



GREENWOOD COMMONS



PRESENTED BY:



JOHNNY WEHMANN

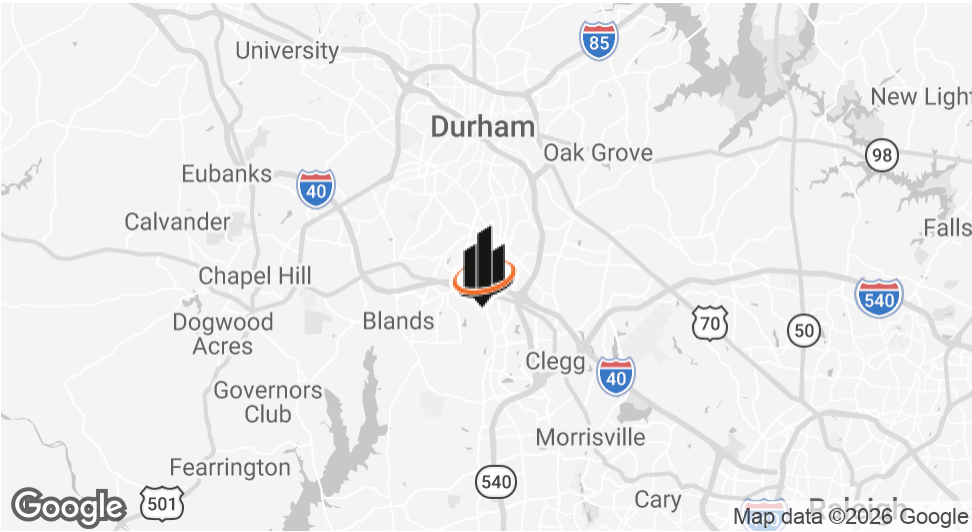
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FOR LEASE

5410 NC-55 HWY

DURHAM, NC 27713

PROPERTY SUMMARY



LEASE RATES	NEGOTIABLE
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OFFERING SUMMARY

AVAILABLE SUITES:	Two (Suites N & AJ)
AVAILABLE SF:	±1,550 - 1,820 SF
LOT SIZE:	±11 Acres
ZONING:	Commercial Center (CC)
LEASE TYPE:	NNN
VIDEO:	View Here

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PROPERTY OVERVIEW

SVN | REA is **pleased to present retail space for lease at Greenwood Commons** in Durham. Ideally positioned just minutes from I-40 and adjacent to Research Triangle Park (RTP), this ±71,839 SF center benefits from high visibility and steady traffic (±28,000 per day) at a signalized intersection.

Anchored by established restaurants and retailers - including a brewery, fitness studio, coffee shop, and more - **the center draws consistent foot traffic from nearby neighborhoods and RTP commuters**, with recent renovations providing a move-in-ready opportunity in a vibrant, growing community.

Currently available is a ±1,820 SF second-generation restaurant space (Suite AJ) and a ±1,550 SF in-line space (Suite N). Tenant Improvement Allowances (TIA) may be available for qualified tenants.

PROPERTY HIGHLIGHTS

- Recent renovations include fresh paint, new parking lot, and updated signage
- Abundant on-site parking, with the new Family Fare gas station adding additional customer draw



