

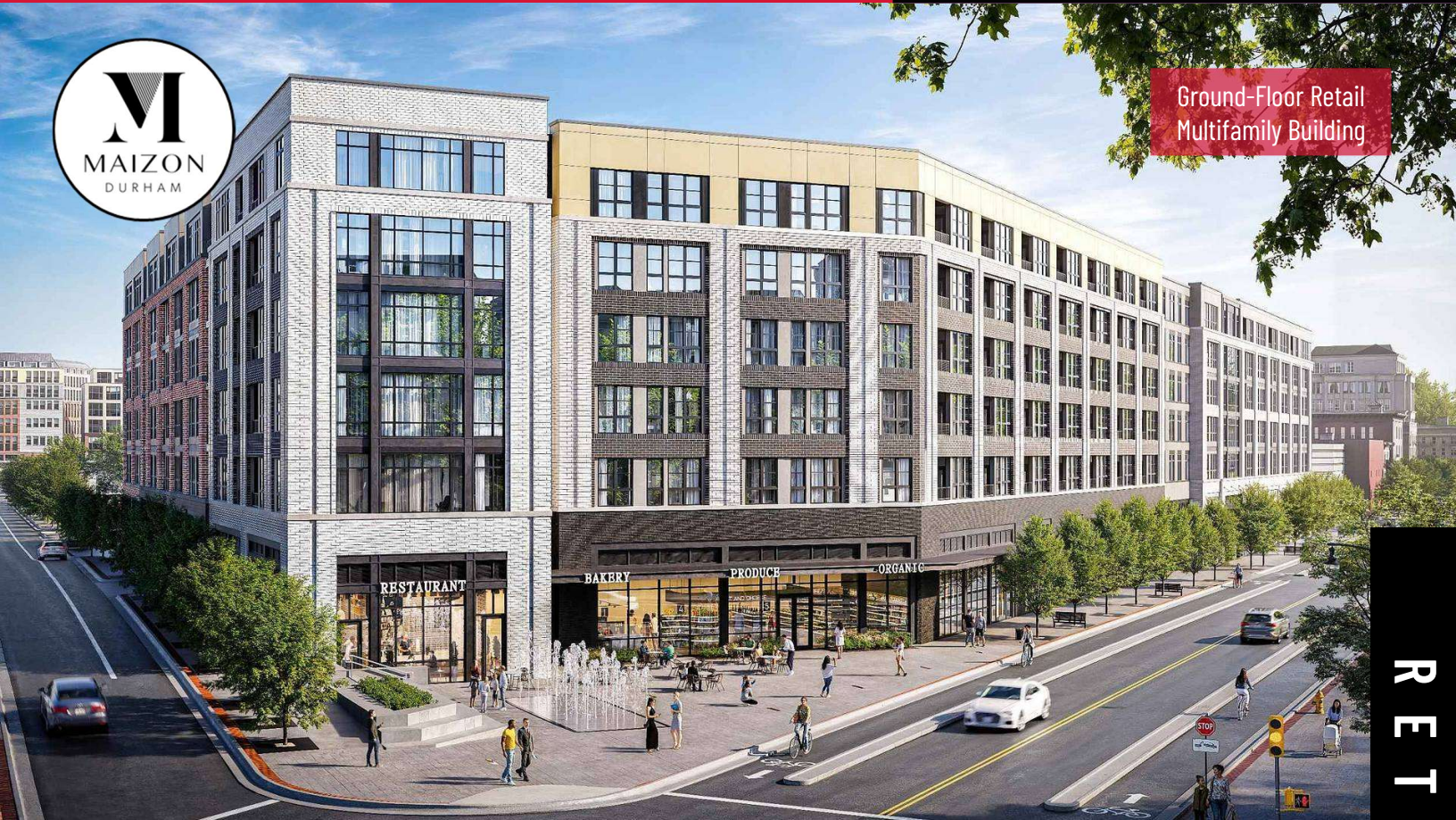
Retail Shops at Maizon FOR LEASE

4 Retail Units: $\pm 1,042$ sf to $\pm 5,200$ sf in Downtown Durham

zom[®]
LIVING



Ground-Floor Retail
Multifamily Building



ADDRESS:

500 East Main Street, Durham, NC 27701

AVAILABLE:

4 Retail Units; vary $\pm 1,042$ sf to $\pm 5,200$ sf of retail; units may be combined for larger space requirements.

LEASE RATE:

Negotiable \$/sf NNN; tenant pays directly for taxes, insurance, common area maintenance and utilities.

TI ALLOWANCE:

Negotiable based upon concept, credit & term length.

PARKING:

Structured parking deck with 860 spaces; 72 spaces are dedicated to retail customers; overflow paid parking is also available.

