

FLEX RETAIL SPACE FOR LEASE

LAST SPACE AVAILABLE - SUITE 103 IN PRIME RTP RETAIL HUB!

5125 North Carolina 55, Durham, NC 27713



OFFERING SUMMARY

| | |
|---------------|----------------------------------|
| Lease Rate: | \$28.00 PSF plus \$5.20 TICAM |
| Available SF: | 1,168 SF |
| Lot Size: | 6.53 Acres |
| Year Built: | 2022 |
| Zoning: | CCD |
| Market: | Durham |
| Submarket: | NC - RTP/RDU |

PROPERTY OVERVIEW

Seize the opportunity to position your business in one of the area's most dynamic neighborhood centers. This 1,168 RSF retail space is nestled within a 57,000 SF powerhouse destination anchored by Publix, Food Lion, and Starbucks, three brands that drive continuous foot traffic and visibility. Ideal for a boutique, café, or quick-service restaurant, this space offers a prime setting to connect with an active customer base seeking convenience and quality. With exceptional exposure from direct I-40 access and strong daily traffic counts.

The property boasts generous parking at 5.2 spaces per 1,000 SF. Zoned CCD and offered at a highly competitive lease rate of \$28.00/SF plus \$5.20 TICAM, this space delivers unbeatable value in one of the region's most sought-after corridors. Opportunities in this caliber of center rarely last, secure your spot today and establish your brand among market leaders before this rare availability disappears.

Landlord is delivering the space in WARM Vanilla Shell condition, including one ADA-compliant restroom, HVAC, and concrete flooring. Tobacco, Vape, and CBD product uses are not permitted.

