

4015 UNIVERSITY DR. DURHAM – RETAIL AVAILABLE FOR LEASE



Available Now
2,247 sqft

LEASING CONTACT: JOHN BRADLEY | 919-818-0774 | jbradley@highhousecapital.com

4015 UNIVERSITY DR. DURHAM - SUITE H

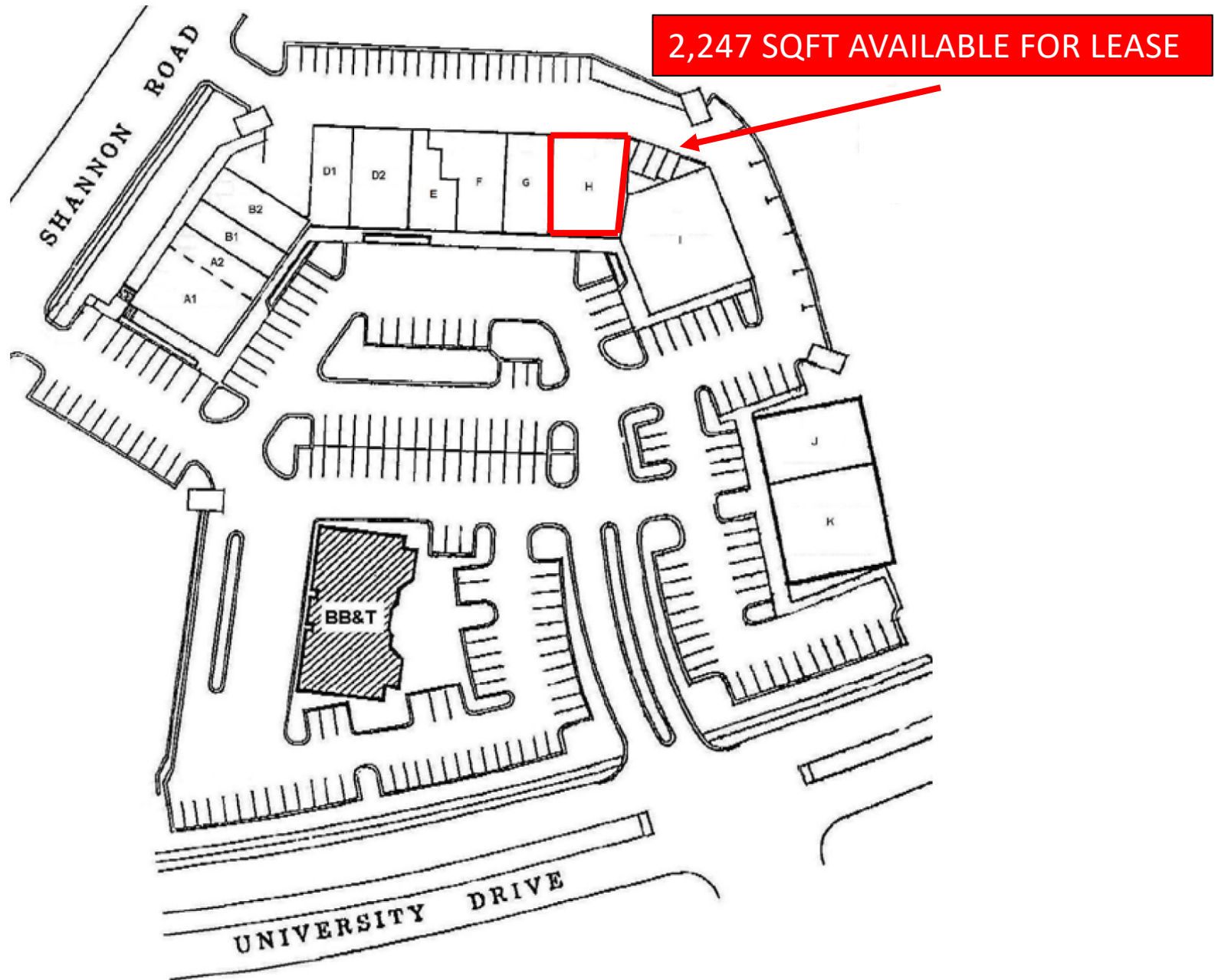
Retail Suite Available for Lease

- Retail suite of **2,247 sqft** available for occupancy **NOW!**
- The only space available in the entire plaza!
- Suite H is between Neo China Restaurant and John David Jewelers, both long-term tenants.
- The center is part of a larger plaza which includes the Truist office building.
- Rent is **\$19 NNN**. Estimated TICAM of **\$4.75**.
- Available lease term is from **2 years to 5+ years**.
- 1-mile population of 11k people and \$48k median income.
- 3-mile population of 63k people and \$62k median income.
- Parking ratio of 5.5 spaces / 1,000 sqft.
- Direct visibility from University Drive (18,000+ vehicles per day).
- To lease this space, contact:
John Bradley
919-818-0774
jbradley@highhousecapital.com