PROPERTY PHOTOS



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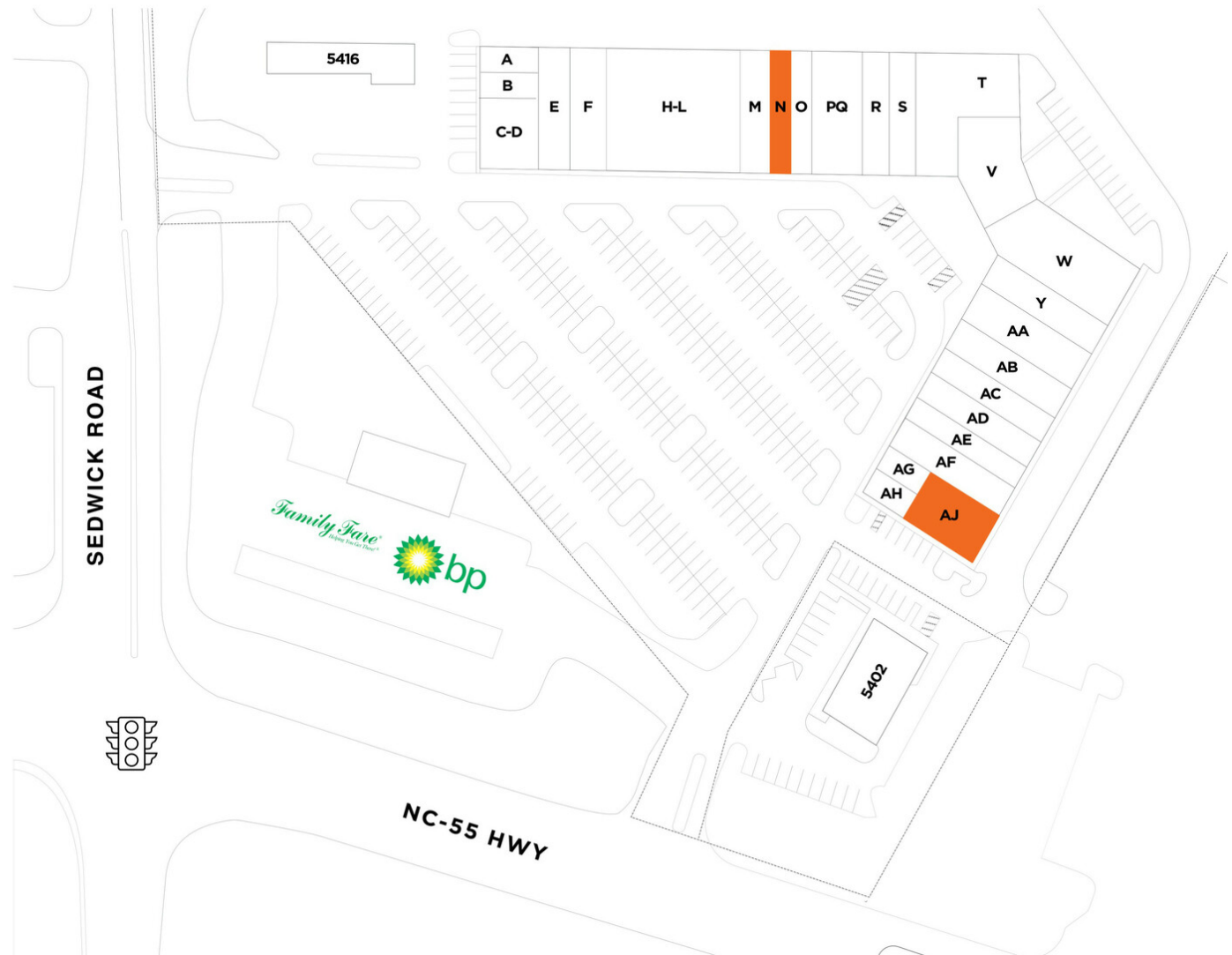
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SITE PLAN & TENANT LIST

AA-AB	Burn Boot Camp
AC	Oppang K-Pop Store
AD	Li Beaute Haus
AE	Mia the Handmaiden (nail salon)
AF	Sisters Coffee & Books
AG	Circle Cuts
AH	Shostyle (tailor & fabrics)
AJ	AVAILABLE
A	Covenant Creations Flowers
B	Puppy Love Pet Grooming
C-D	Active Word Church
E	Santi Hardwood Floors
F	Thai Star
H-L	Tandoor Restaurant
M	R3 Wellness
N	AVAILABLE
O	Sarah's Empanadas
PQ	Benetis
R	Regional Finance
S	Cloud Vape Lounge
T	Seasons at Tandoor (event space)
V	The Glass Jug
W	3 Sisters Embroidery
Y	Lin's Dim Sum
5402	SpeedDee Oil Change & Auto Service
5416	AutoRama Car Wash



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SUITE AJ OVERVIEW



DESCRIPTION

This **±1,820 SF second-generation restaurant space** is available for lease. Tenant Improvement Allowances (TIA) may be available for qualifying tenants.

HIGHLIGHTS

- Second-generation restaurant space, corner location
- Storefront signage opportunity available directly above the suite
- Drive-thru potential, contact broker for more information

