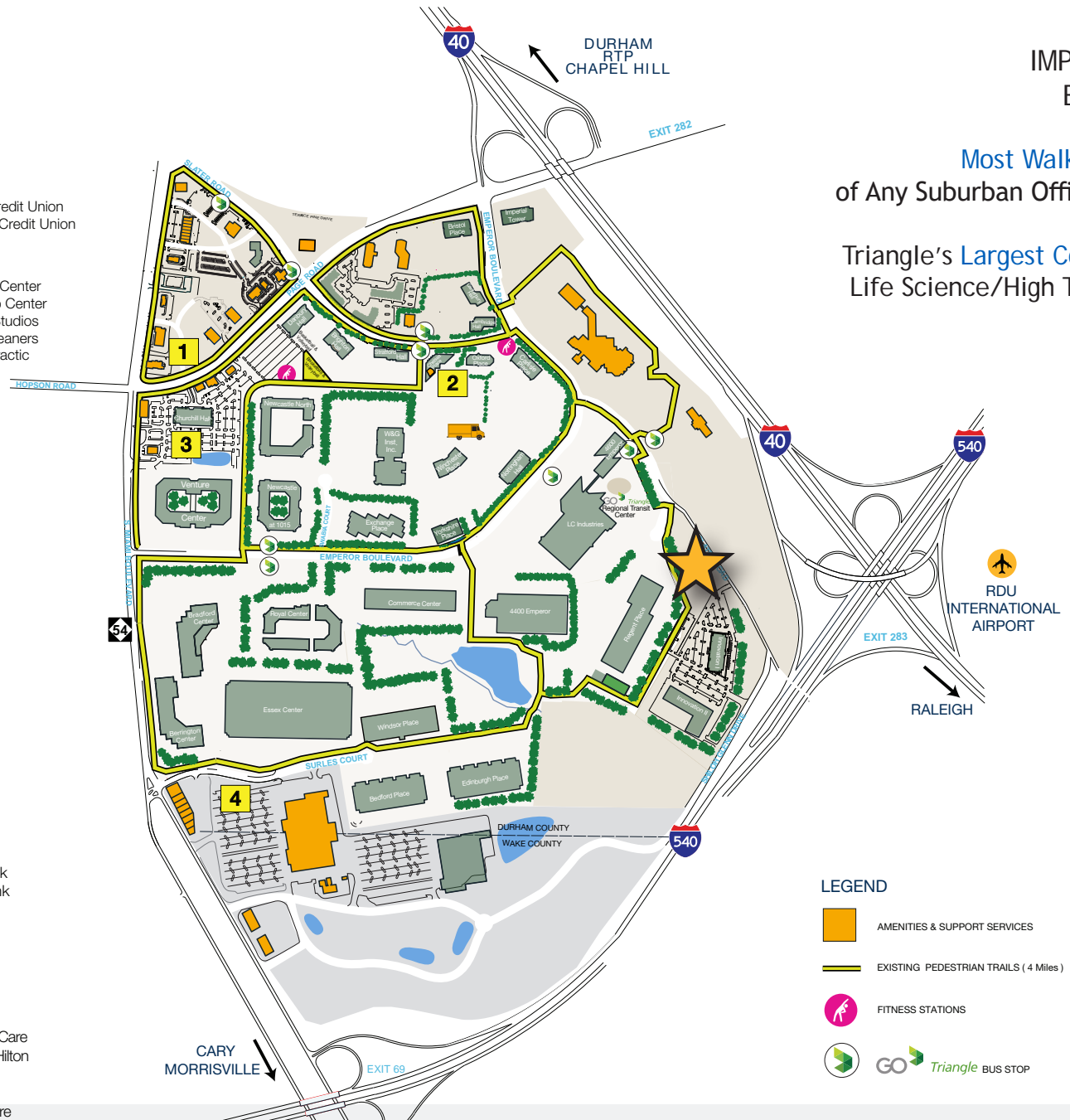
4 SHILOH CROSSING

DINING

Bruegger's Bagels
Jake's Wayback Burgers
Naga's South Indian Cuisine
Manhattan Cafe
Urban Noodle