BUILDING:

Retail space is located on ground-floor of six-story luxury apartment building with 248 units. Developed by Zom Living, the building was delivered in Q3 of 2025. Retail space is ideal for food & beverage; health & beauty; fitness services; and/or soft retail goods businesses.

HIGHLIGHTS:

- Centrally located in downtown Durham.
- Sits prominently along East Main Street.
- Close proximity to Duke University campus.
- Rapid growth driven by Research Triangle Park.
- Offers great signage and branding opportunities.
- Has outdoor dining terrace with ample seating.
- Provides structured parking deck for customers.
- Attractive tenant improvement allowances.

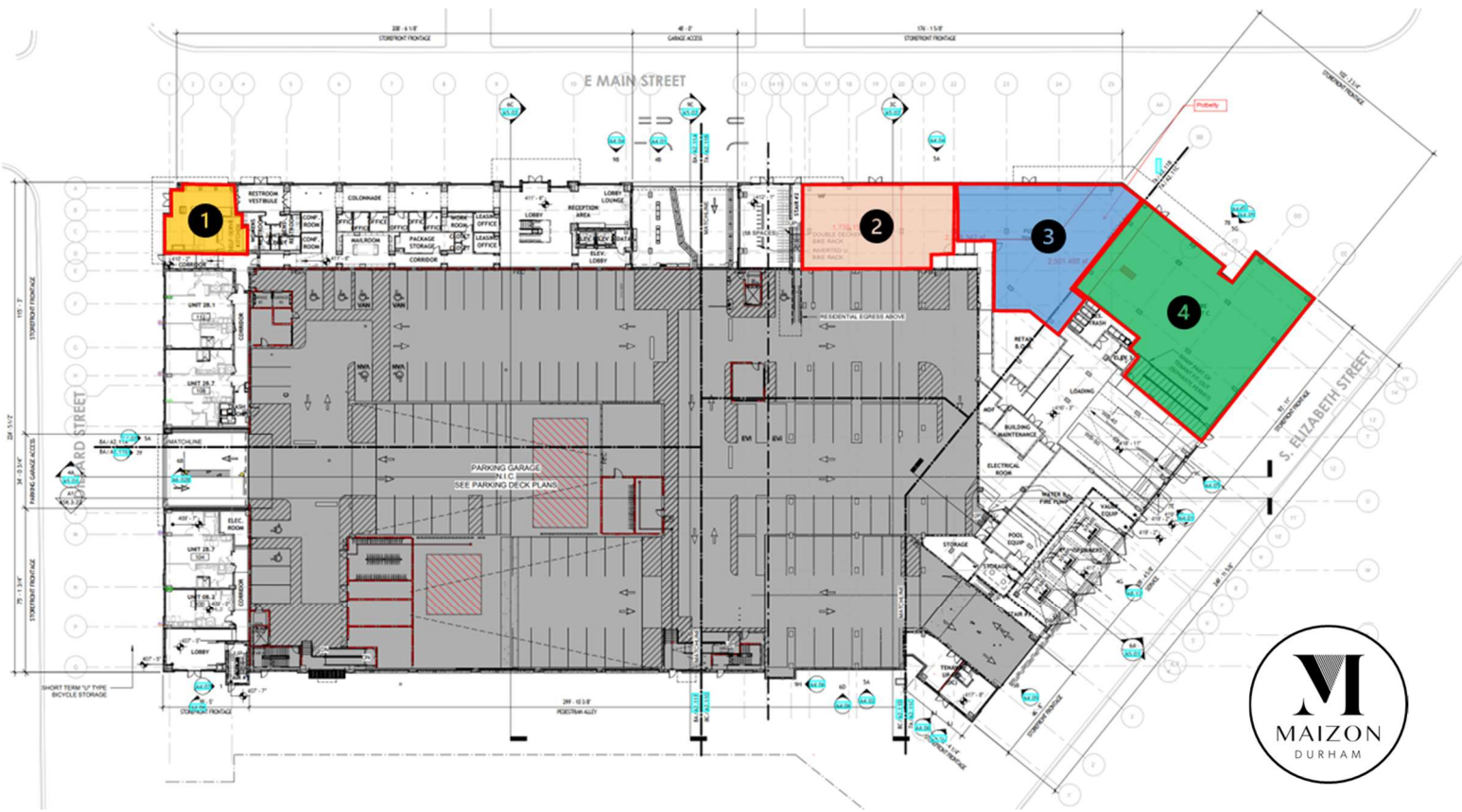


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RETAIL FOR LEASE

