

LEASE

Willowdaile Shopping Center

3823 GUESS ROAD

Durham, NC 27705

PRESENTED BY:

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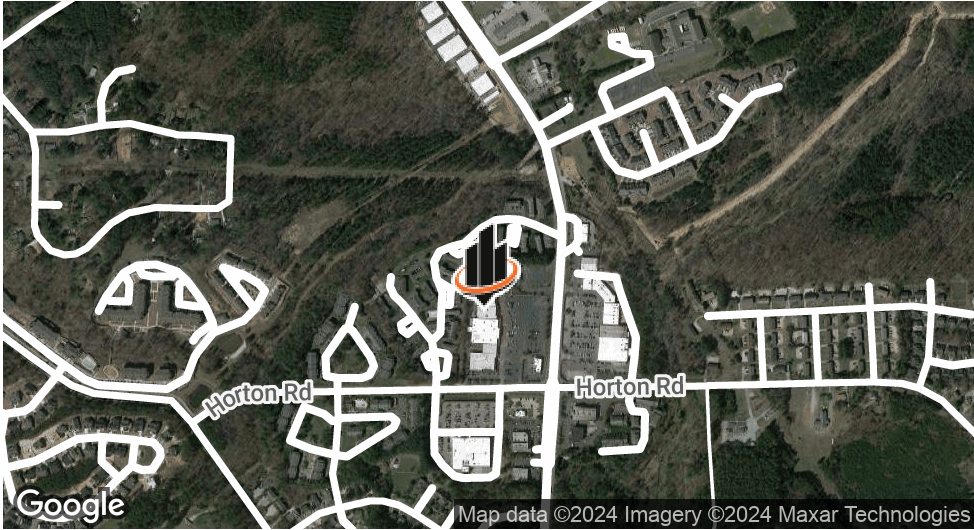
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 - 16.00 SF/yr (NNN)
BUILDING SIZE:	93,217 SF
AVAILABLE SF:	1,200 - 14,400 SF
LOT SIZE:	8.88 Acres
YEAR BUILT:	1985
RENOVATED:	2012
ZONING:	CC

PROPERTY OVERVIEW

The subject property is improved with a 93,217 square foot neighborhood shopping center that is anchored by Ollie’s Discount Outlet, Starbucks and Family Dollar. This property is well located in the North Durham market that is positioned for future growth.

PROPERTY HIGHLIGHTS

- Located at the corner of Guess Road and Horton Road
- Anchors include Ollie’s, Starbucks and Family Dollar
- 1,200 SF to 14,400 SF Available

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ADDITIONAL PHOTOS



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SITE PLANS

Willowdaile		
Suite	Tenant	SF
01	Willowdaile Family Dentistry	3,200
02	Vacant	2,640
03	H & R Block	1,820
04	Vapes & Tobacco	1,200
05	Dragon Inn	2,280
06	NC Department of Public Safety	1,140
07	Italian Pizzeria	2,895
08	Carolina Telecom Wireless	1,700
09	Ollie's Bargain Outlet	31,477
10	Family Dollar	9,600
11	Bithiah Banquets LLC	4,800
11A	Vacant	1,200
12	Diva African Hair Braiding	1,200
13	Vacant	14,400
14	Vacant	1,920
15	State Farm	1,200
16	Ego Barber	1,200
17	Encore Academy of Dance	2,776
18	Vacant	2,800
ATM	Suntrust Bank	169
PADA	Starbucks Corporation	3,600



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 - 14,400 SF	LEASE RATE:	\$14.00 - \$16.00 SF/yr

AVAILABLE SPACES	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
	02	-	2,640 SF	NNN	\$16.00 SF/yr	-
	11A	Available	1,200 SF	NNN	\$16.00 SF/yr	-
	13	Available	14,400 SF	NNN	\$14.00 SF/yr	-

