



**INLINE AND 2ND GEN RESTAURANT FOR LEASE**

## **SOUTH SQUARE**

4120 UNIVERSITY DR, DURHAM, NC 27707



# SOUTH SQUARE

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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	Ste. 1   4,651 SF 0.92 acre parcel  Ste. 3   2,100 SF
<b>Lease Rate:</b>	Call Broker
<b>Lot Size:</b>	53.0 Acres
<b>Building Size:</b>	112,463 SF
<b>Parking Ratio (Per 1,000 SF)</b>	4.84
<b>Zoned:</b>	CC
<b>Year Built:</b>	2004

### PROPERTY OVERVIEW

South Square is a dominant power center anchored by two of America's highest-volume retailers - Super Target and Sam's Club - driving consistent, high-frequency traffic to one of Durham's most established and sought-after retail corridors. This property sits at the heart of the Research Triangle - home to Duke University, UNC Chapel Hill, and NC State - placing it within one of the fastest growing and most highly educated markets in the entire country.

### 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.
- **Suite 1: 2nd Gen Restaurant space (formerly Bull City Solera)**
- Other co-tenants: Target, Ross, Petco, Navy Federal, and more

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,875	77,260	183,049
Daytime Population	36,026	106,302	227,236
Average HH Income	\$124,165	\$114,248	\$120,259

**SITE MAP**

1 AVAILABLE	4,651 SF	9	Navy Federal	3,137 SF
2 Firestone	15,259 SF	10	Lease Pending	30,600 SF
3 AVAILABLE	2,100 SF	12	Petco	16,150 SF
4 Great Clips	987 SF	13	Merle Norman	2,040 SF
5 Modern Nails	1,525 SF	14	Ross Dress for Less	30,187 SF
6 European Wax Center	2,100 SF			
7 Mattress Warehouse	3,727 SF			

■ OWNED BY LANDLORD   
 ■ AVAILABLE   
 ■ CURRENT TENANT   
 ■ NOT INCLUDED



sam's club



3RD HIGHEST VISITING  
IN NORTH CAROLINA

PETCO  
ROSS  
DRESS FOR LESS

12

14

Great Clips

3

6

7

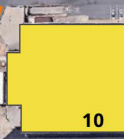
9

SHANNON RD

WESTGATE DR

DURHAM-CHAPEL HILL BLVD 18,000 VPD

MARTIN LUTHER KING JR PKWY



State Employees' Credit Union

Boulevard Plaza



# SOUTH SQUARE

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PARCEL OUTLINE



MARTIN LUTHER KING JR PKWY

18,000 VPD

**THE ORIGINAL MATTRESS FACTORY**

**SITE: SOUTH SQUARE**

**SuperTARGET** **ROSS**  
DRESS FOR LESS

**petco** **sam's club**

**WESTGATE SHOPPING CENTER**

**PURE1MMR** **Beanstalk** **ATOMIC EMPIRE**  
because they grow so fast

68,000 VPD

**PARKWAY PLAZA**

**THE FRESH MARKET** **at home**  
The Home Décor Superstore

**DOLLAR TREE**

**UPTOWN CHEAPSKATE** **AutoZone**

**OAK CREEK VILLAGE SHOPPING CENTER**

**TJ-maxx** **Once upon a child**

**FRAME WAREHOUSE** **peppercorns**  
Guaranteed Lowest Price

DURHAM CHAPEL HILL BLVD

**Starbucks** **verizon** **PLAY IT AGAIN SPORTS**

**MATTRESSFIRM** **FedEx**  
Office

49,000 VPD

**PATTERSON PLACE**

**Kroger** **THE HOME DEPOT** **Panera BREAD**

**Total Wine & MORE** **KOHL'S + SEPHORA**

**DSW** **PET SMART**

**NEW HOPE COMMONS**

**Walmart** **BARNES & NOBLE**

**BEST BUY** **DICK'S SPORTING GOODS** **Michaels**

**OLD NAVY** **Marshalls**



90,000 VPD



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