OTHER

Concentra Urgent Care
Home2 Suites by Hilton
P4S Golf
Sabzi Mandi
True Vision Eye Care



IMPERIAL CENTER BUSINESS PARK

Most Walkable Amenities
of Any Suburban Office... Anywhere

Triangle's Largest Concentration of
Life Science/High Tech Companies

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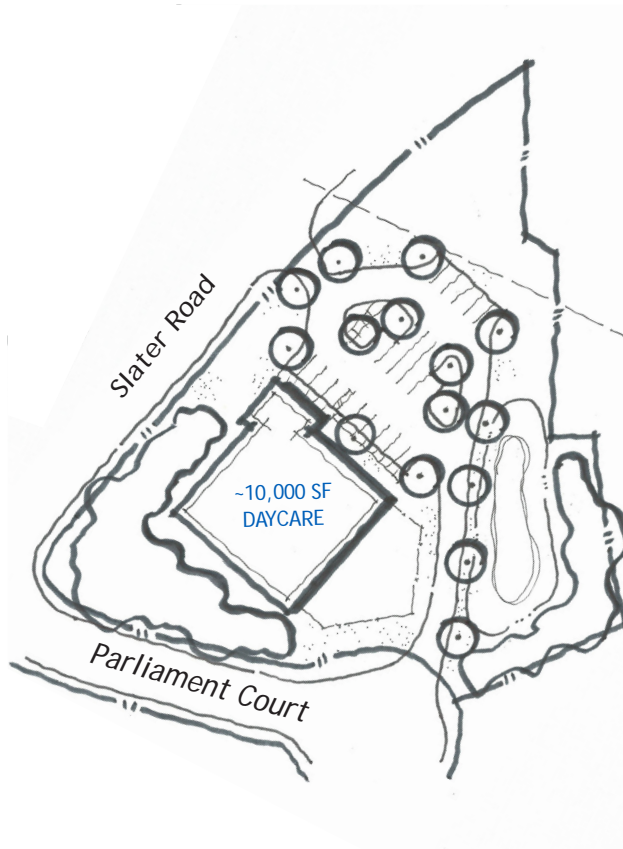
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NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

5425 Page Road, Suite 100
Durham, NC 27703
919.941.5745 | triprop.com

DAYCARE CONCEPT

Imperial Center Business Park I Durham, NC



DAYCARE CONCEPT
25 PARKING SPACES

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FLOURISHING COMMUNITY

Imperial Center Business Park's iconic location boasts incomparable amenities. Its mature and lush tree lined network offers an escape to nature for rejuvenating breaks, exercise, and team-building activities, including a basketball and volleyball court. Within 5-10 minutes, one can walk to the gym, hotels, and many cuisine options. Surrounding communities all come to satisfy their foodie cravings at Imperial Center's premier restaurants and food truck rodeos. Come see why this park has it all.

456 Acres

Employs ~8,000 people

Over 4.7 million square feet

Office

Lab/R&D

Flex

Warehouse

Dining

Banking

Hotels

Multifamily

Gym

4 miles paved walking/jogging trail

Fitness stations

Basketball Court

Volleyball Court

Bus stops

EV Charging Stations



THRIVING BUSINESS PARK

Imperial Center Business Park | Durham, NC

MAJOR EMPLOYERS



WITHIN IMPERIAL CENTER ALONE THERE ARE 7,250 EMPLOYEES AND WITHIN 4 MILES THERE ARE OFFICE CAMPUSES TOTALING 75,000 EMPLOYEES:



50,000 employees



11,000 employees



6,000 employees



2,000 employees



1,150 employees

THE AREA OFFERS A LARGE CONSUMER BASE: 2020 ESTIMATED BUSINESS EMPLOYEES

3 Mile	49,385
5 Mile	101,568
10 Mile	293,289

2020 POPULATION

3 Mile	25,843
5 Mile	106,205
10 Mile	551,396

2020 AVERAGE HOUSEHOLD INCOME

3 Mile	\$112,031
5 Mile	\$117,821
10 Mile	\$109,131

NAITRI PROPERTIES

SURROUNDING DEVELOPMENTS



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