PROPERTY HIGHLIGHTS

- 1,168 RSF Retail Space - Ideal for boutique, café, or restaurant use.
- 9,612 SF Neighborhood Center - Anchored by Publix, Food Lion, and Starbucks.
- Prime RTP Location - Excellent visibility with direct I-40 access.
- Ample Parking - 5.2/1,000 SF ratio for easy customer access.
- Competitive Lease - \$28.00/SF + \$5.20 TICAM in a high-demand market.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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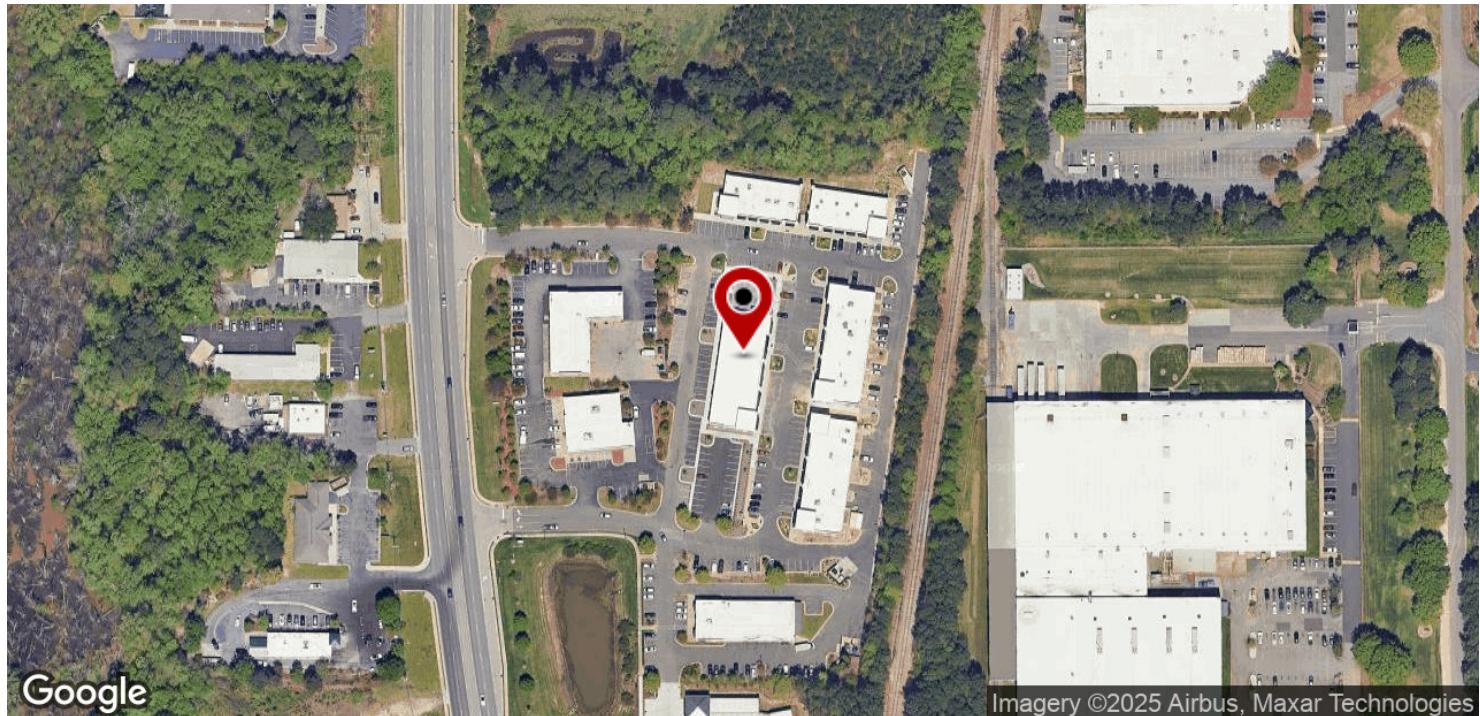
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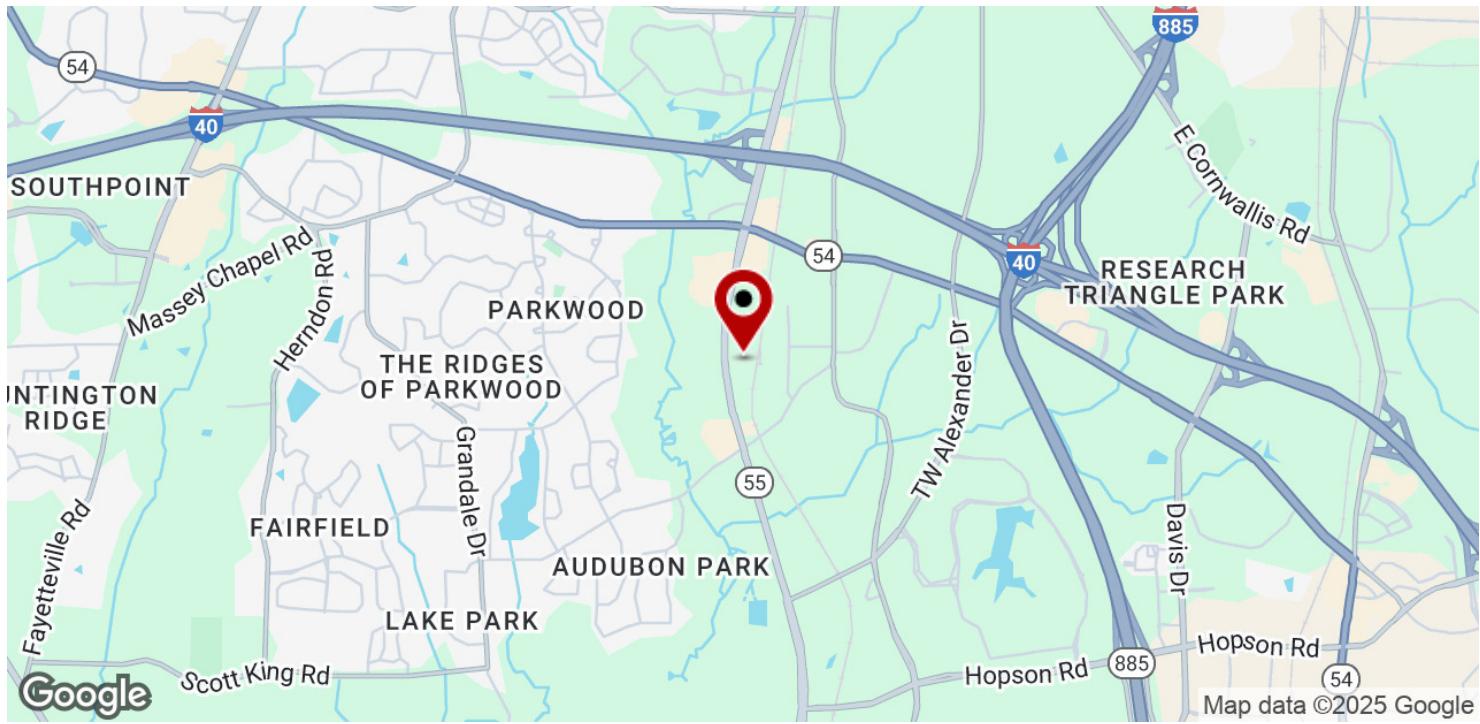
