

DOWNTOWN DURHAM, NC

FOR LEASE / Mixed-Use Project

Retail Space: 4 Units / Ranging between $\pm 1,675$ sf to $\pm 11,760$ sf

555

MANGUM

Ground-Floor
Retail



This downtown Durham building offers exceptional walkability to major attractions like the **Durham Performing Arts Center**, the **Durham Bulls Athletic Park**, a variety of restaurants, and nightlife. This is a prime downtown location with structured parking garage and easy access off Durham Freeway. The Landlord, Accesso Partners, is seeking high-end retailers to differentiate this Class-A office asset.

Address:

555 Mangum Street, Durham, NC 27701

Available:

Landlord is seeking strategic mix of retail tenants:

- (1) Fast-Casual Café: $\pm 4,036$ sf
- (2) Full-Service Restaurant: $\pm 5,487$ sf
- (3) Boutique Fitness: $\pm 1,675$ sf
- (4) Urban Market / Eaterment: $\pm 11,760$ sf

Lease Rate:

\$38/sf - \$44/sf NNN (TI allowance available).

Tenant Profile:

Seeking urban retail concepts. Potential uses include urban grocery, full-service & fast-casual restaurants, boutique fitness, lifestyle services, and eaterment concepts.

Space Highlights:

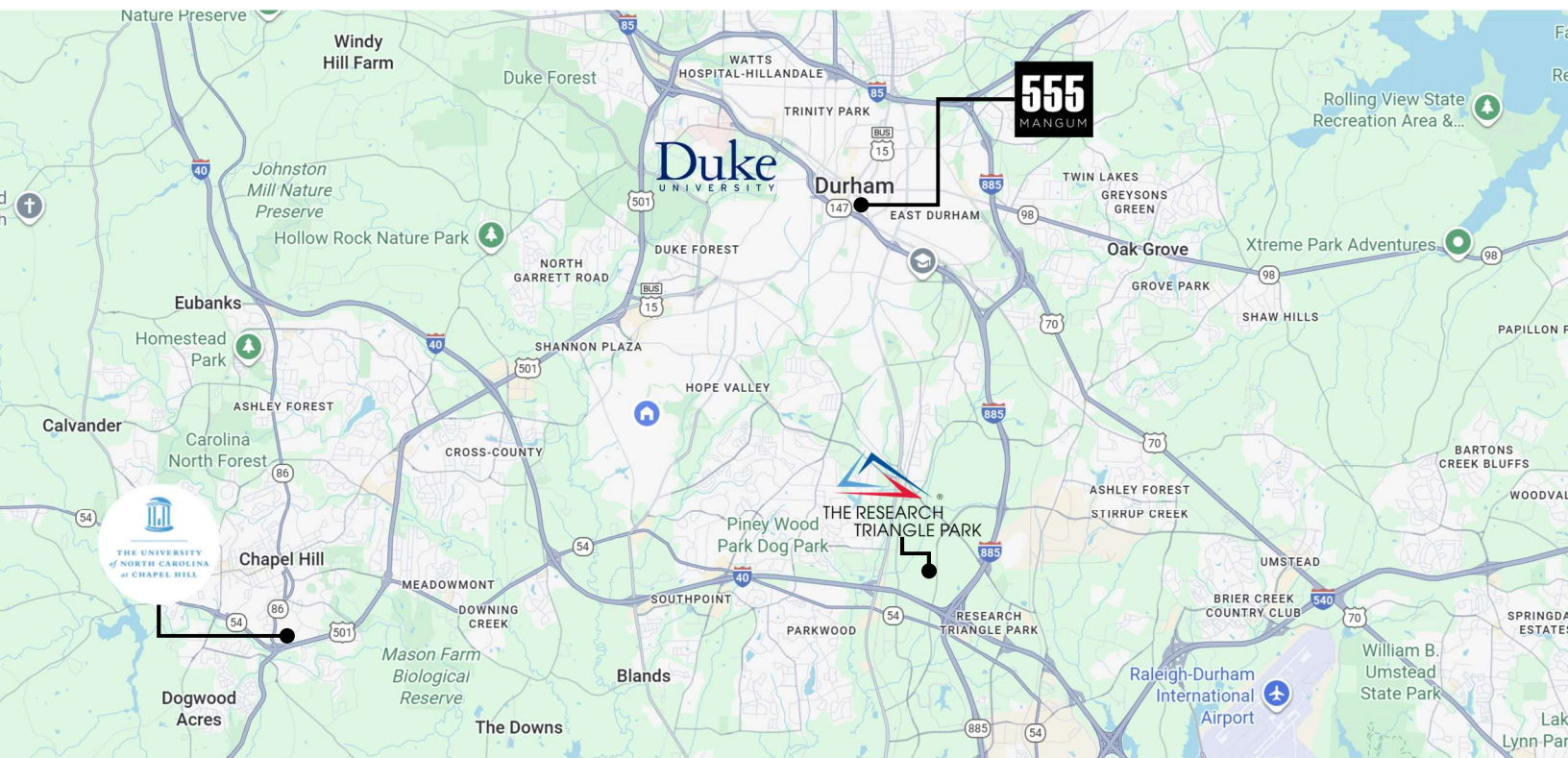
- Located less than 1 mile from Duke University campus.
- Surrounded by $\pm 3,000$ NEW apartments (3-block radius).
- Modern structured parking garage (832 spaces).
- Building offers large contiguous space @12K square feet.
- Large open floor plan with ceiling heights @ 16'-18'
- Attracts urban professionals (age 34; HH income +\$100K).