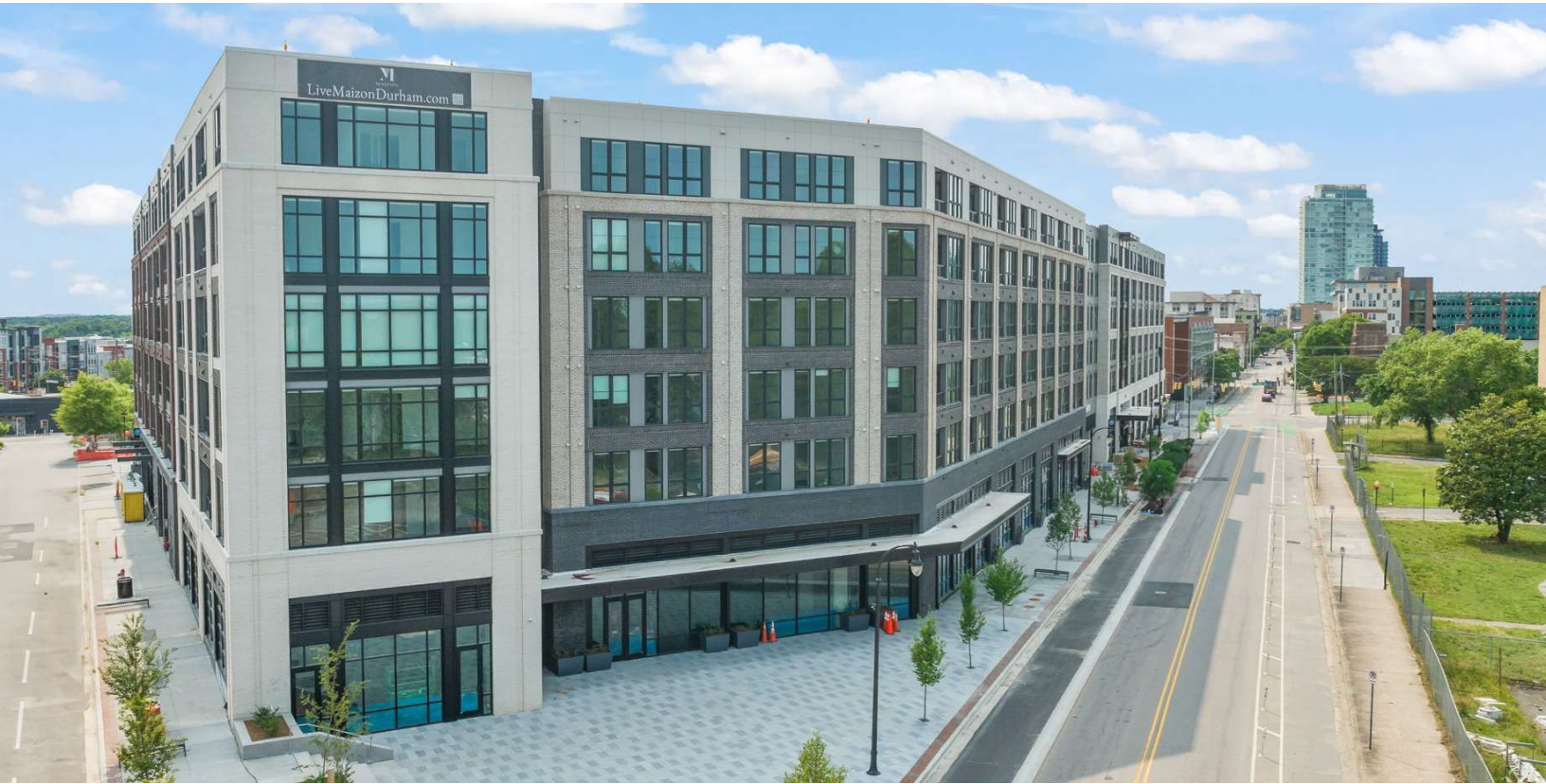
Ground-Floor Retail:



	Ceiling Height	Front Entrance	Grease Trap	Vent Chase	Rear Access	Outdoor Space	RSF
1	20'	2 Double Doors	No.	No.	None.	Sidewalk adjacent.	1,042
2	20'	1 Double Doors	No.	No.	1 Rear Door	Sidewalk adjacent.	2,700
3	20'	1 Double Doors	Shared.	Shared.	1 Rear Door	Sidewalk adjacent.	3,380
4	20'	1 Double Doors	Shared.	Shared.	1 Rear Door	Sidewalk adjacent.	5,200
Total:							12,322

Square footage figures are rough estimates based upon current blocking plan. Actual square footages will change, depending upon how retail space is ultimately subdivided. Additionally, there is opportunity for tenants to combine adjacent units to meet larger space requirements.

