

DURHAM COUNTY  
BOARD OF ELECTIONS

COOK ROAD

JUAN'S TACO

ZAXBY'S

CVS  
pharmacy

S. ROXBORO STREET (8,900 AADT)

MARTIN LUTHER KING JR PARKWAY (29,000 AADT)

# FOR LEASE

## SHOPPES OF HOPE VALLEY

3825 S. ROXBORO ST | DURHAM, NC 27713

### LISTING BROKER:

VIJAY K. SHAH, CCIM  
SENIOR VICE PRESIDENT  
919.645.1425 (D) | 919.812.0964 (M)  
VSHAH@TRADEMARKPROPERTIES.COM

## RETAIL SHOPS, MODIFIED RESTUARANUT AND SALON SPACE AVAILABLE

## PROPERTY HIGHLIGHTS

- Shoppes of Hope Valley is a ±128,000 SF Community Center located in Durham
- Availability:
  - Suite 125: 1,840 SF (Former Metro PC)
  - Suite 133: 1,640 SF (Former Cricket Wireless)
  - Suite 134: 1,600 SF (Former Subway)
  - Suite 136: 1,600 SF (Available 01/2025)
  - Suite 138: 1,600 SF (Former Salon)
  - Suite 140: 1,600 SF
  - Suite 150: 1,625 SF (Former Little Caesar's Pizza)
- Durham County Board of Elections is currently renovating the former ±55,000 SF anchor space occupied by Kroger
- Pylon (2) signage available for rent
- 5:1,000 SF parking ratio (697 Spaces)
- Located at the corner of S. Roxboro Street (8,900 AADT) and Martin Luther King Jr Parkway (29,000 AADT)
- 15 minutes from Downtown Durham, Duke University and Duke Hospital (Durham County's largest employer)
- Dense concentration of residential and highly-paid university and medical staff



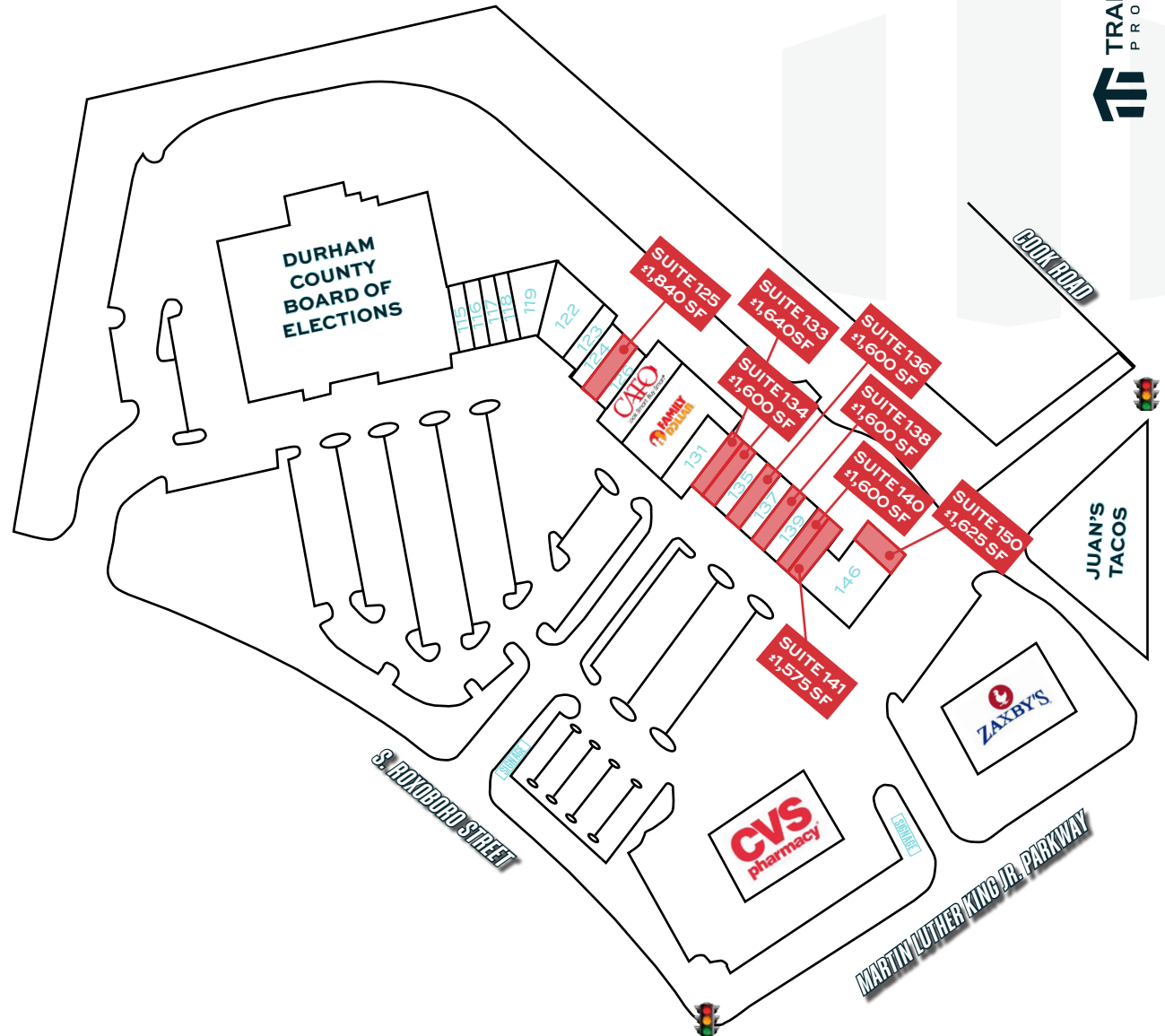
**LEASE RATE:**  
**\$20.00/SF + \$3.00 NNN**