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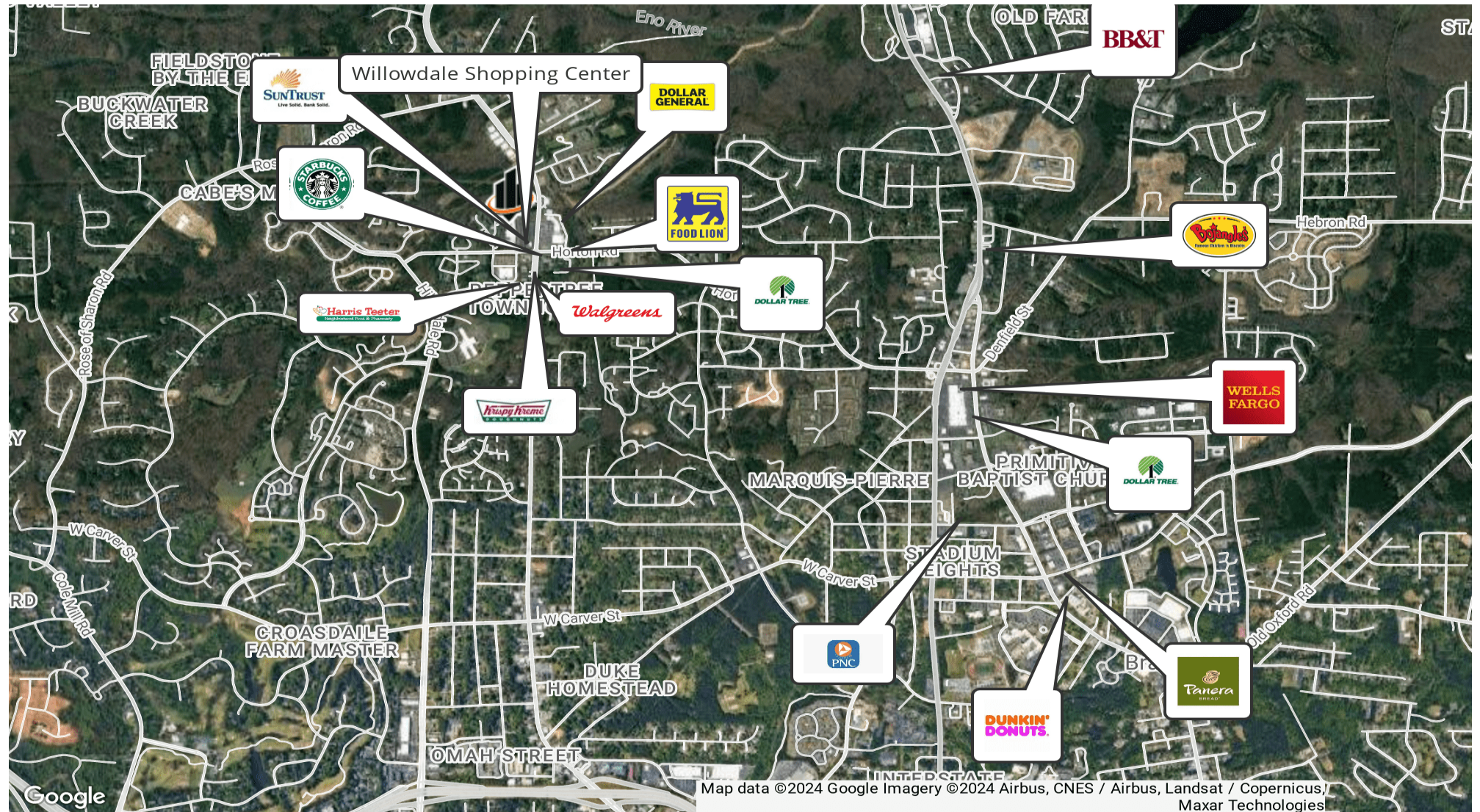


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
14	Available	1,920 SF	NNN	\$16.00 SF/yr	-
18	Available	2,800 SF	NNN	\$16.00 SF/yr	-

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WILLOWDAILE ADJACENT RETAILER MAP