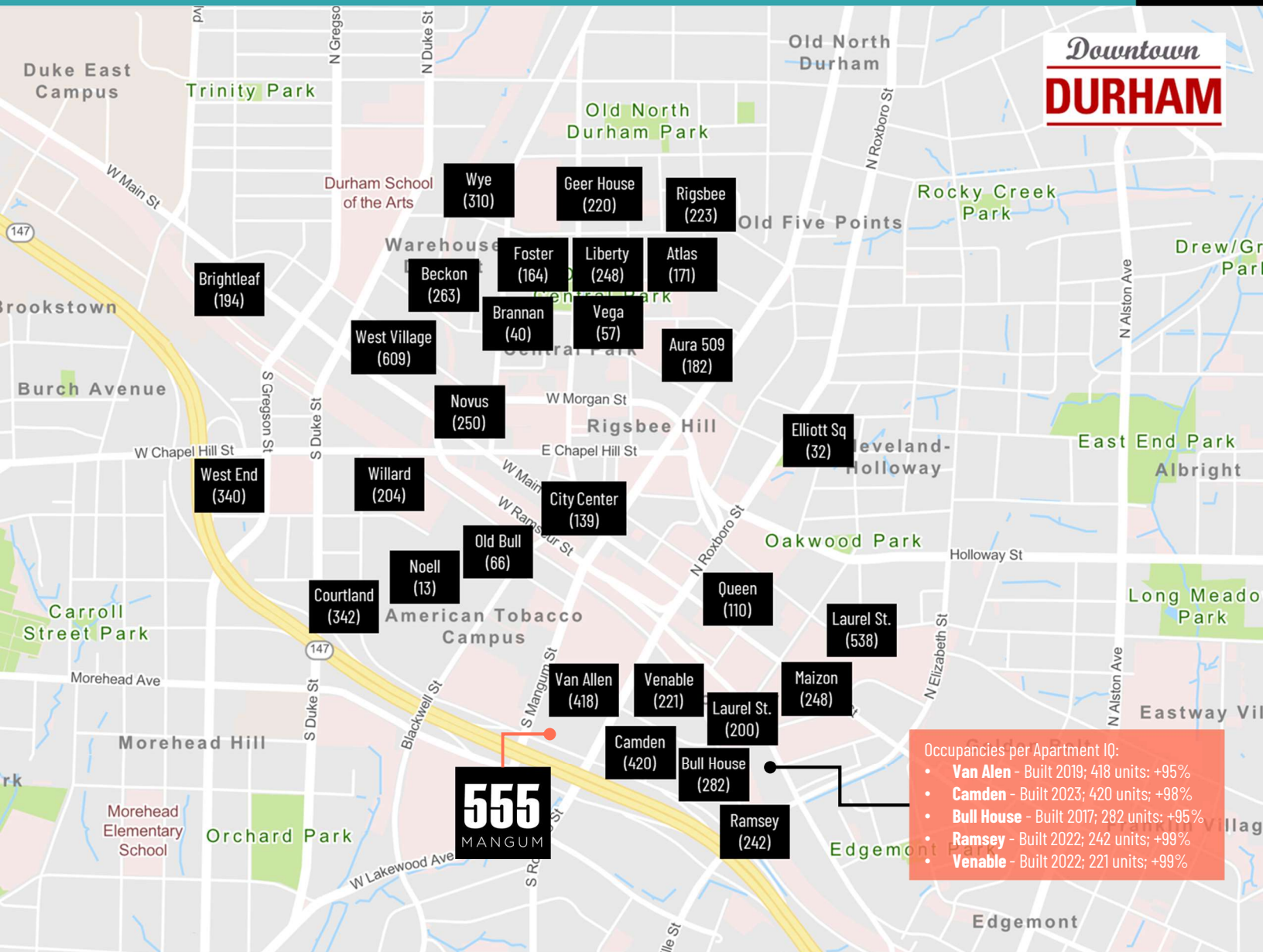


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RETAIL FOR LEASE





Multifamily Growth

Downtown Durham is one of the Triangle's leading live/work/play submarkets. The area's transformation began with the completion of the first phase of the American Tobacco Campus conversion in the 2000s. Continued revitalization efforts from public and private investments have helped Downtown Durham grow into the life science and technology hub it is today. And with a large and diverse local employment base, the area is popular with young and affluent workers seeking living options that are walkable to offices, restaurants, bars, and entertainment such as the Durham Performing Arts Center, the Durham Bulls Athletic Park, and the Carolina Theatre.

Metrics	Submarket	Market
Inventory Units	24,636	64,607
Units Under Construction	1,945	4,145
Construction % of Inventory	7.9%	6.4%
Asking Rent/Unit	\$ 1,567	\$ 1,540
Population Growth +5 Years	4.8%	2.6%

