

DURHAM COUNTY
BOARD OF ELECTIONS

JUAN'S TACO

ZAXBY'S

CVS
pharmacy

S. ROXBORO STREET (8,900 AADT)

MARTIN LUTHER KING JR. PARKWAY (23,000 AADT)

COOK ROAD

FOR LEASE

LISTING BROKER:

VIJAY K. SHAH, CCIM
SENIOR VICE PRESIDENT
919.645.1425 (D) | 919.812.0964 (M)
VSHAH@TRADEMARKPROPERTIES.COM

SHOPPES OF HOPE VALLEY

3825 S. ROXBORO ST | DURHAM, NC 27713

RETAIL SHOPS, MODIFIED
RESTAURANT AND SALON
SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- Shoppes of Hope Valley is a ±113,472 SF Community Center located in Durham
- Availability:
 - Suite 118: 1,600 SF (Former Superior Insurance)
 - Suite 125: 1,840 SF (Former Metro PC)
 - Suite 136: 1,600 SF (Former Office)
 - Suite 138: 1,600 SF (Former Salon)
 - Suite 139: 1,600 SF (Former Xpert Nutrition)
 - Suite 140: 1,600 SF (Former Dry Clean/Tailor)
- Durham County Board of Elections is currently renovating the former ±55,000 SF anchor space occupied by Kroger
- Pylon (2) signage available for rent
- 5:1,000 SF parking ratio (580 Spaces)
- Located at the corner of S. Roxboro Street (8,900 AADT) and Martin Luther King Jr Parkway (29,000 AADT)
- 15 minutes from Downtown Durham, Duke University and Duke Hospital (Durham County's largest employer)
- Dense concentration of residential and highly-paid university and medical staff



LEASE RATE:
\$20.00/SF + \$3.00 NNN

SHOPPES OF HOPE VALLEY

3825 S ROXBORO ST | DURHAM, NC 27713

STE	TENANT	SF	AVAILABILITY
101	Durham County Board of Elections	54,436	Leased
115	Premier Chiropractor	1,600	Leased
116	Boost Mobile	1,600	Leased
117	Tobacco Store	1,600	Leased
118	FORMER SUPERIOR INSURANCE	1,600	07/01/2025
119	DMV	2,835	Leased
122	Durham County	5,046	Leased
123	Angie's Jamaican Grill	1,600	Leased
124	China Wok	1,600	Leased
125	FORMER METRO PC	1,840	IMMEDIATE
126	Diva Nail	1,400	Leased
129	Cato Fashions	4,680	Leased
130	Family Dollar	8,000	Leased
131	Friends of Durham County Library	3,627	Leased
133	Bull City Slabs	1,640	Leased
134	Island Rhythm Cafe	1,600	Leased
135	Mr. Shark Fish & Chicken	1,600	Leased
136	SAMET	1,600	09/01/2025
137	Thiosanne African Hair Braiding	1,600	Leased
138	FORMER SALON	1,600	IMMEDIATE
139	VACANT	1,600	IMMEDIATE
140	VACANT	1,600	IMMEDIATE
141	Former Dry Cleaner	5,968	Leased
146	Beauty Smart	5,968	Leased
150	Baker's Dozen	1,625	Leased