# SHOPPES OF HOPE VALLEY

3825 S ROXBORO ST | DURHAM, NC 27713



STE	TENANT	SF	AVAILABILITY
101	Durham County Board of Elections	54,436	Leased
115	Premier Chiropractor	1,600	Leased
116	Boost Mobile	1,600	Leased
117	Tobacco Store	1,600	Leased
118	Superior Insurance	1,600	Leased
119	DMV	2,835	Leased
122	Durham County	5,046	Leased
123	Angie's Jamaican Grill	1,600	Leased
124	China Wok	1,600	Available
125	<b>FORMER METRO PC</b>	<b>1,840</b>	<b>IMMEDIATE</b>
126	Diva Nail	1,400	Leased
129	Cato Fashions	4,680	Leased
130	Family Dollar	8,000	Leased
131	Friends of Durham County Library	3,627	Leased
133	<b>FORMER CRICKET WIRELESS</b>	<b>1,640</b>	<b>IMMEDIATE</b>
134	<b>FORMER SUBWAY</b>	<b>1,600</b>	<b>IMMEDIATE</b>
135	Mr. Shark Fish & Chicken	1,600	Leased
136	<b>TEMP OFFICE SPACE</b>	<b>1,600</b>	<b>01/2025</b>
137	Thiosanne African Hair Braiding	1,600	Leased
138	<b>FORMER SALON</b>	<b>1,600</b>	<b>IMMEDIATE</b>
139	Xpert Nutrition	1,600	Leased
140	<b>VACANT</b>	<b>1,600</b>	<b>IMMEDIATE</b>
141	<b>FORMER DRY CLEANER</b>	<b>1,575</b>	<b>IMMEDIATE</b>
146	Beauty Smart	6,000	
150	<b>FORMER LITTLE CAESARS PIZZA</b>	<b>1,625</b>	<b>IMMEDIATE</b>