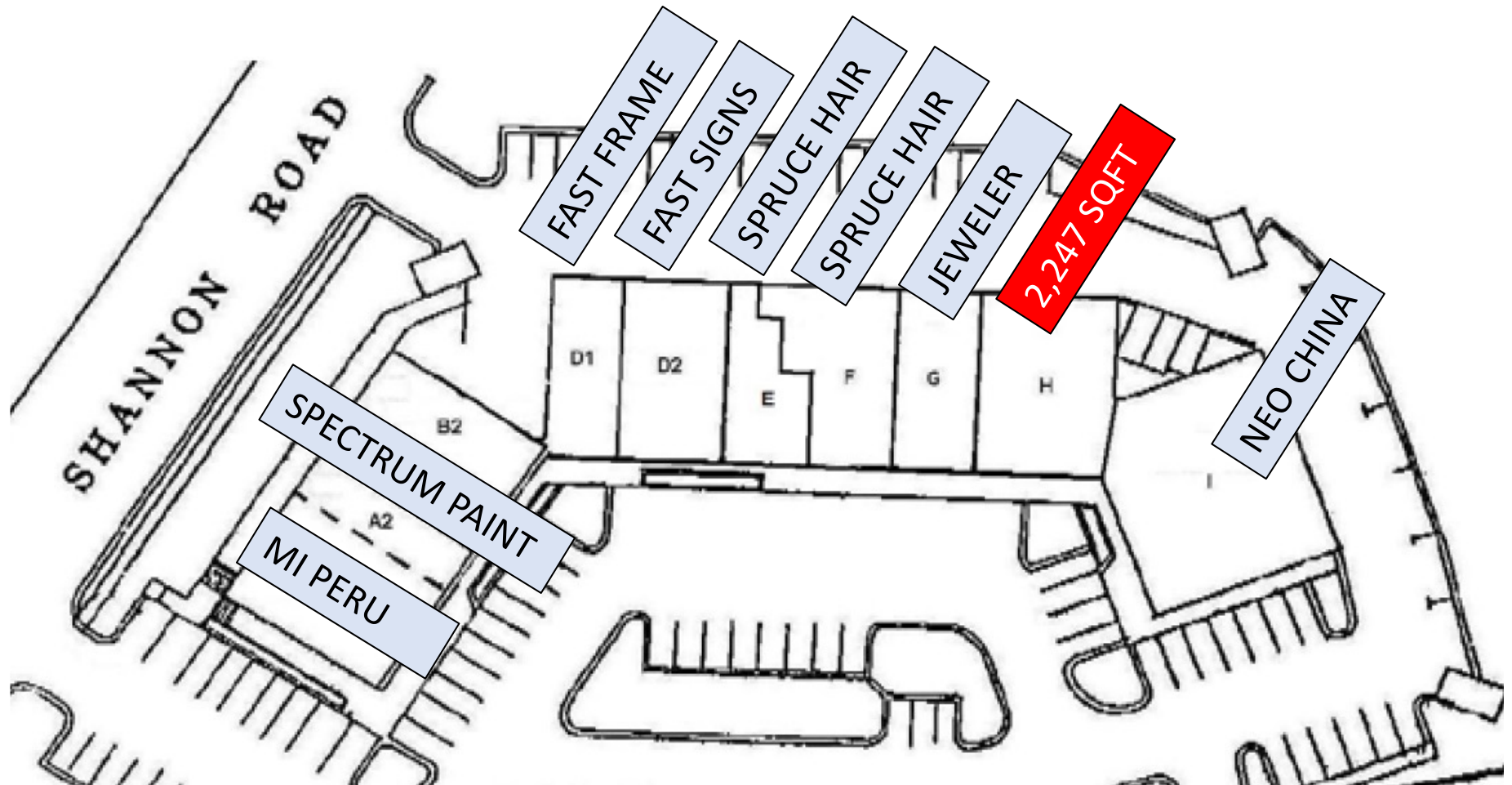


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RETAIL MARKET OVERVIEW



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