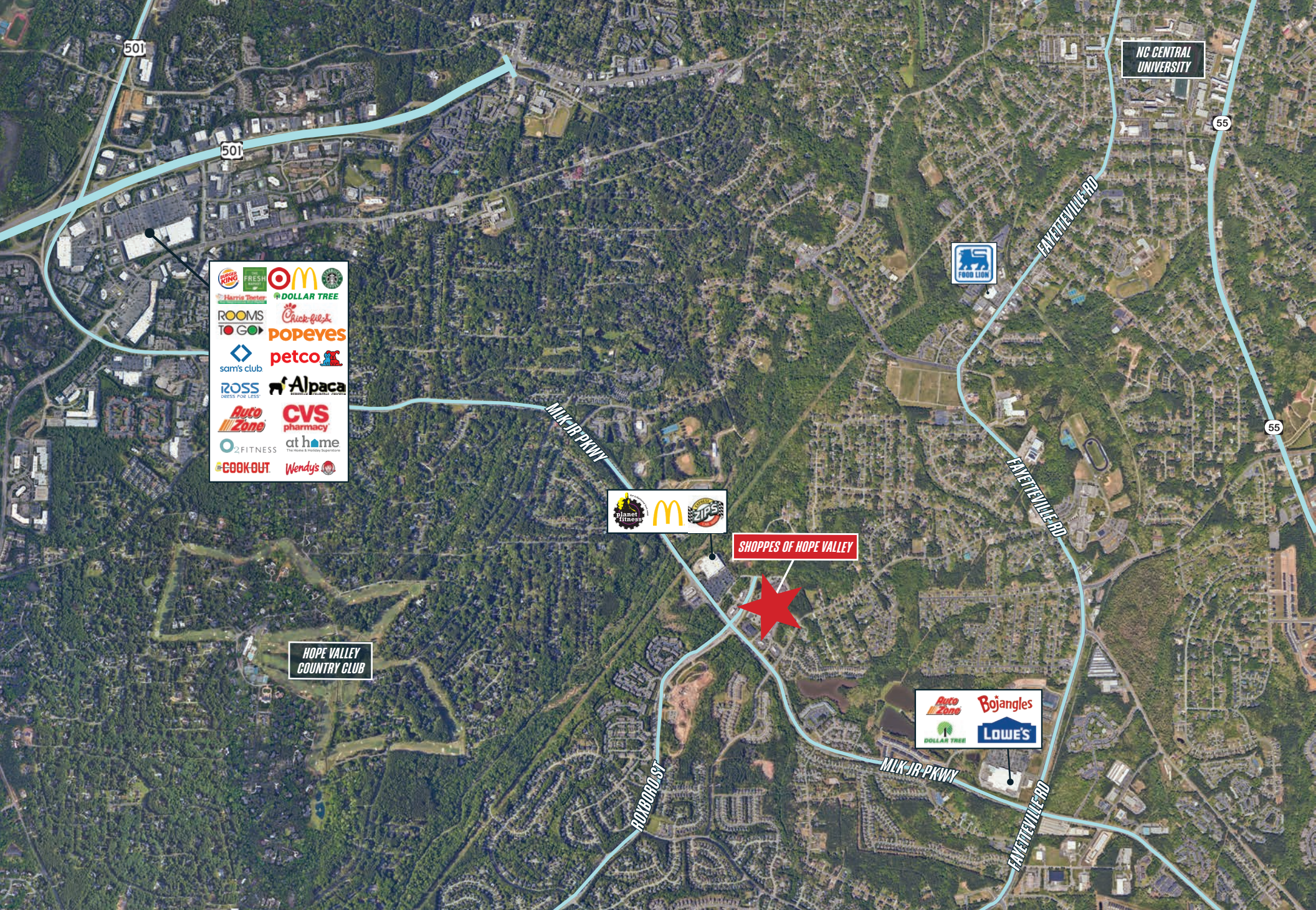
**Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

SHOPPES OF HOPE VALLEY
3825 S ROXBORO ST | DURHAM, NC 27713



VIJAY K. SHAH, CCIM
SENIOR VICE PRESIDENT
919.645.1425 (D) | 919.812.0964 (M)
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300
RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