Data Source: CoStar





Entertainment District

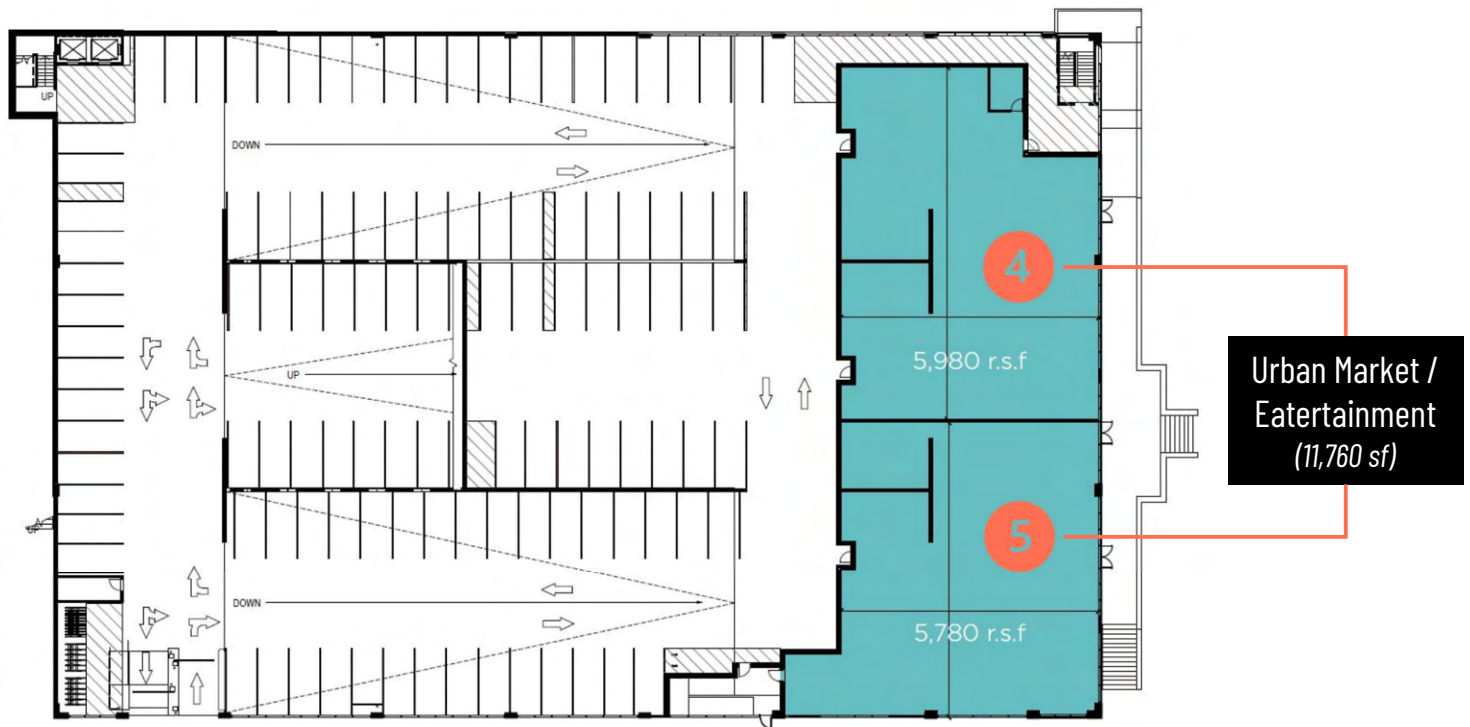
Durham Bulls
Athletic Park

Durham Performing
Arts Center









Conceptual rendering.

Conceptual rendering.