\*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

**VIJAY K. SHAH, CCIM**  
**SENIOR VICE PRESIDENT**  
 919.645.1425 (D) | 919.812.0964 (M)  
 VSHAH@TRADEMARKPROPERTIES.COM

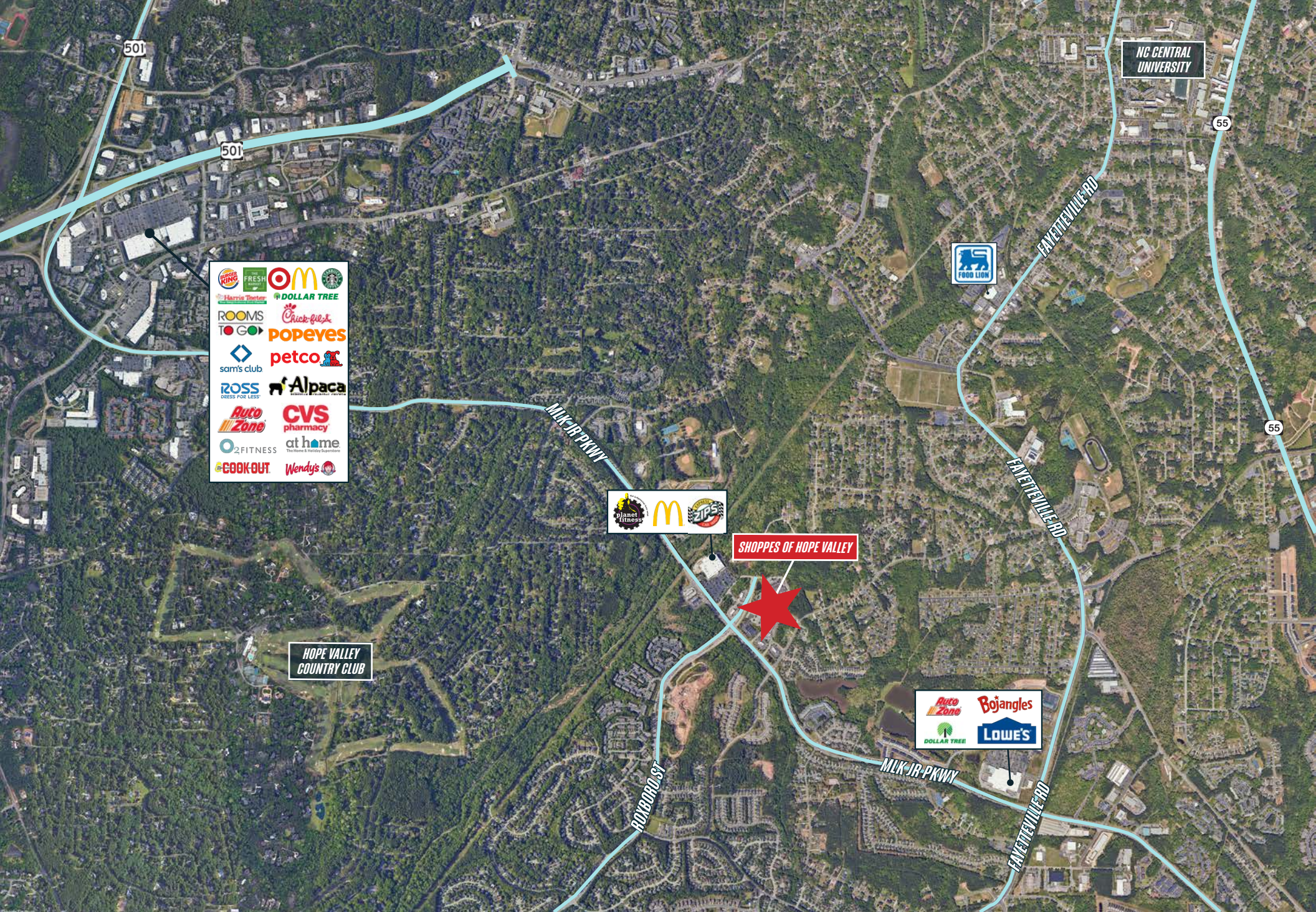
1001 WADE AVENUE SUITE 300  
 RALEIGH, NC 27605  
 TRADEMARKPROPERTIES.COM | 919-782-5552