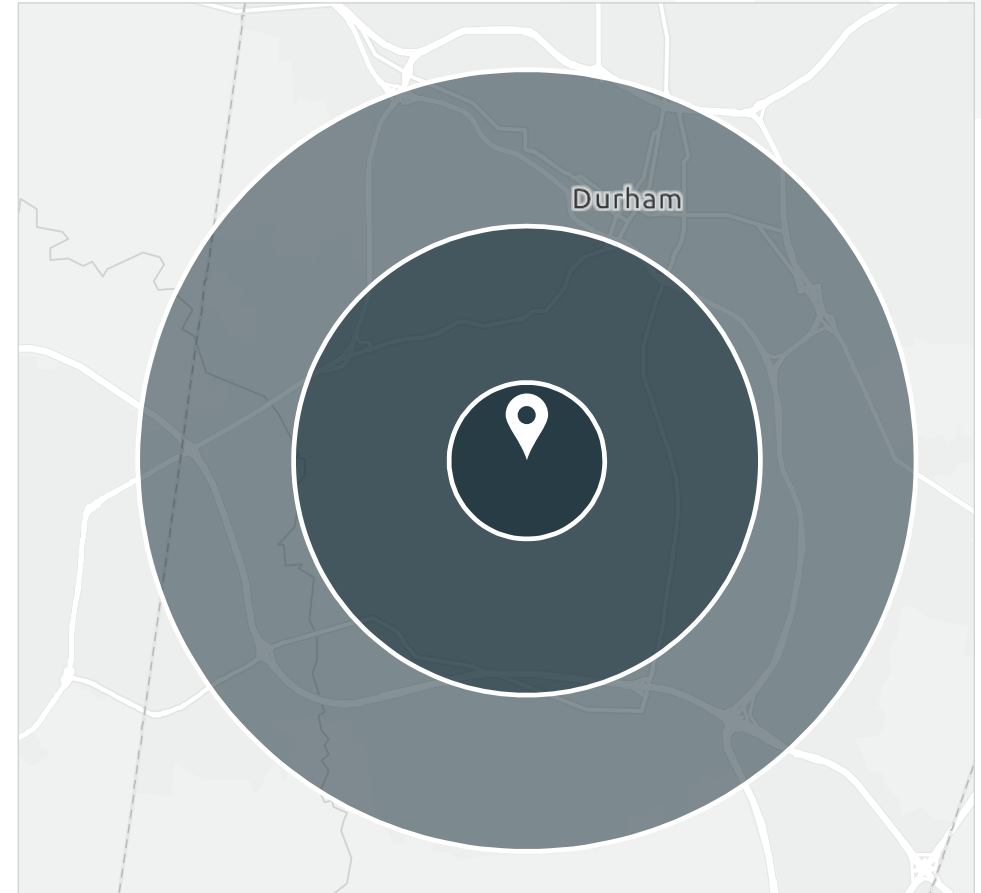


VIJAY K. SHAH, CCIM
SENIOR VICE PRESIDENT
919.645.1425 (D) | 919.812.0964 (M)
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300
RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

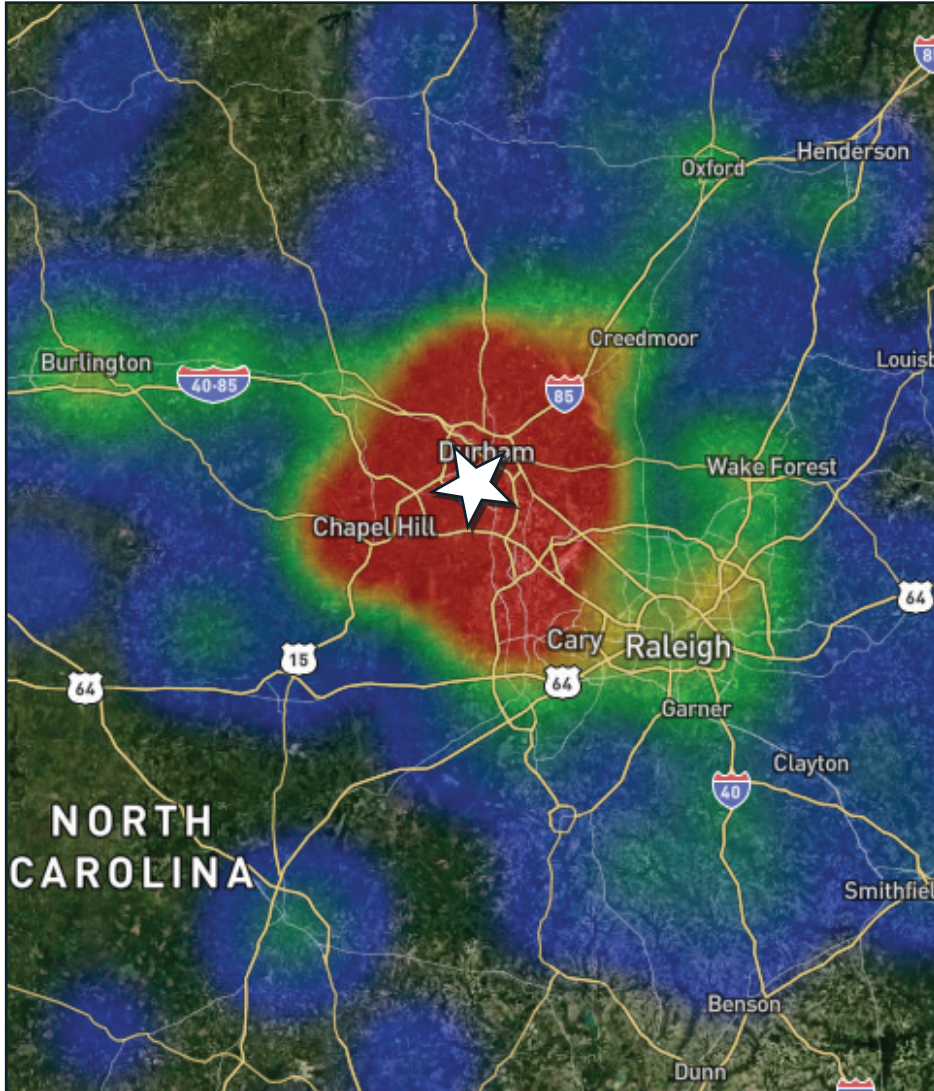
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	9,492	87,256	194,558
2030 POPULATION (PROJECTED)	9,396	88,657	203,469
2025 HOUSEHOLDS	3,945	37,661	83,700
2030 HOUSEHOLDS (PROJECTED)	3,941	38,719	89,213
OWNER-OCCUPIED HOUSING UNITS	2,895	18,852	36,718
RENTER-OCCUPIED HOUSING UNITS	1,083	18,809	46,982
2025 AVERAGE HOUSEHOLD INCOME	\$100,175	\$116,885	\$115,851

