

# 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.

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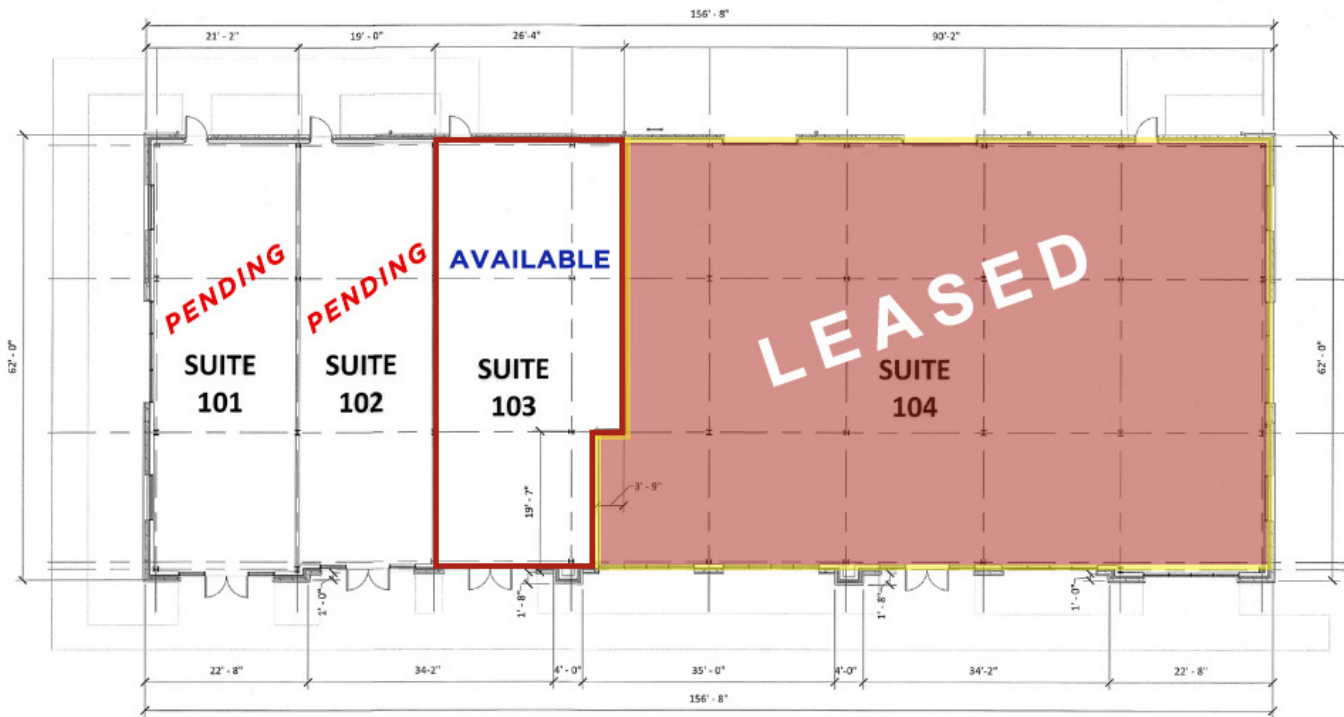
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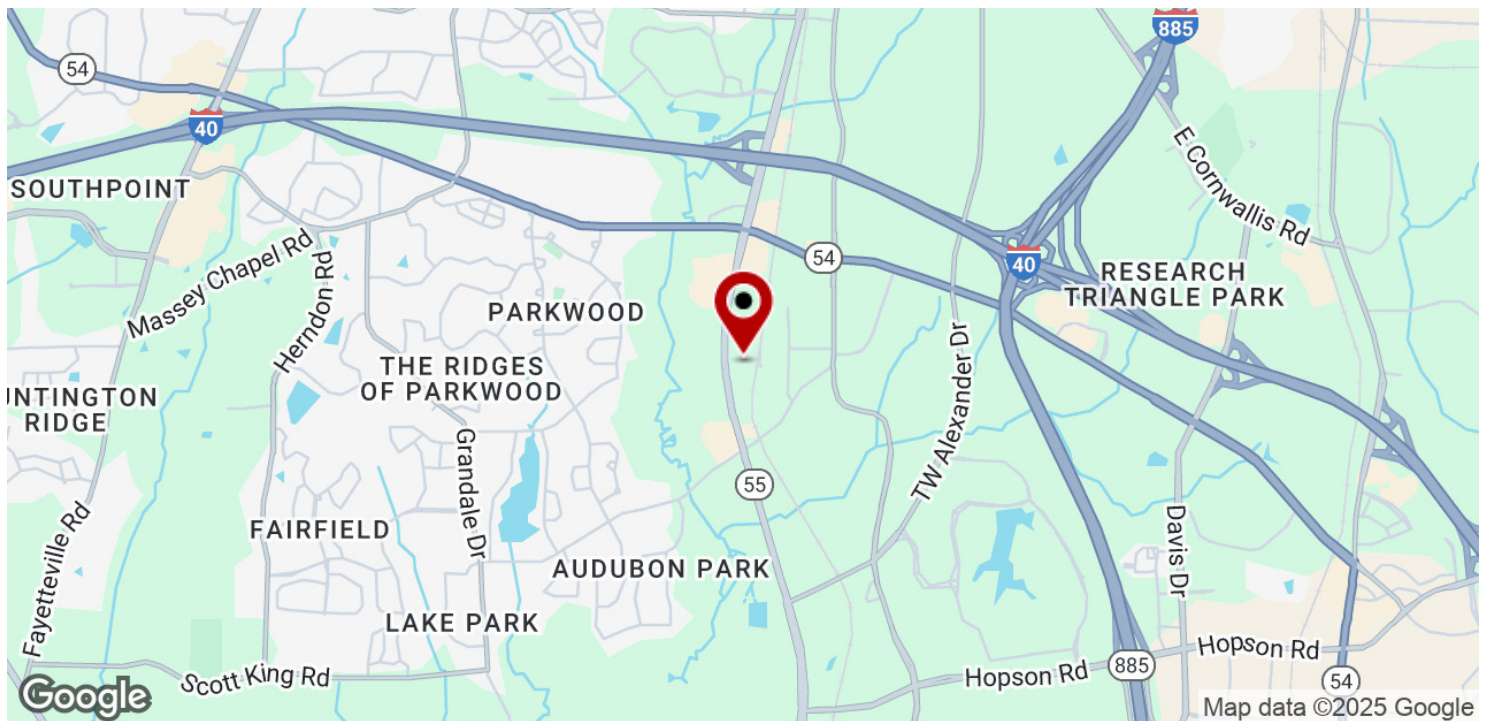
