

HOPE VALLEY POINTE



FOR LEASE | $\pm 2,653$ SF

**4810 HOPE
VALLEY ROAD**

SUITE 107 | DURHAM, NC 27707

PRESENTED BY:



ALEX ZAJDEL

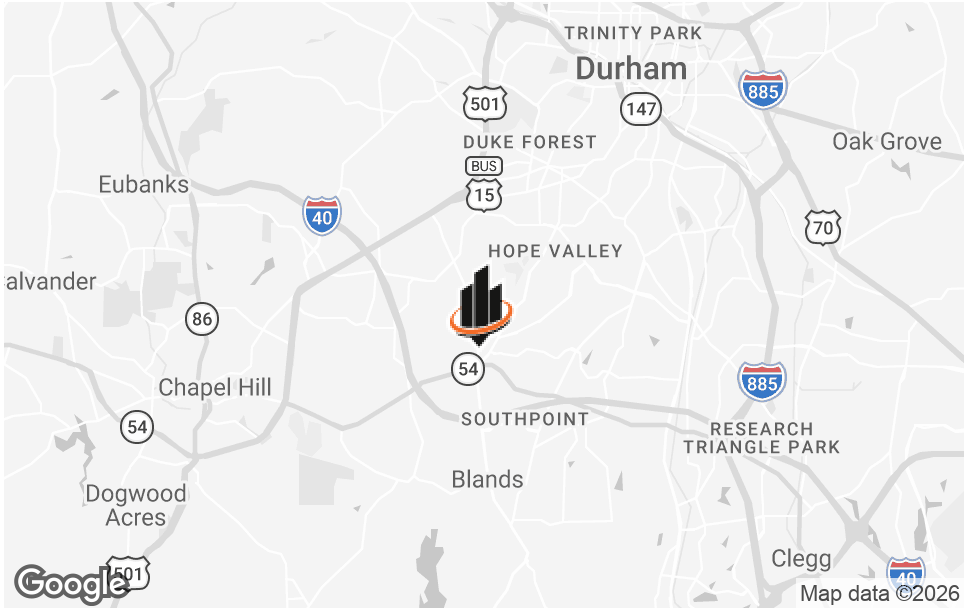
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JOHNNY WEHMANN

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PROPERTY SUMMARY



LEASE RATE	NEGOTIABLE
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OFFERING SUMMARY	
BUILDING SIZE:	±13,446 SF
SUITE 107 SIZE:	±2,653 SF
ZONING:	Commercial Neighborhood (CN)
TRAFFIC COUNTS:	±18,480 VPD
LEASE TYPE:	NNN

PROPERTY OVERVIEW

SVN | REA is pleased to present for lease **Suite 107, a ±2,653 SF retail space at Hope Valley Pointe**, a mixed-use center with a strong food & beverage tenant mix in south Durham. **Formerly a fitness center, the space features an open floor plan, private office, two restrooms**, and ample parking. Zoned Commercial Neighborhood (CN), it offers **excellent visibility along Hope Valley Road (±18,480 VPD)**.

