



RETAIL PROPERTY FOR LEASE

SOUTH SQUARE

3415 WESTGATE DR, SUITE 109, DURHAM, NC 27707



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,778 - 3,137 SF
Lease Rate:	Negotiable
Lot Size:	53.0 Acres
Building Size:	109,590 SF
Parking Ratio (Per 1,000 SF)	4.84
Traffic Count:	18,000 VPD on Durham Chapel Hill Blvd
	15,800 VPD on University Dr

PROPERTY OVERVIEW

South Square is a Power Center with Super Target and Sam's Club, Office Depot, Petco, and Ross Dress for Less. Co-tenants Firestone, European Wax Center, Great Clips, GameStop, Modern Nails, and Mattress Firm. The available space is a former Wells Fargo end cap.

PROPERTY HIGHLIGHTS

- Located just off of heavily traveled Martin Luther King Pkwy and US-501.
- 70% of the retailers have operated at the Property for 10 years or longer.
- The Raleigh-Durham-Chapel MSA is one of the fastest growing MSA's in the United States.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,993	25,336	78,531
Total Population:	9,549	56,887	173,753
Average HH Income:	\$67,934	\$88,956	\$83,258

SITE MAP

1	AVAILABLE	1,778 SF
2	Firestone	15,259 SF
3	Gamestop	2,100 SF
4	Great Clips	987 SF
5	Modern Nails	1,525 SF
6	European Wax Center	2,100 SF
7	Mattress Warehouse	3,727 SF

9	AVAILABLE	3,137 SF
10	Office Depot	27,600 SF
11	Best Tile	3,000 SF
12	Petco	16,150 SF
13	Merle Norman	2,040 SF
14	Ross Dress for Less	30,187 SF

■ AVAILABLE
 ■ CURRENT TENANT
 ■ NOT INCLUDED



sam's club

PETCO

ROSS
DRESS FOR LESS



HIGHEST GROSSING
IN CAROLINAS

SHANNON RD

sam's club

Fidelity Bank

Office DEPOT
What you need. What you need to know.

CAROLINA
ALE HOUSE

DISCOUNT
TIRE

State Employees' Credit Union

Boulevard
Plaza

Chick-fil-A

WESTGATE DR

DURHAM-CHAPEL HILL BLVD 18,000 VPD

Precision
Tune
Auto Care

NISSAN



MATTRESS FIRM

ROOMS
TO GO

MARTIN LUTHER KING JR PKWY

AERIAL MAP

THE ORIGINAL
MATTRESS
FACTORY

SOUTH SQUARE



SuperTARGET®



Office
DEPOT®

ROSS
DRESS FOR LESS

WESTGATE SHOPPING CENTER

PURE1MMR
Every Day - Every Time



Beanstalk
because they grow so fast



68,000 VPD

PARKWAY PLAZA



at home
The Home Décor Superstore



DOLLAR TREE

H&R BLOCK



OAK CREEK VILLAGE SHOPPING CENTER

TJ-maxx

JO-ANN
stores inc.

