



FOR LEASE

PATTERSON PLACE

3616 WITHERSPOON BLVD | DURHAM, NC 27707

LISTING BROKERS:

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**DURHAM POWER CENTER
ONE SUITE AVAILABLE
2ND GEN RESTAURANT SPACE**

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PROPERTY HIGHLIGHTS

- 160,942 SF retail center just off I-501
- Very close to Duke, UNC, and RTP with easy access to I-40
- Anchored by Boot Barn, Bob's Discount Furniture*, Designer Shoe Warehouse, PetSmart, Total Wine, Home Depot, and Kohl's
- Property is surrounded by office, medical and residential

CURRENT ANCHORS



**Bob's Discount Furniture coming fall 2025.*

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	TENANT	SF
1	Triangle Aquariums	1,770
2	One Main Financial	1,625
3	Ice Cream Shop	1,842
4	CBD Shop	2,503
5	Coffee Shop	1,378
7	Vape Shop	1,307
8	Peony Asian Bistro	2,950
9	Lavish Beauty Lounge	2,026
10	Game On Escapes & More	2,375
11	Salon Centric	3,260
12	AVAILABLE	4,593
13	Nails & Spa	2,618
15	Music & Arts Center	2,621
16	GOLFTECH	3,342
17	Casa Bella Home Staging and Styling	1,772
18	Linden's Danceware	2,899
19	Bull City Bakery	1,543
20	T-Mobile	1,383
21	PetSmart	19,107
22	DSW	25,119
23	Total Wine & More	15,000
24	Boot Barn	21,315
25	Sherwin Williams	3,655
26*	Bob's Discount Furniture	33,839

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

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AVAILABILITY

SUITE	SF	RATE	TICAM	FORMER USE
12	4,593	\$30/SF	\$7.39/SF	Panera Bread

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DEMOGRAPHICS (2025)	1-MILE	3-MILE	5-MILE
Total Population	6,895	54,121	157,461
Total Households	3,576	24,768	65,398
Average Household Income	\$93,614	\$145,330	\$136,302
Median Household Income	\$67,694	\$99,635	\$90,643

*AvalonBay Communities recently announced Avalon Oakridge, a 900+ apartment community with expected completion fall 2026.

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EXCLUSIVE BROKERS:

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