**SHOPPES OF HOPE VALLEY**  
3825 S ROXBORO ST | DURHAM, NC 27713



**VIJAY K. SHAH, CCIM**  
SENIOR VICE PRESIDENT  
919.645.1425 (D) | 919.812.0964 (M)  
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300  
RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552



- McDonald's
- Chick-fil-A
- Popeyes
- Petco
- CVS pharmacy
- at home
- Wendy's
- Auto Zone
- ROSS
- Planet Fitness
- COOK-OUT
- ROOMS TO GO
- Sam's Club
- Alpaca
- DOLLAR TREE
- FRESH
- Harris Trotter

**SHOPPES OF HOPE VALLEY**

**HOPE VALLEY COUNTRY CLUB**

- Auto Zone
- DOLLAR TREE
- Bojangles
- LOWE'S

**VIJAY K. SHAH, CCIM**  
**SENIOR VICE PRESIDENT**  
 919.645.1425 (D) | 919.812.0964 (M)  
 VSHAH@TRADEMARKPROPERTIES.COM

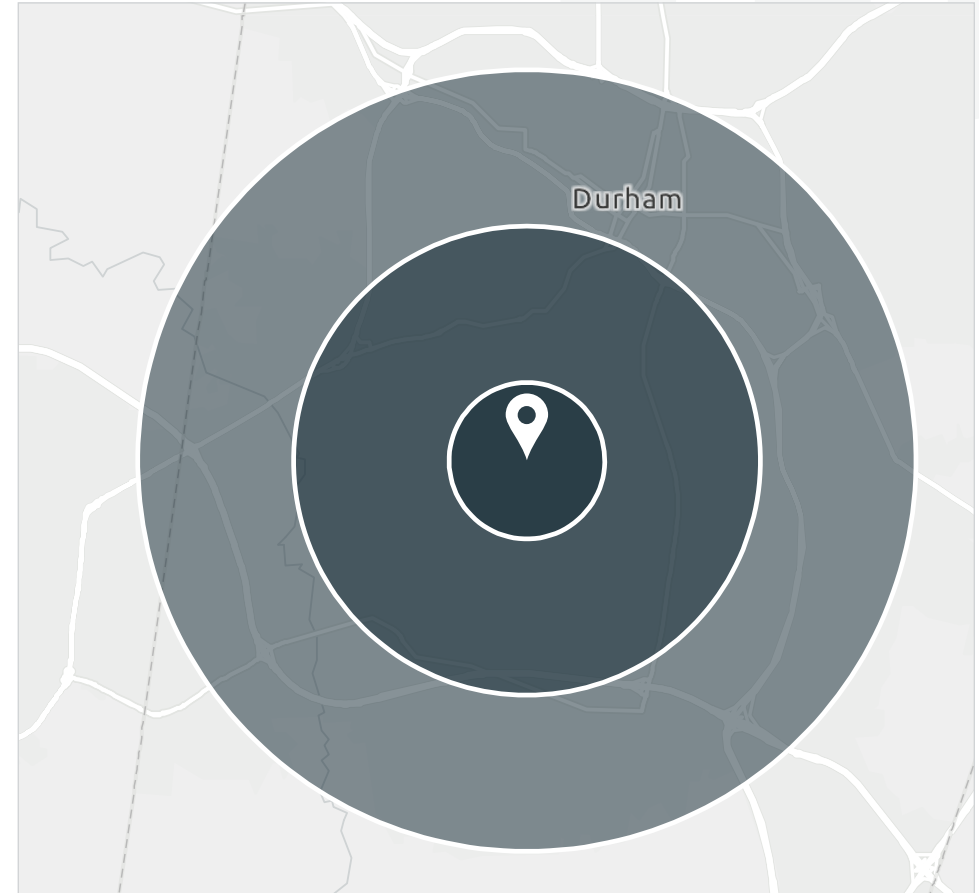
**1001 WADE AVENUE SUITE 300**  
**RALEIGH, NC 27605**  
**TRADEMARKPROPERTIES.COM | 919-782-5552**