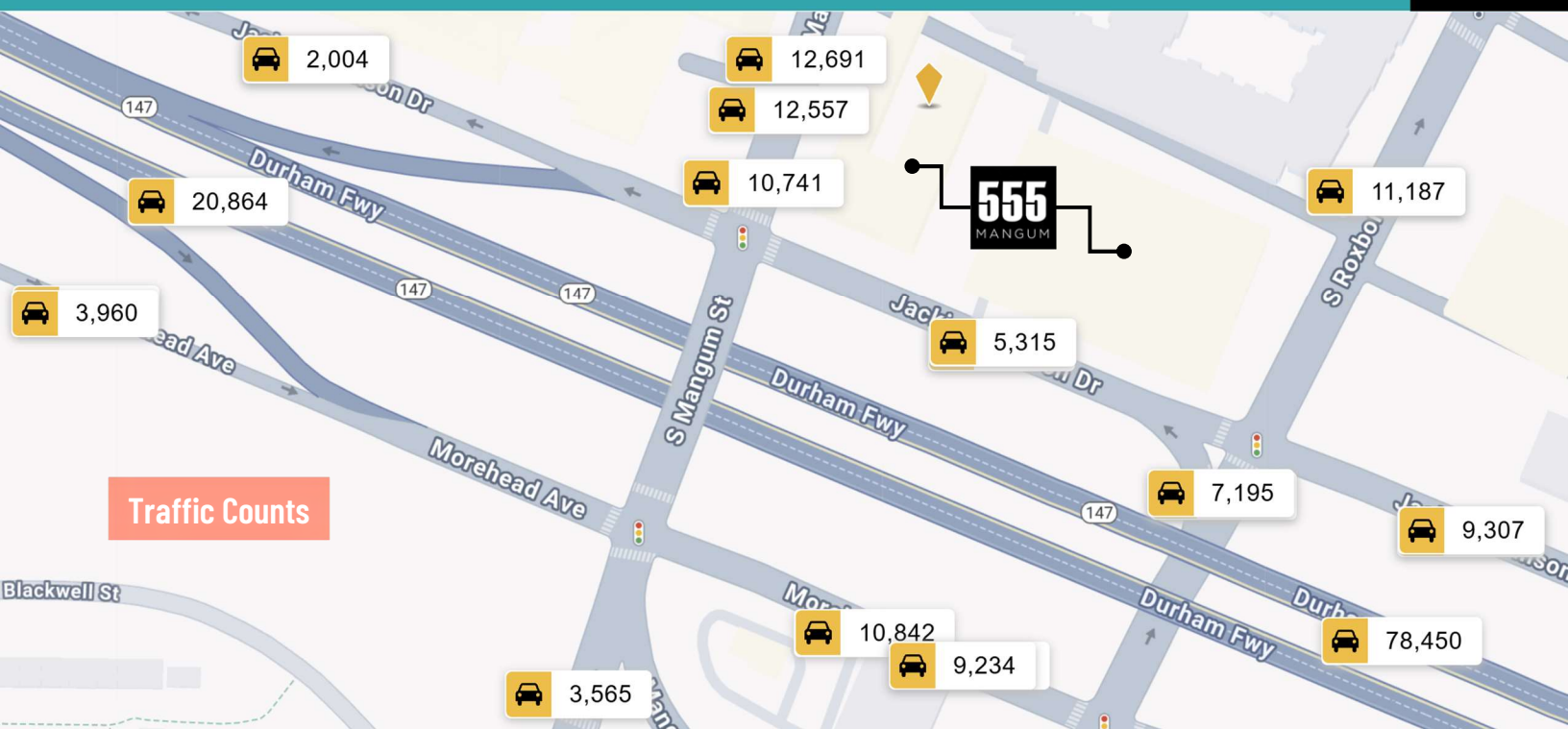
Fast-Casual Diner



Eatertainment



Conceptual rendering.



Market Growth Drivers

Growth in downtown Durham is driven by a combination of factors including strong economic opportunity in sectors like technology and healthcare, significant investments in mixed-use and residential development, a vibrant public scene supported by events and public spaces, and a favorable cost of living compared to nearby cities. World-class institutions like Duke University and North Carolina Central University serve as major employers and research hubs, producing a steady pipeline of highly educated talent in STEM fields

Technology & Innovation: The area has successfully transformed into a technology hub, with a thriving ecosystem of tech companies and startups. The presence of accelerators, co-working spaces like American Underground, and a strong venture capital environment support entrepreneurship and attract tech professionals.

Biotechnology & Life Sciences: Downtown Durham lies at the heart of the Research Triangle's life sciences cluster, attracting major pharmaceutical and biotech firms, research facilities, and related startups. This creates significant demand for specialized talent and office/lab space.

Investment: Over \$1.8 billion has been invested in downtown Durham since 2000, fueling a mix of development, including new workspaces and retail spaces. A focus on events, public art, and the creation of social districts increases foot traffic and supports local businesses.

Population	1-Mile	3-Miles	5-Miles
2025 Median Age	34.4	31.8	33.9