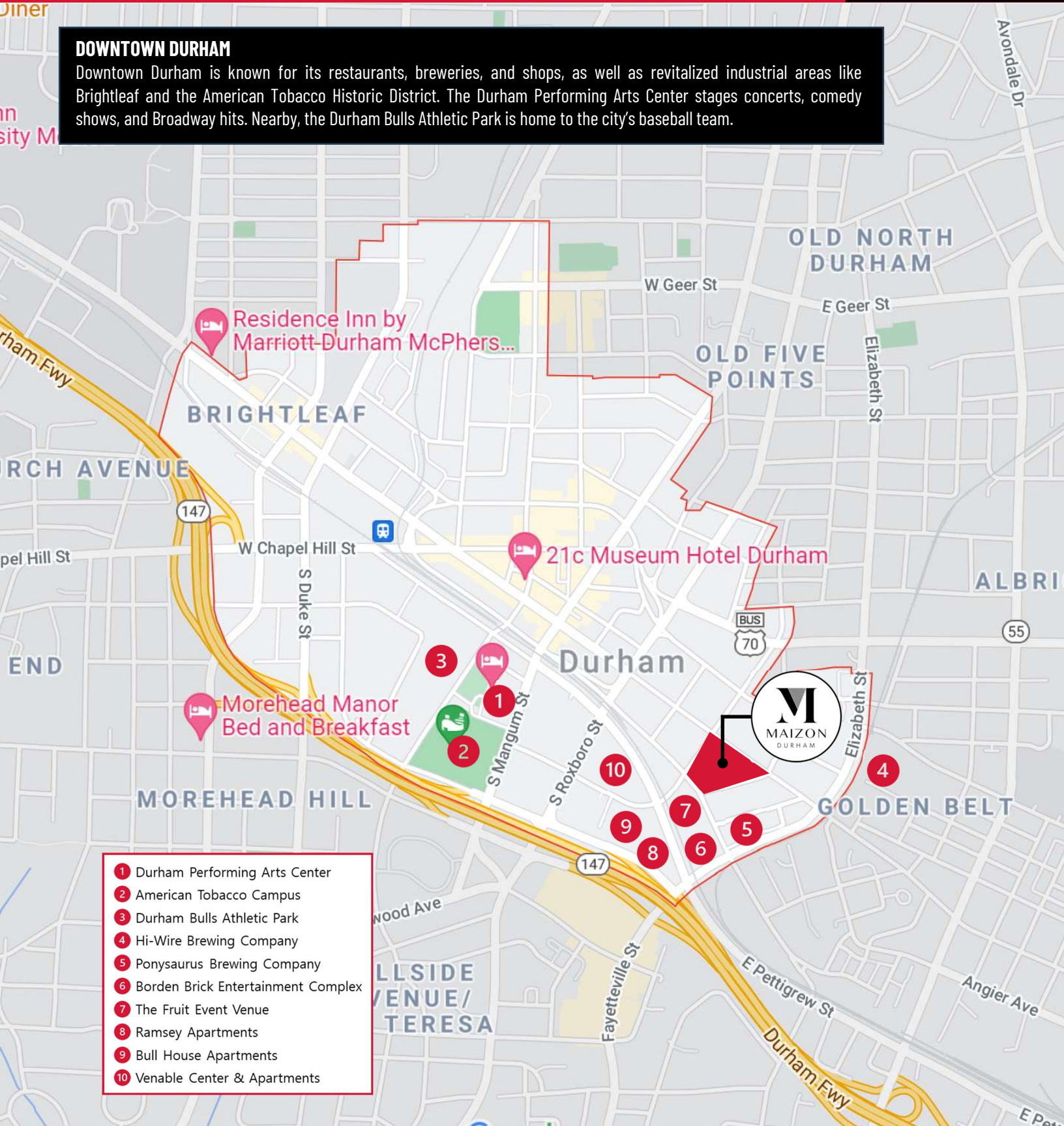
4 Retail Units: ±1,042 sf to ±5,200 sf in Downtown Durham





DOWNTOWN DURHAM

Downtown Durham is known for its restaurants, breweries, and shops, as well as revitalized industrial areas like Brightleaf and the American Tobacco Historic District. The Durham Performing Arts Center stages concerts, comedy shows, and Broadway hits. Nearby, the Durham Bulls Athletic Park is home to the city's baseball team.



- 1 Durham Performing Arts Center
- 2 American Tobacco Campus
- 3 Durham Bulls Athletic Park
- 4 Hi-Wire Brewing Company
- 5 Ponsaurus Brewing Company
- 6 Borden Brick Entertainment Complex
- 7 The Fruit Event Venue
- 8 Ramsey Apartments
- 9 Bull House Apartments
- 10 Venable Center & Apartments





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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.



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Bruce is a seasoned commercial real estate expert specializing in the sales, leasing, and advisory services for institutional-grade assets. With over 19 years of industry experience, he advises owners and investors on asset evaluation, maximizing market awareness, and strategic leasing to significantly enhance asset values and investor returns. Prior to his career in brokerage, Bruce held a key position at Dilweg, where he focused on sourcing debt and equity for portfolio assets. He holds an MBA from Duke University and a bachelor's degree in Economics from Vanderbilt University.