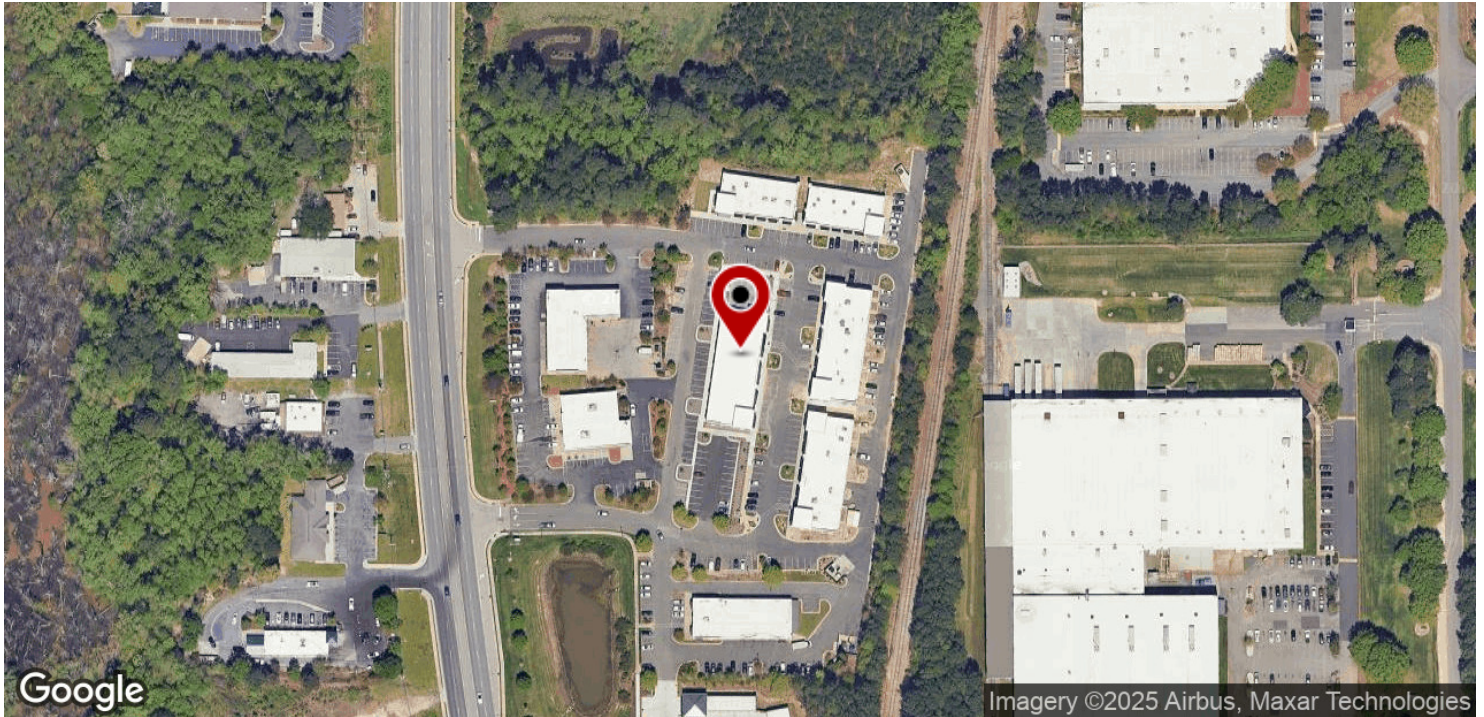


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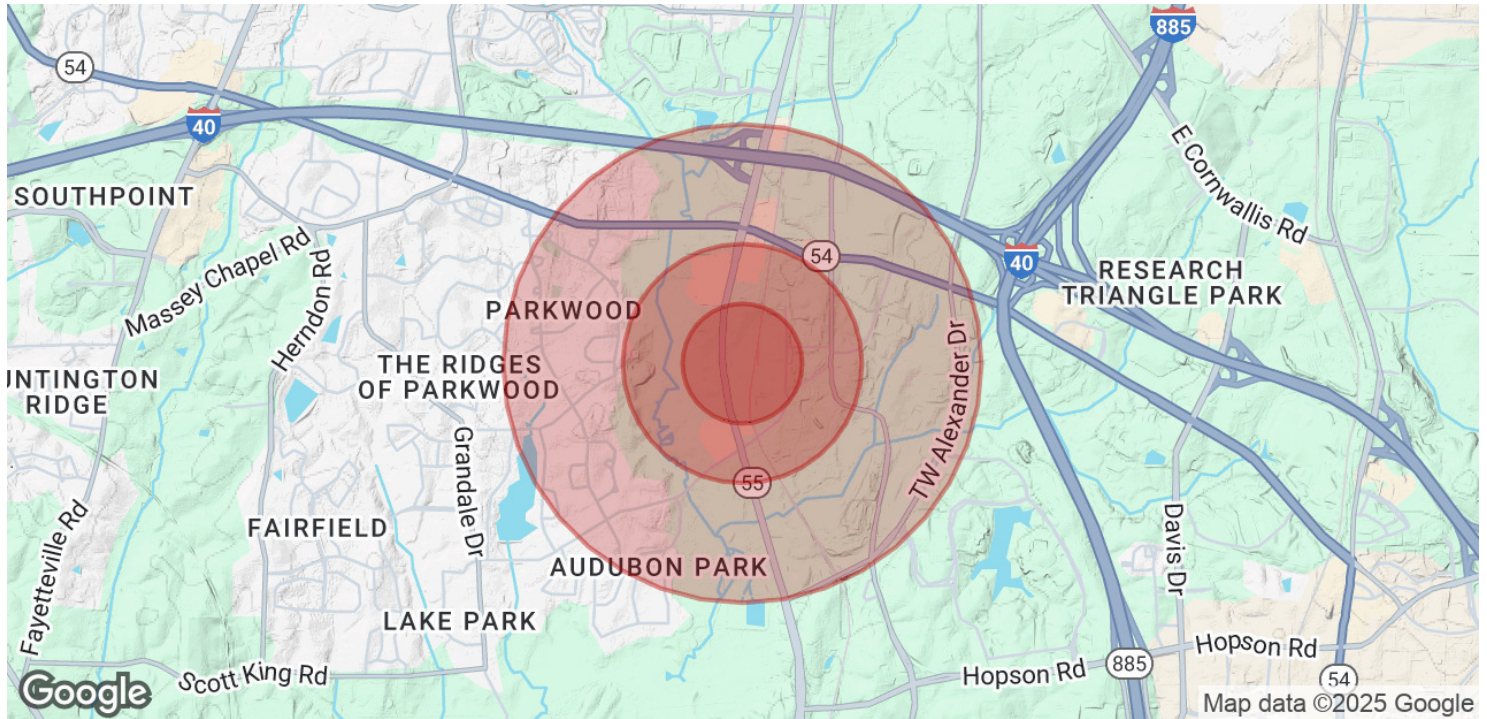


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	719	2,051	5,653
Average Age	32.4	33.1	34.5
Average Age (Male)	34.9	34.7	35.3
Average Age (Female)	31.7	32.5	34.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	393	1,055	2,511
# 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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