

MEDICAL SPACE FOR SUBLEASE

SOUTHPARK AT 54
PROFESSIONAL CENTER

5003-5015

5015 SOUTHPARK DR
SUITE 110 | DURHAM, NC 27713

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PROPERTY SUMMARY

5015 Southpark Dr, Suite 110 is a well-located medical office space totaling 1,504 rentable square feet in a medical and professional office building.

The suite features a flexible layout suitable for clinical use, with existing medical tenant infrastructure in place. This space presents a strong opportunity for healthcare providers looking for immediate occupancy in a premier South Durham location close to key regional destinations.

LOCATION DESCRIPTION

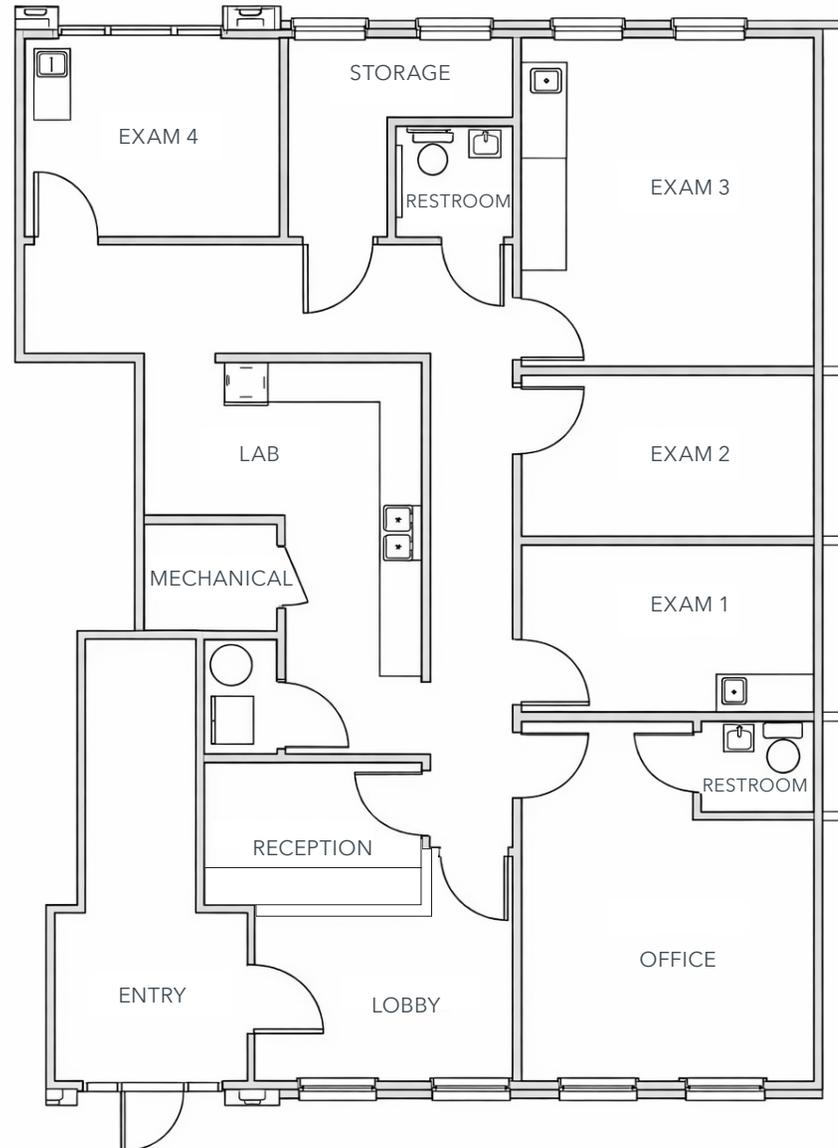
Situated near the intersection of I-40 and Hwy 54/Fayetteville Road, this property offers convenient access to The Streets at Southpoint, RDU International Airport, Chapel Hill and central Durham, with ample parking and strong visibility in the Woodcroft/Southpark Drive corridor.

HIGHLIGHTS

- » Suite 110: 1,504 RSF medical office space ideal for healthcare users
- » Ability to accommodate flexible sublease structure
- » Recently renovated and fully furnished medical space
- » Sublease through May 31, 2029
- » Excellent regional connectivity near major highways (I-40/Hwy 54)
- » Ample on-site parking
- » 23,000 VPD (NC Hwy 54); 31,000 VPD (Fayetteville Rd); 124,000 VPD (I-40)
- » Rental Rate: Negotiable per RSF, NNN
- » TICAM: \$5.21/SF (estimate)