FRAME
WAREHOUSE
Guaranteed Lowest Price



49,000 VPD



verizon

PLAY IT AGAIN
SPORTS

MATTRESSFIRM

FedEx
Office

NEW HOPE COMMONS

Walmart

BARNES & NOBLE
BOOKSELLERS



DICK'S
SPORTING GOODS

Michaels
Where Creativity Happens

OLD NAVY

Marshalls

PATTERSON PLACE



KOHL'S

DSW

PETSMART

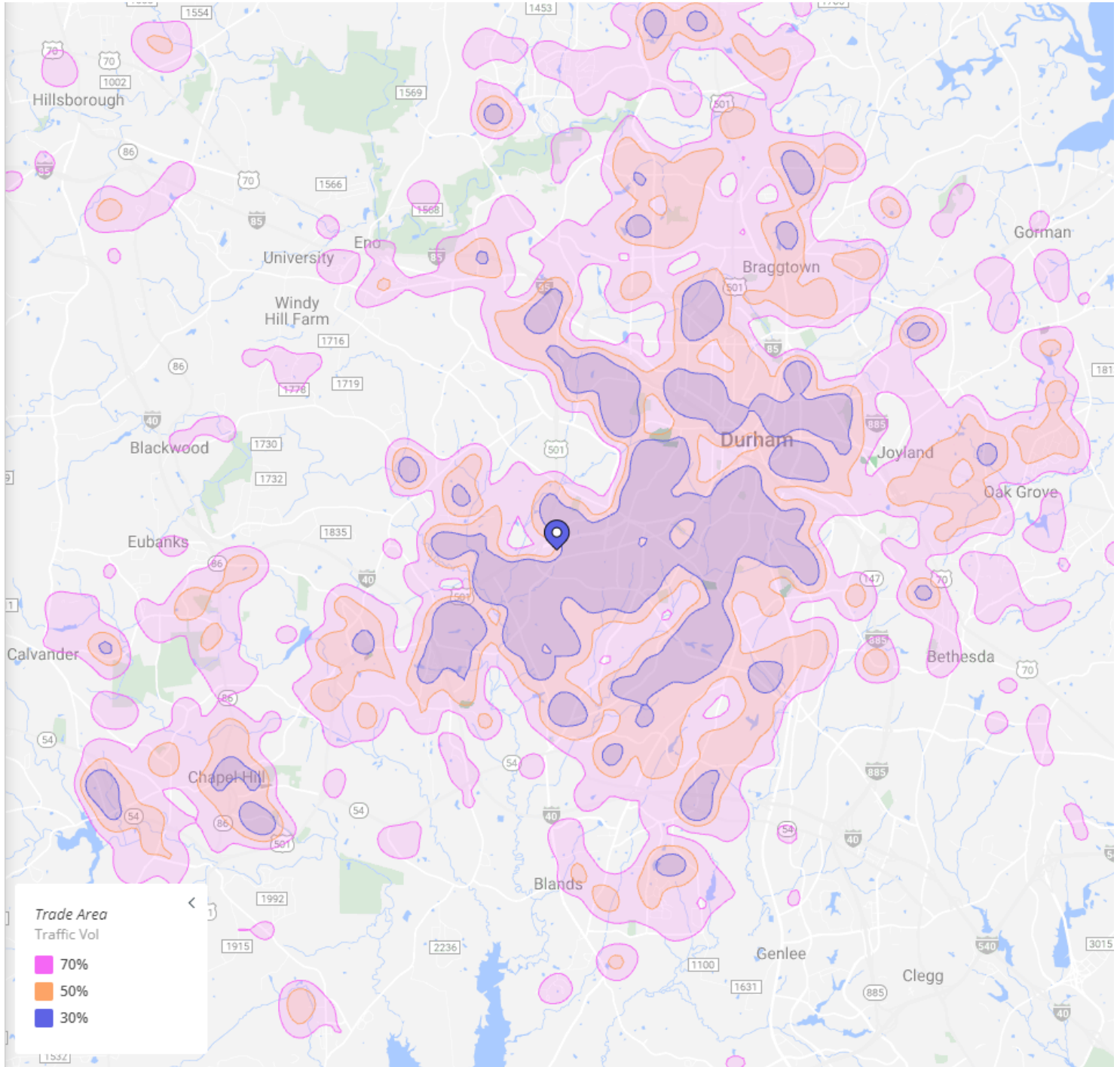
90,000 VPD



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SOUTH SQUARE TRUE MARKET AREA