2025 Population	18,672	98,916	206,827
2030 Population	21,889	103,514	213,831
2025-2030 Annual Rate	3.23%	0.91%	0.67%

Households	1-Mile	3-Miles	5-Miles
2025 Total Households	8,972	39,392	85,691
2025 Avg HH Income	\$ 113,015	\$ 98,354	\$ 105,213
2030 Avg HH Income	\$ 130,904	\$ 112,696	\$ 118,232
2025-2030 Annual Rate	3.00%	2.80%	2.40%

Data Source: ESRI



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Bruce specializes in the sales, leasing and advisory services for institutional-grade assets. Having +18 years industry experience, Bruce advises owners/investors on evaluating assets, maximizing awareness for sales & leasing, and ultimately enhancing asset values and investor returns. Before entering field of commercial brokerage, Bruce worked at Dilweg, sourcing debt and equity for portfolio assets. Bruce has an MBA from Duke University and a bachelor's degree in Economics from Vanderbilt University.



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Liv Jorgenson joined Maverick Partners in 2018 and has since established herself as a leader in commercial real estate, specializing in retail leasing for both tenants and landlords. She has represented notable landlords including Four Points Development, RAM Realty Advisors, and Research Triangle Foundation, consistently delivering strategic leasing solutions that drive long-term value. Liv holds a bachelor's degree from George Mason University and a master's from the University of Virginia. Deeply committed to her community, she is actively involved in local philanthropic efforts and civic engagement.