**SHOPPES OF HOPE VALLEY**  
 3825 S ROXBORO ST | DURHAM, NC 27713

# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>2024 POPULATION</b>	9,527	83,550	183,663
<b>2029 POPULATION (PROJECTED)</b>	9,529	89,068	203,013
<b>2024 HOUSEHOLDS</b>	3,915	37,095	82,439
<b>2029 HOUSEHOLDS (PROJECTED)</b>	3,963	38,468	88,163
<b>OWNER-OCCUPIED HOUSING UNITS</b>	2,876	18,952	36,989
<b>RENTER-OCCUPIED HOUSING UNITS</b>	1,039	18,143	45,450
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$100,089	\$111,108	\$110,668

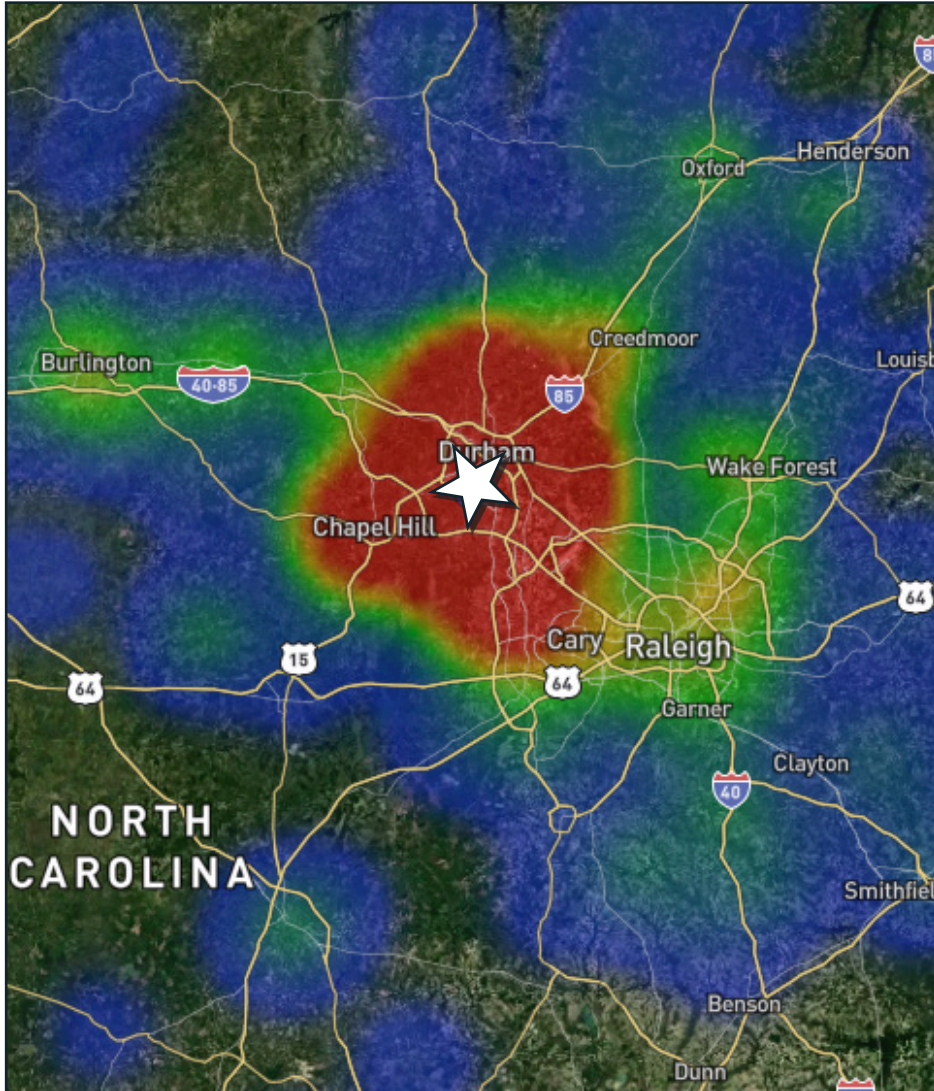


**VIJAY K. SHAH, CCIM**  
 SENIOR VICE PRESIDENT  
 919.645.1425 (D) | 919.812.0964 (M)  
 VSHAH@TRADEMARKPROPERTIES.COM

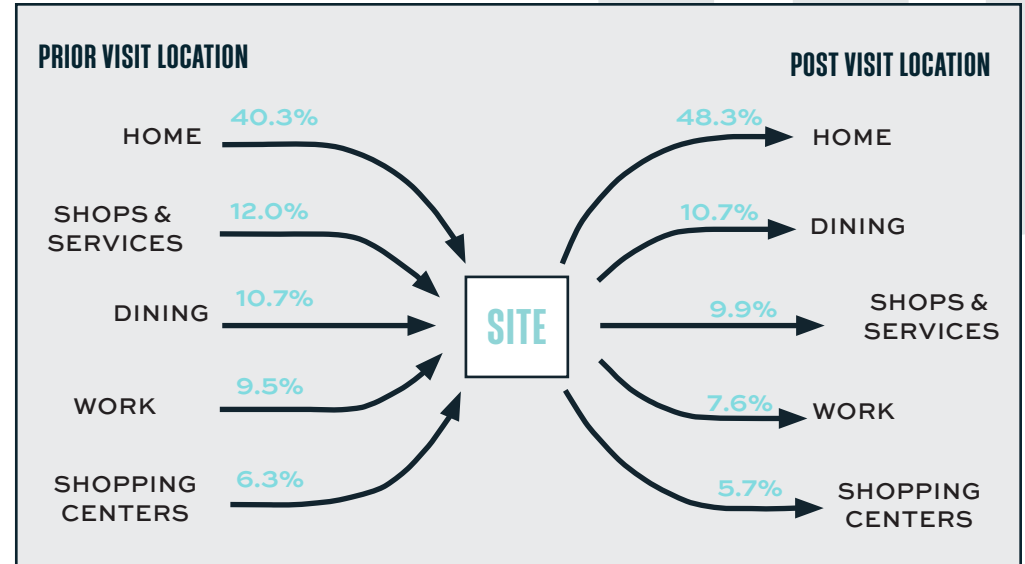
1001 WADE AVENUE SUITE 300  
 RALEIGH, NC 27605  
 TRADEMARKPROPERTIES.COM | 919-782-5552

**SHOPPES OF HOPE VALLEY**  
 3825 S ROXBORO ST | DURHAM, NC 27713

## CUSTOMER JOURNEY HEAT MAP



## CUSTOMER JOURNEY LOCATION VISITS



## CUSTOMER VISIT STATS



*Data provided by Placer.ai. As of August 2024.*

**VIJAY K. SHAH, CCIM**  
 SENIOR VICE PRESIDENT  
 919.645.1425 (D) | 919.812.0964 (M)  
 VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300  
 RALEIGH, NC 27605  
 TRADEMARKPROPERTIES.COM | 919-782-5552

**EXCLUSIVE BROKERS:**

**VIJAY K. SHAH, CCIM**

**919.645.1425 (D) | 919.812.0964 (M)**

**VSHAH@TRADEMARKPROPERTIES.COM**



**TRADEMARK  
PROPERTIES**

**THIS IS OUR TRADEMARK**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.