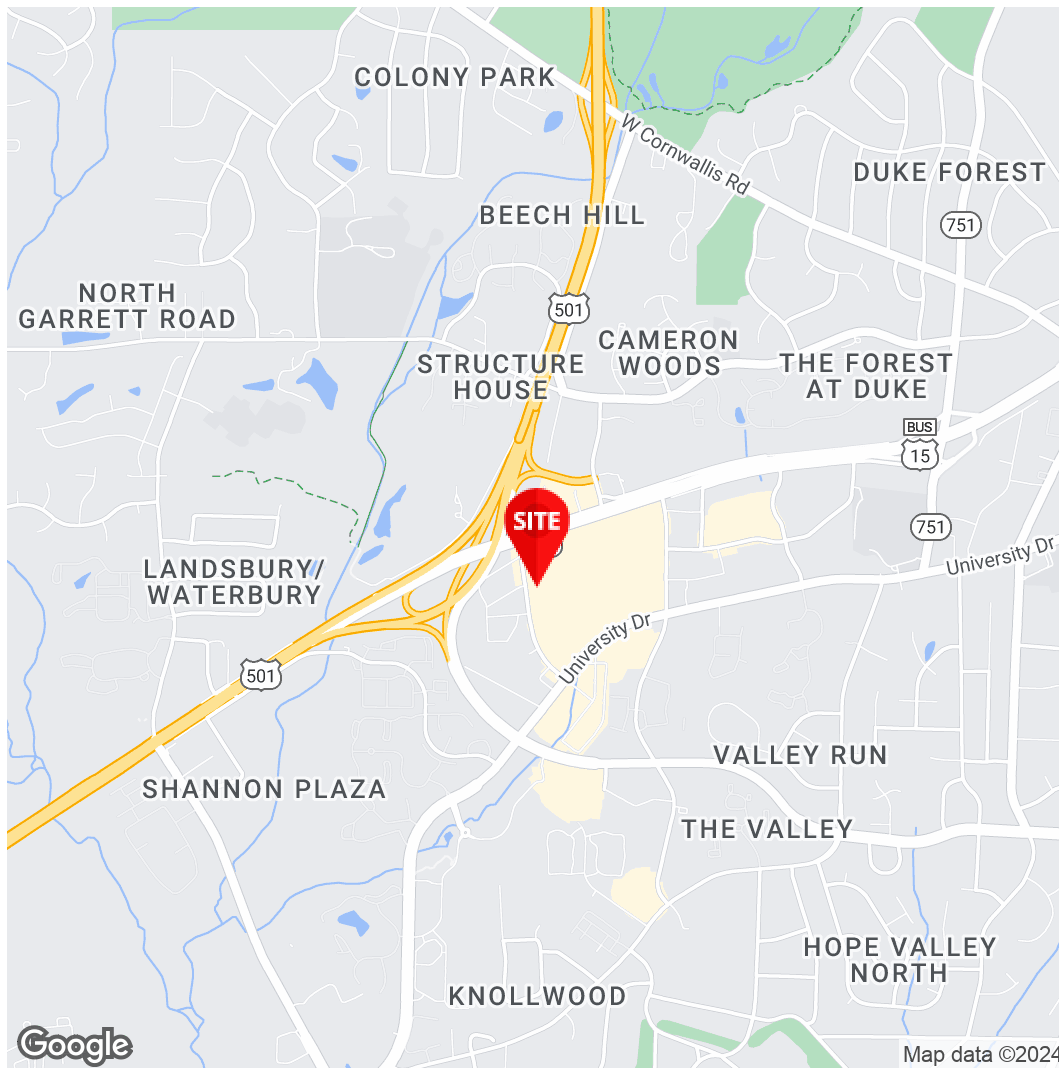


SOUTH SQUARE

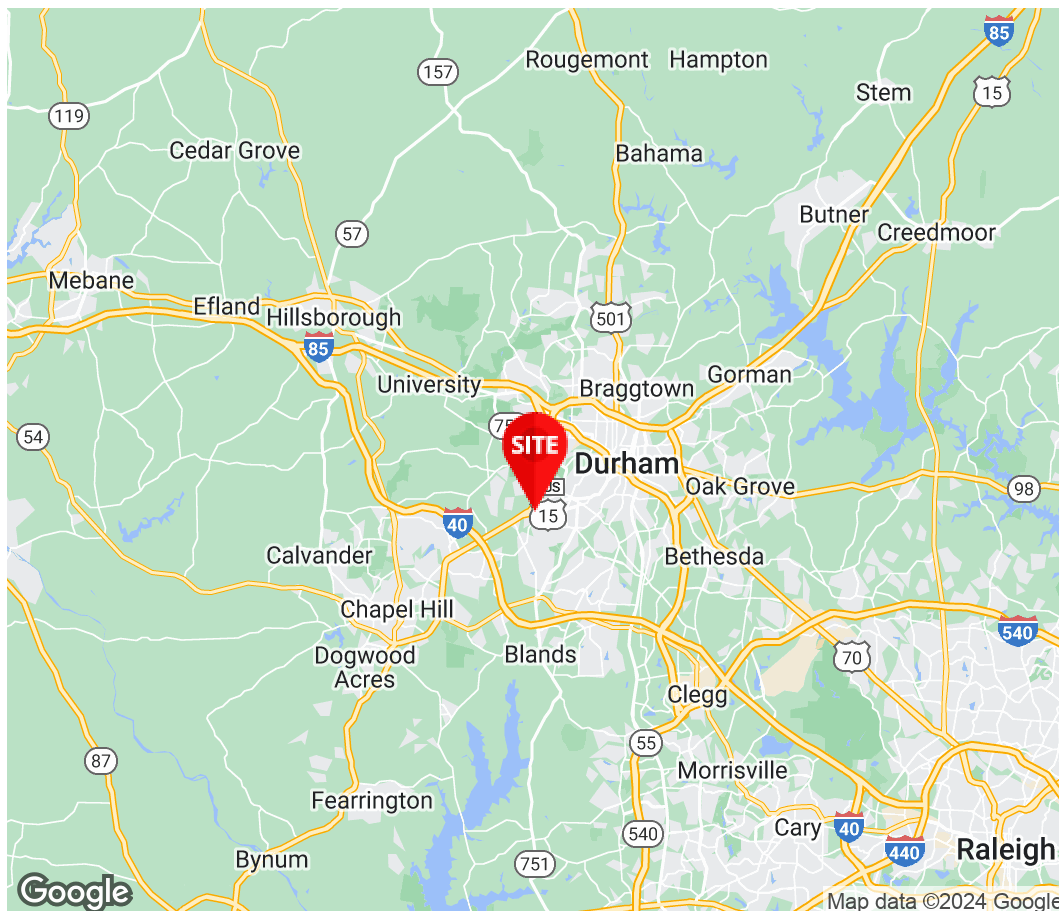
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ADDITIONAL PHOTOS





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