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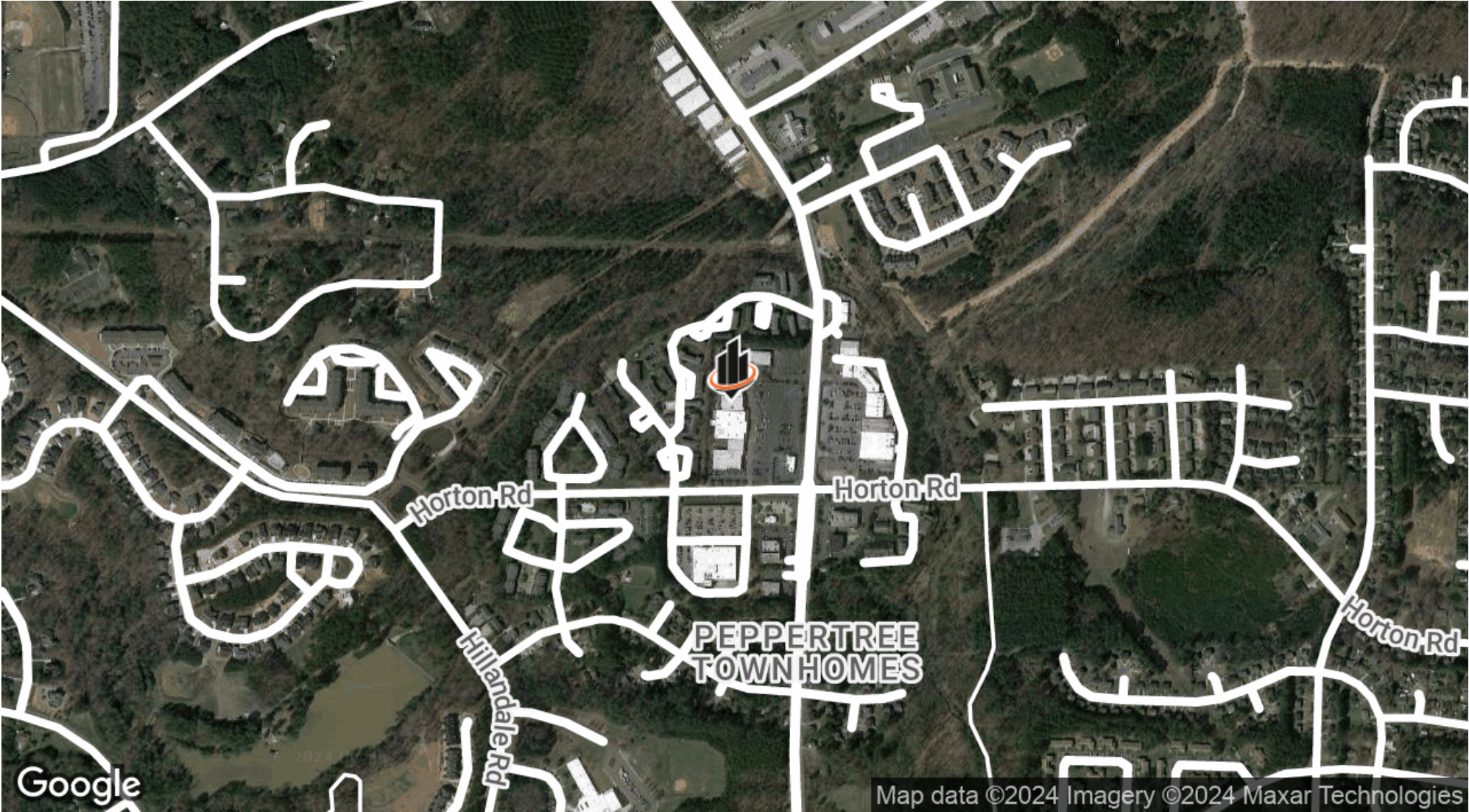
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