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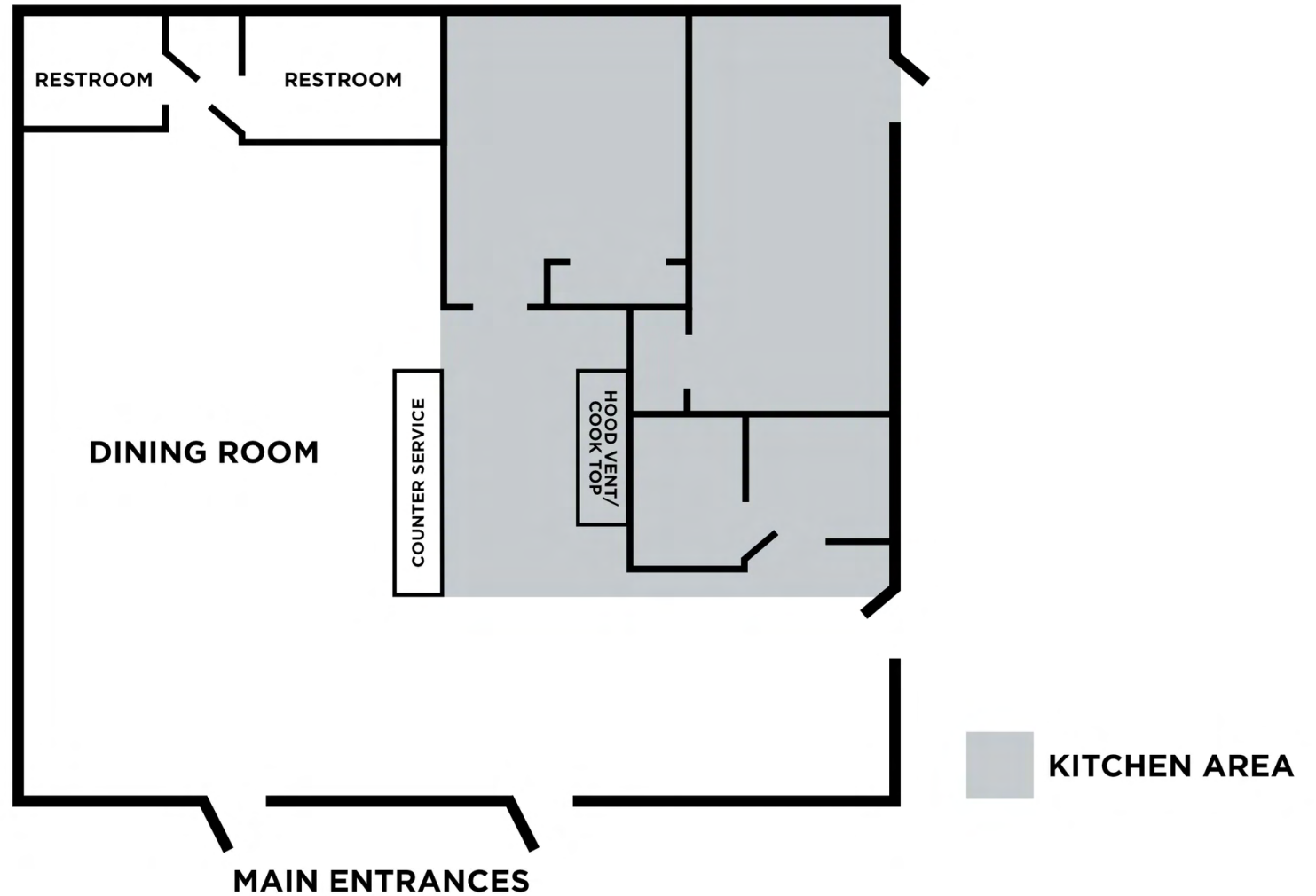
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SUMMARY

SUITE SIZE:	±1,820 SF
AVAILABILITY:	Immediate
LEASE RATE/TYPE:	Negotiable (NNN)

SUITE AJ FLOOR PLAN



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SUITE AJ PHOTOS



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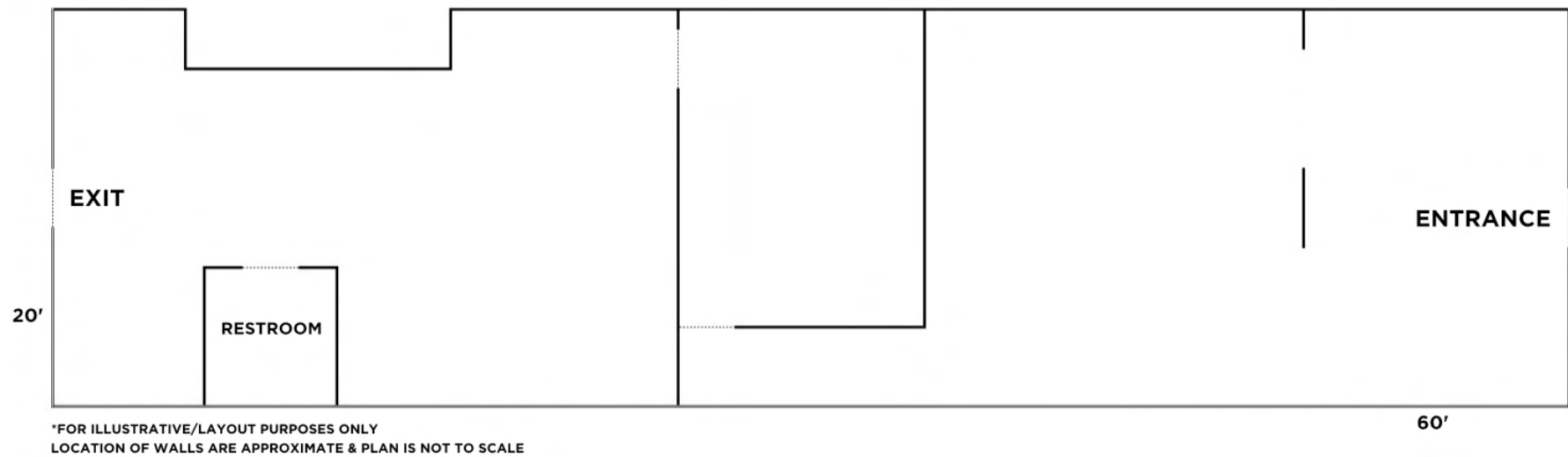
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SUITE N OVERVIEW



DESCRIPTION

This ±1,550 SF in-line suite is currently vacant and available for lease. Tenant Improvement Allowances (TIA) may be available for qualifying tenants. Storefront signage opportunity available directly above the suite.

SUMMARY

SUITE SIZE:	±1,550 SF
AVAILABILITY:	Immediate
LEASE RATE/TYPE:	Negotiable (NNN)



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RETAILER & PROXIMITY MAP



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