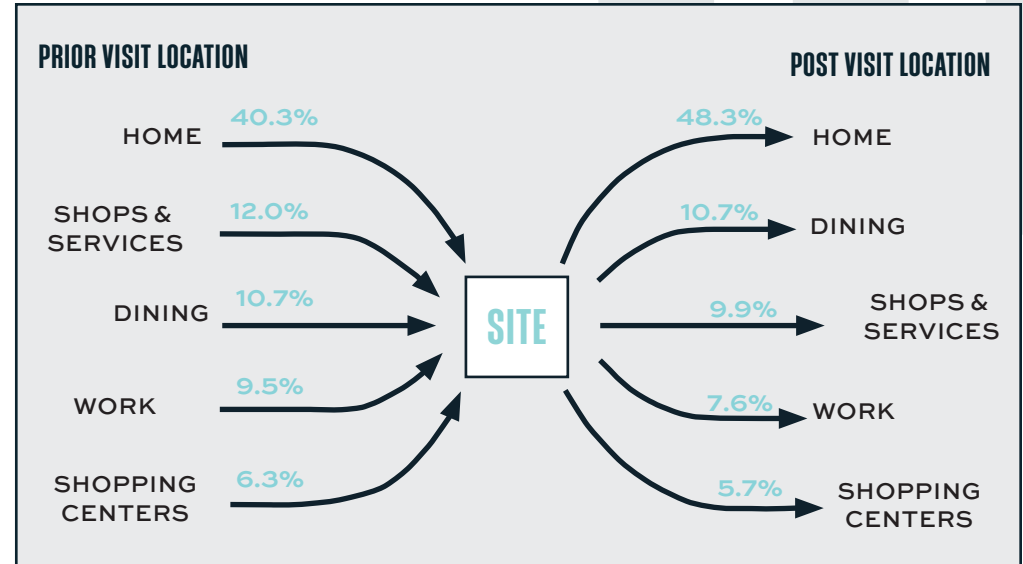


SHOPPES OF HOPE VALLEY
3825 S ROXBORO ST | DURHAM, NC 27713

CUSTOMER JOURNEY HEAT MAP



CUSTOMER JOURNEY LOCATION VISITS



CUSTOMER VISIT STATS

40 MIN
AVG STAY

5,000
AVG HRLY VISITS

32,200
MONTHLY VISITORS

51,300
MONTHLY VISITS

1.58
VISIT FREQUENCY

Data provided by Placer.ai. As of August 2024.

VIJAY K. SHAH, CCIM
SENIOR VICE PRESIDENT
919.645.1425 (D) | 919.812.0964 (M)
VSHAH@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300
RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

EXCLUSIVE BROKERS:

VIJAY K. SHAH, CCIM

919.645.1425 (D) | 919.812.0964 (M)

VSHAH@TRADEMARKPROPERTIES.COM



TRADEMARK
P R O P E R T I E S

THIS IS OUR TRADEMARK

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRADEMARK PROPERTIES MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.