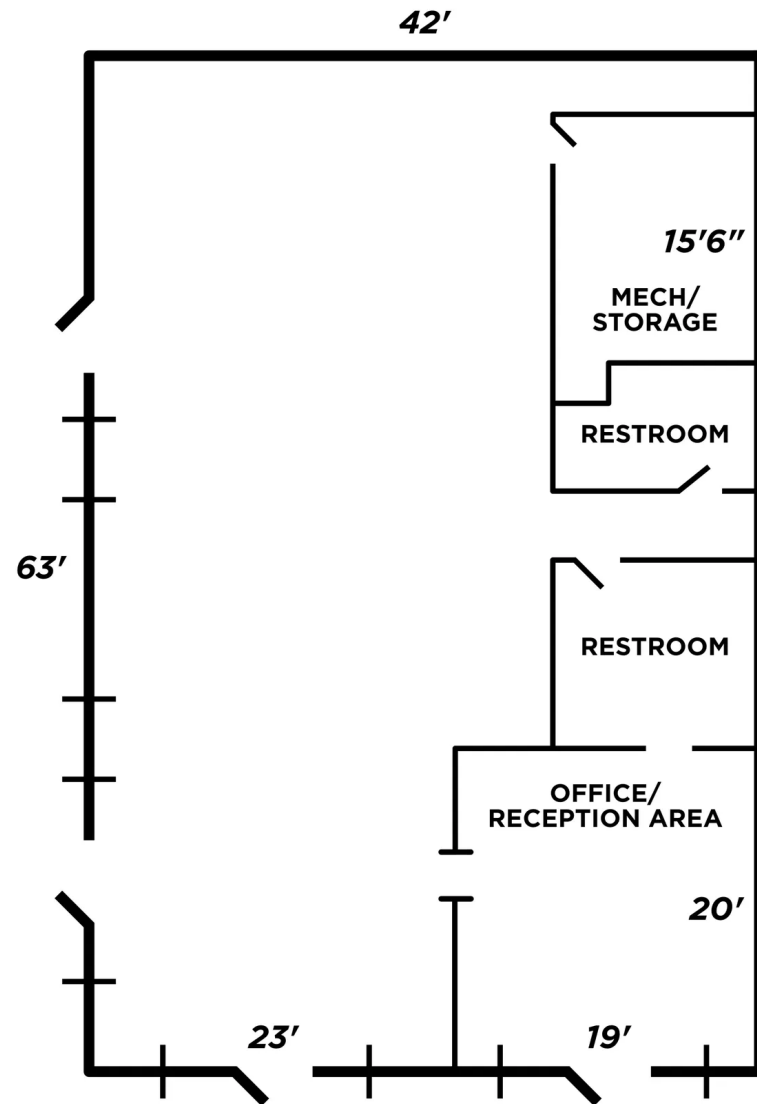
PROPERTY HIGHLIGHTS

- **Prime Location:** Across from the Woodcroft Neighborhood (2,000+ residents) and Shopping Center, just minutes from NC-54 (0.2 miles), I-40 (1 mile), Chapel Hill (1 mile), and Southpoint (2.5 miles).
- **Strong Tenant Mix:** Neighboring businesses include Randy's Pizza, Wine & Design, Growler Grlz, and CVS, driving consistent cross-shopping traffic.
- **Flexible Layout:** Open floor plan ideal for retail, fitness, or service-oriented users.
- **New HVAC Coming Soon:** Landlord is set to install a new HVAC system prior to delivery of space.
- **Established Retail Corridor:** Located in a walkable mixed-use center surrounded by a blend of national and local retailers.

PROPERTY PHOTOS



FLOOR PLAN



*FOR ILLUSTRATIVE PURPOSES ONLY

NEARBY RETAILERS

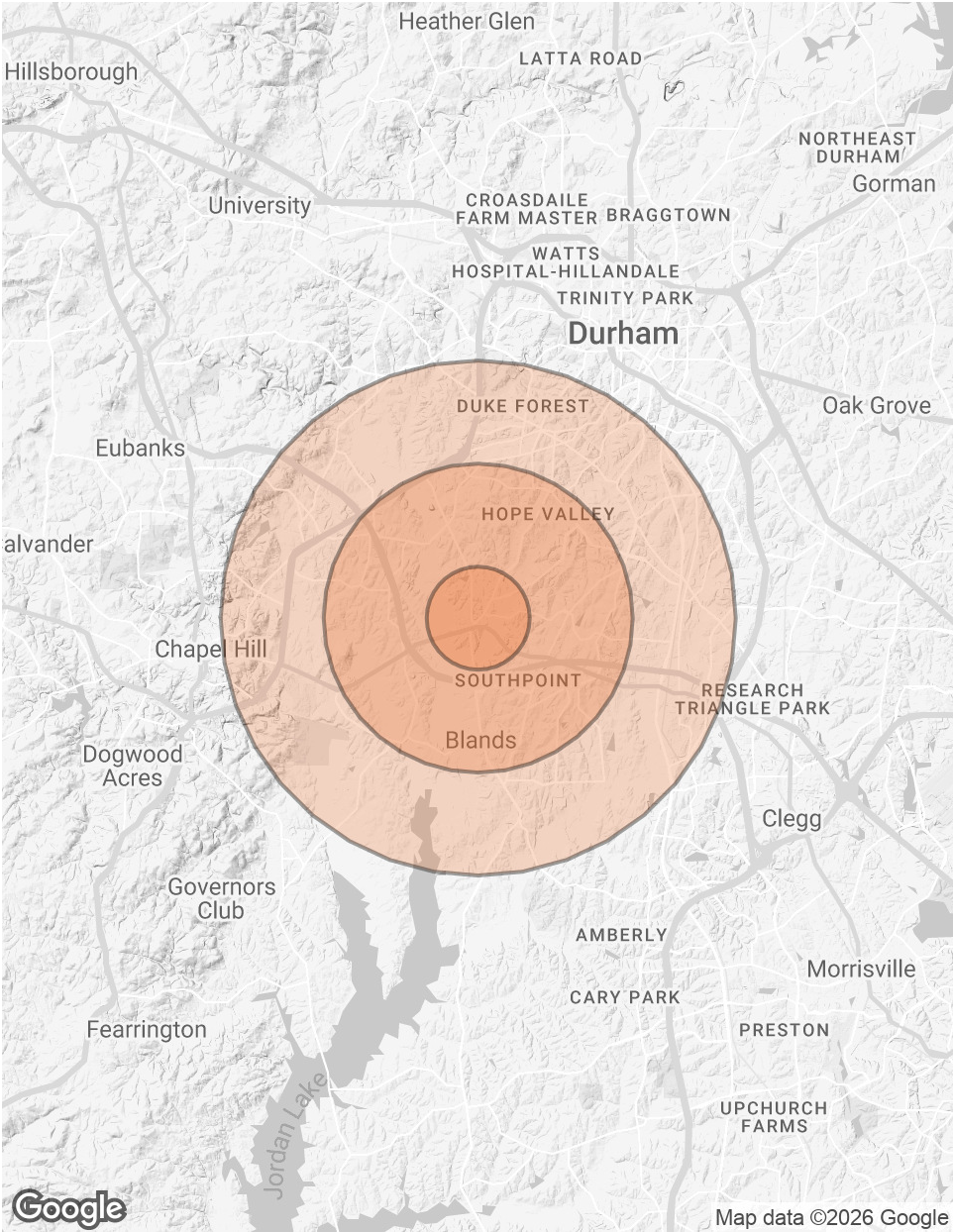


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,922	62,820	140,930
AVERAGE AGE	39	37.9	37.2
AVERAGE AGE (MALE)	36.2	36.5	35.8
AVERAGE AGE (FEMALE)	41.6	39.1	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,942	28,221	59,738
# OF PERSONS PER HH	2	2.2	2.4
AVERAGE HH INCOME	\$128,023	\$131,358	\$129,070
AVERAGE HOUSE VALUE	\$395,602	\$461,779	\$475,572

2023 American Community Survey (ACS)



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