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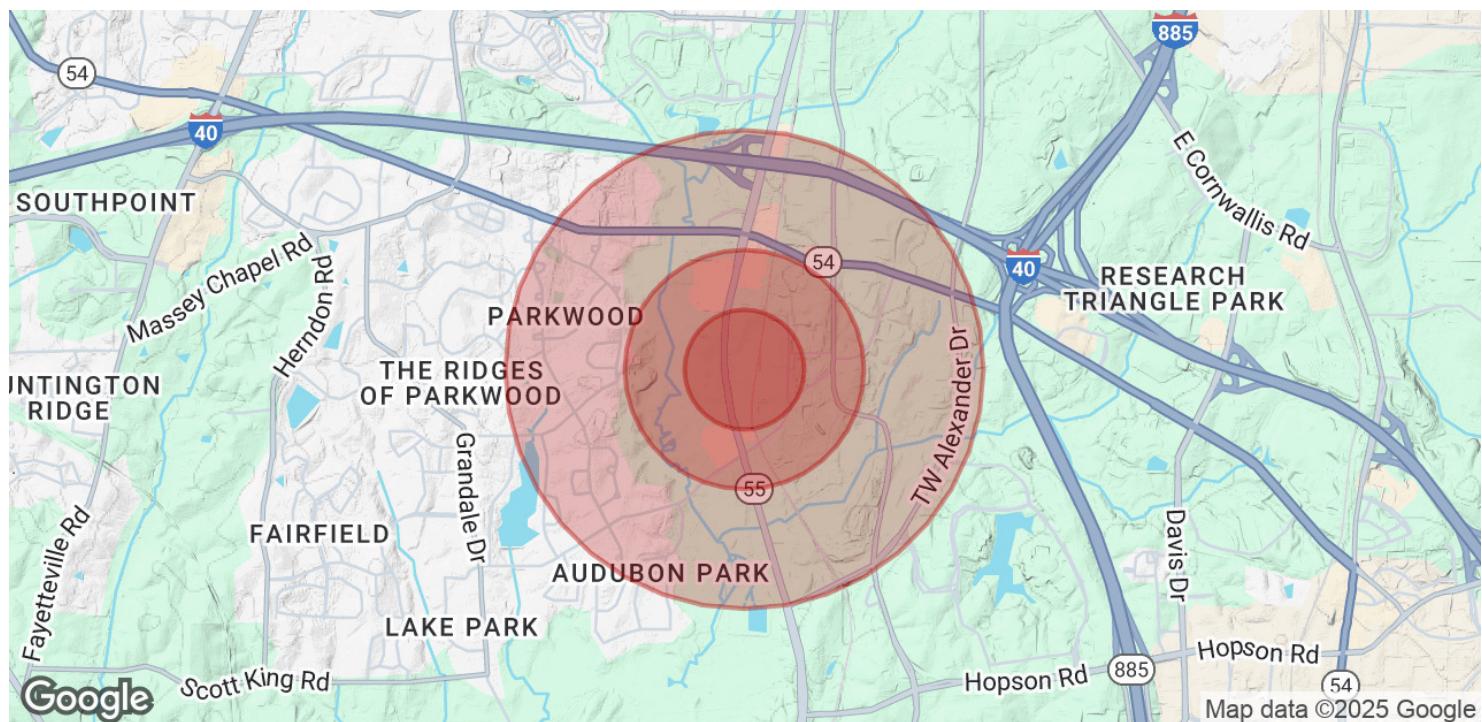
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 719 | 2,051 | 5,653 |
| Average Age | 32.4 | 33.1 | 34.5 |
| Average Age (Male) | 34.9 | 34.7 | 35.3 |
| Average Age (Female) | 31.7 | 32.5 | 34.1 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 393 | 1,055 | 2,511 |
| # of Persons per HH | 1.8 | 1.9 | 2.3 |
| Average HH Income | \$74,198 | \$82,315 | \$100,716 |
| Average House Value | \$41 | \$37,053 | \$156,959 |

2020 American Community Survey (ACS)

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