

PATTERSON PLACE SHOPPING CENTER

3219 WATIKINS BLVD, STE 200

DURHAM, NC 27707

TURNKEY TAPROOM, WINE BAR, RETAIL SPACE AVAILABLE!
FURNITURE, FIXTURES, EQUIPMENT NEGOTIABLE!

2,985 SF ± FOR LEASE/SUBLEASE

STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills

(480) 332-3653

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867 Washington St. Raleigh
Commercial Broker





DETAILS:

Gateway Terrace - Price: \$24.04 psf
TICAM: \$10.00 – 2022

Fixtures, Furniture and Equipment Negotiable!

HIGHLIGHTS:

2,985 sf, turnkey taproom, wine bar, bottle shop
15-501 HWY unparalleled visibility & traffic counts
Adjacent 501 Crowne apartments – 296 units
A+ Retail trade area, possible Roof Top buildout
Elevator served on the 2nd floor



6.5 million visits annually! -Northmarq
Statistic

Home Depot, Kohl's, Outback Steak, Five Guys, Moe's Mexican, Big Lots, Pets Mart, Lady Janes Hair, Duck Donuts, Blaze Pizza, Kanki Japanese, Panera Bread, Comfort Inn, Homewood Suites, Staybridge Suites

97,980 VPD



11,143 VPD

51,614 VPD

DukeHealth
413,442sf
Medical offices

Spring Hill Suites
130 rooms

Available
2,985 sf

Possible roof-top deck

Crowne at 501

296 units, newly built 2022.

EV PARKING

Hilton Hotel
103 rooms



2023 DEMOGRAPHICS	< 1 Mile	< 3 Miles	< 5 Miles
Population	6,395	51,027	150,200
Median Age	34	38	35
Average HH Income	\$85,193	\$107,084	\$105,131
Households Married with Children	401	4,180	10,558
Household Growth 2028	3,306	22,912	62,783

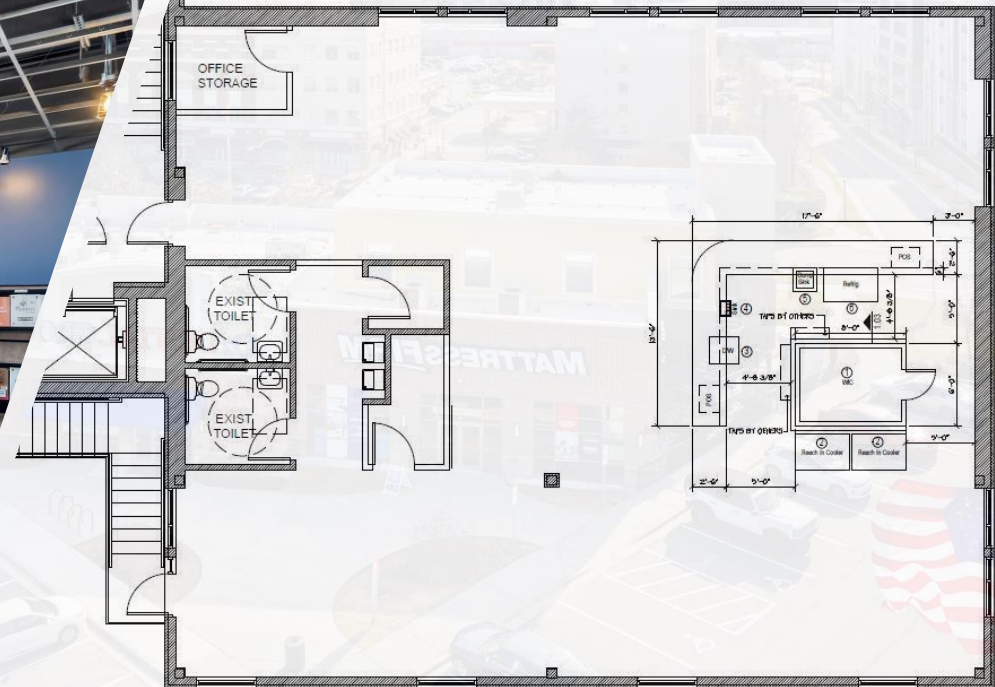
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Aerial and Demographic



FLOOR PLAN



1.02
New Construction Plan
Scale: 1/8" = 1'-0"





OPPORTUNITY!

Unparalleled visibility! Currently there is little to no sign representation serving this business. Signage will be very visible to the high-volume of traffic on 15-501.

There are little to no restrictions on signage so long as it is compliant with Durham. You should have signage on all four sides of building.

FUTURE VISION!

Imagine the possibilities of how rooftop/deck buildout would transform your business.



THIS AMAZING BUILDOUT +

- 1 commercial walk-in cooler – Trenton Refrigeration
- 12 draft lines
- 4 x flat Screen TVs
- 2 x merchandise Fridge, 49-53" glass swinging doors
- 1 reach-in beer cooler
- 1 dish sink, stainless steel countertop
- 1 hand sink
- 4 x rounded endcap shelving
- 5 x round high-top tables
- 7 x modular suede booths
- 3 x large brown couches – like new
- 2 x storage ottomans
- 17 x blue chairs
- 12 x bar stools
- 15 x high-top stools
- 6 x mini end tables
- 4 x utility shelves
- 2 x Toast POS (1 mobile)
- 2 x bathroom hutches

Call Tyler for more details!

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