FLOOR PLAN



SUITE 110: ±1,504 RSF

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GALLERY



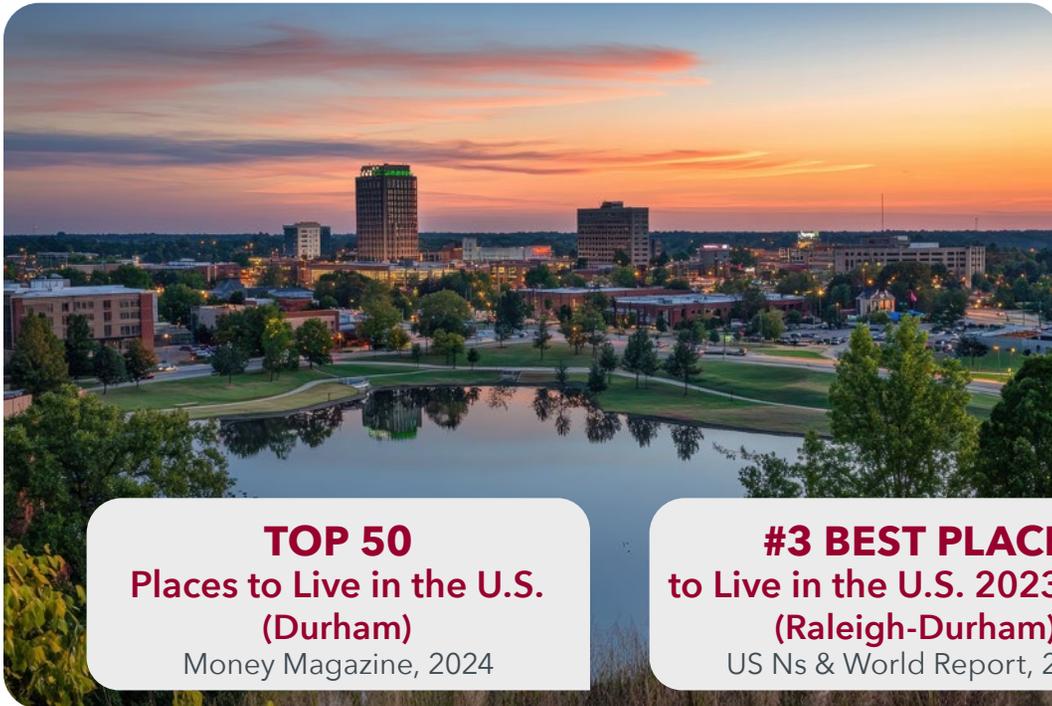
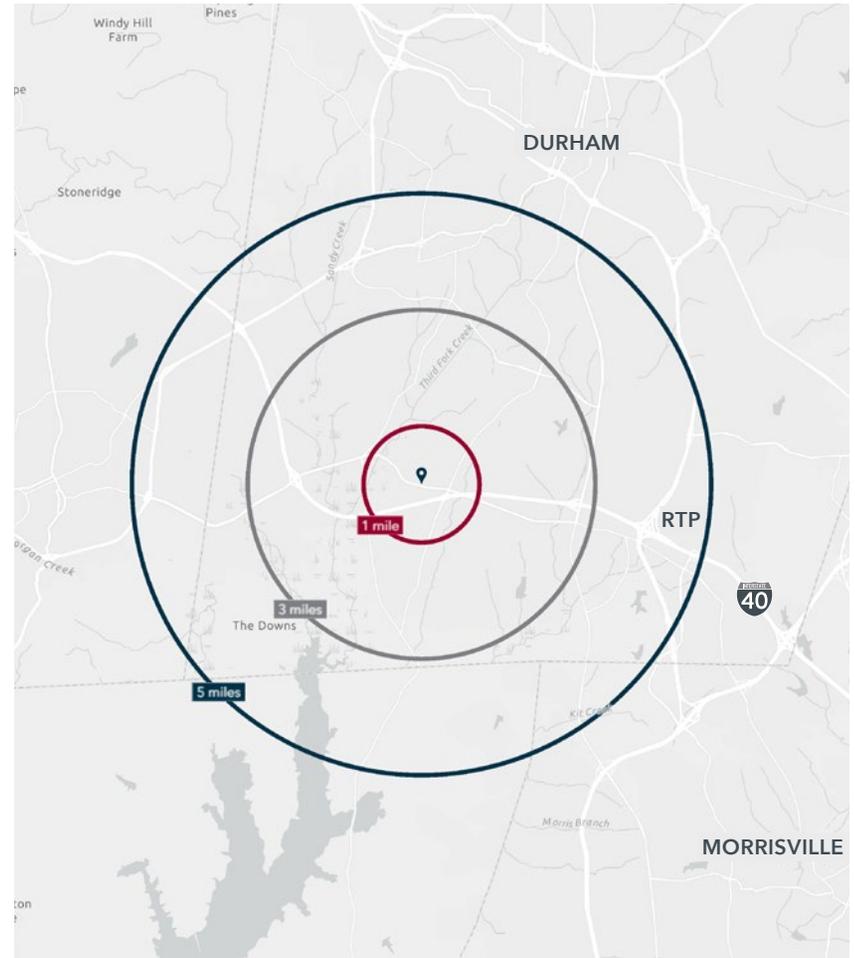
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AREA OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	7,998	61,364	137,238
Daytime Population	15,335	66,326	157,883
Median Age	36.5	37.6	36.2
Average Household Income	\$125,936	\$144,728	\$130,661
Average Home Value	\$406,386	\$492,202	\$517,516
Bachelor's Degree or Higher	73.6%	73.7%	68.8%



TOP 50
Places to Live in the U.S.
(Durham)
Money Magazine, 2024

#3 BEST PLACE
to Live in the U.S. 2023-2024
(Raleigh-Durham)
US Ns & World Report, 2024

#6 BEST RUN
Cities in America
(Durham)
WalletHub, 2024

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