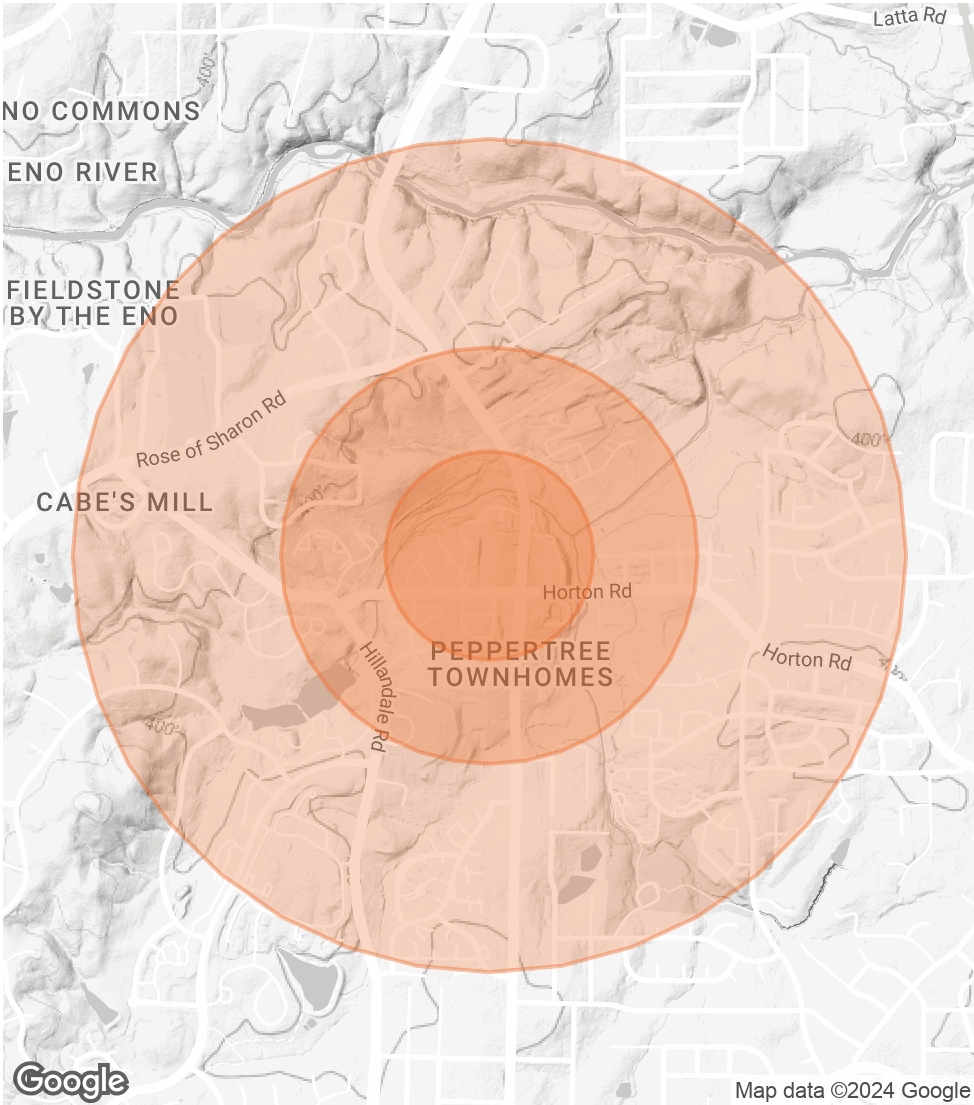
TOTAL POPULATION	582	2,201	7,657
AVERAGE AGE	38.1	36.9	37.2
AVERAGE AGE (MALE)	37.3	35.6	35.7
AVERAGE AGE (FEMALE)	40.9	39.3	38.7

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	349	1,268	3,870
# OF PERSONS PER HH	1.7	1.7	2.0
AVERAGE HH INCOME	\$65,189	\$62,811	\$68,808
AVERAGE HOUSE VALUE	\$173,783	\$179,932	\$207,558

* Demographic data derived from 2020 ACS - US Census



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