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Marcus & Millichap
AM GROUP



\$1,404,054

NOI (YR 1)



\$1,869,159

NOI (YR 6)



212,996

TOTAL GLA (SF)*
4 BUILDINGS
*LEASABLE SF



20.09

LOT SIZE (AC)
2 PARCELS



95%

LEASED*
*LEASABLE SF



1959/1988

YEAR BUILT/RENOVATED



980+/-

PARKING SPACES



4+%

CAGR

INVESTMENT HIGHLIGHTS



GROCERY ANCHORED RETAIL

Infill Position | WALT: 4.8 Yrs | 4+% CAGR



MARKET TO MARKET LEASING POTENTIAL

43% Of The Leased Square Footage Has No Renewal Options



57% GROSS INCOME FROM NATIONAL/REGIONAL BRANDS

Family Dollar, Aaron's Rents, DaVita Dialysis, CitiTrends, Maxway, US Post Office



WITHIN TWO (2) MILES OF DOWNTOWN DURHAM

With +/- \$2.65 Billion in Recent Capital Investments



THREE (3) MULTI-TENANT BUILDINGS ONE (1) SINGLE-TENANT BUILDING | TWO (2) PARCELS

Totaling +/-212,996 Sq Ft and 20.09 Acres



TROPICANA SUPERMARKET

Strong Store Sales + Recent 10-Yr Lease Extension



RECENT LEASING MOMENTUM

New 10-Year Leases With Fishing Point Healthcare



HIGH DENSITY POSITION

Nearly 83,000 Population Within 3-Mile Radius

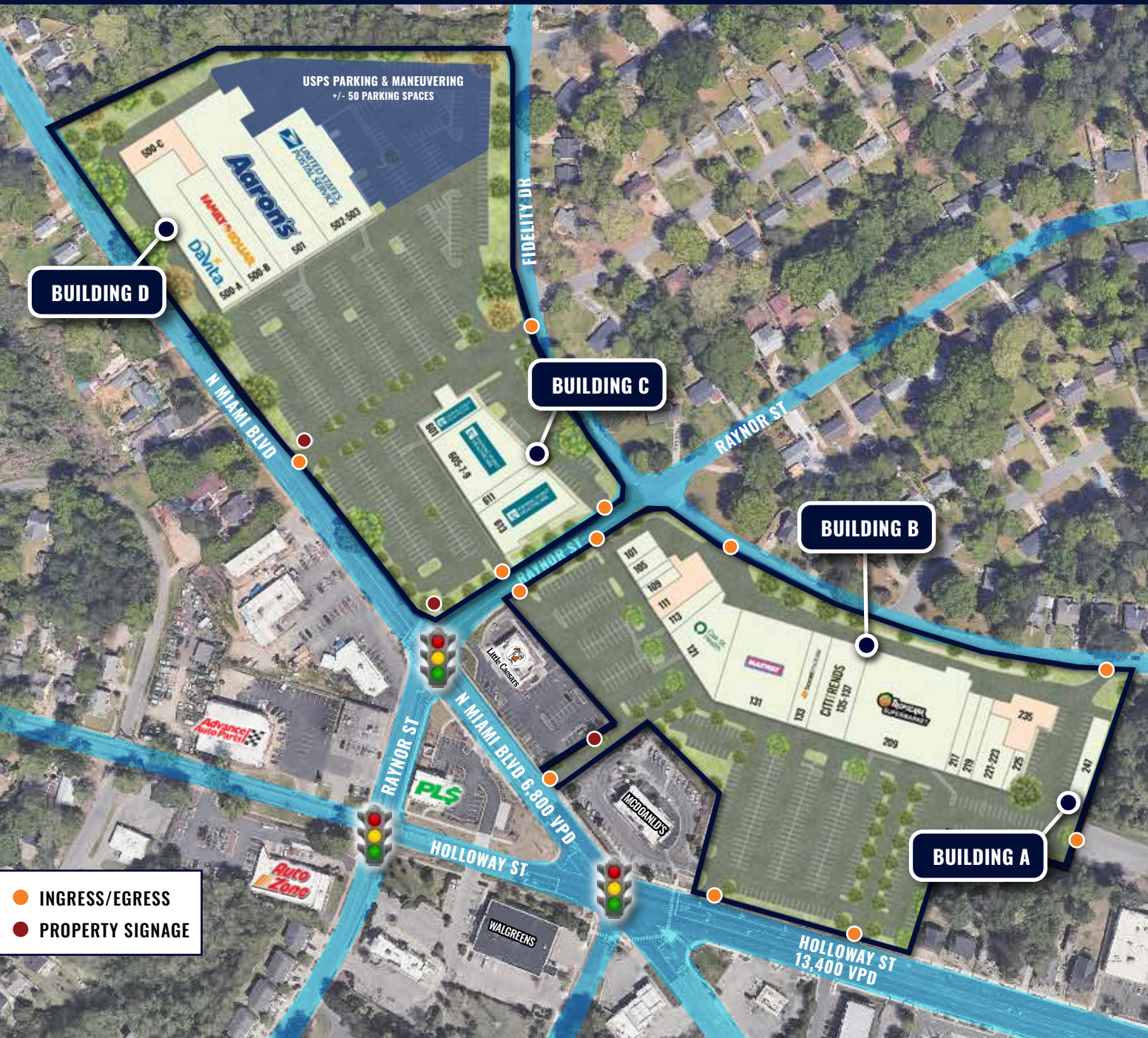


LONG-TERM VALUE

Nearly 20-Acres Between I-885 Interchange (0.5 Miles)
And Downtown Durham (2-Miles)

**FOR COMPLETE OFFERING MEMORANDUM,
PLEASE VISIT OUR CONFIDENTIAL DEAL ROOM
BY CLICKING HERE.**

SITE PLAN



SUITE	TENANT	SQ FT
BUILDING A		
247	Academy Vet Hospital	3,750
BUILDING B		
101	Subway	1,650
105	Total by Verizon	997
107	A&B Tobacco	1,317
109	Ace Cash Express	1,429
111	Vacant	4,066
113	Italian Pizzeria	2,000
121	Oak Street Health (Dark)	9,983
131	Maxway	18,812
133	Boost Mobile	2,408
135-137	Citi Trends	10,000
209	Tropicana Supermarket	29,794
217	Tienda Mi Pueblo II	2,340
219	Tops Chinese Restaurant	2,300
221-223	Taqueria Mi Pueblo	4,973
225	Invictus Barber Shop	791
235	Vacant	6,135
235a	Vacant (Unrentable)	2,353
BUILDING C		
601	Fishing Point Healthcare	2,980
605-7-9	Fishing Point Healthcare	11,440
611	H&R Bick	2,300
613	Fishing Point Healthcare	11,488
BUILDING D		
500-A	Davita Kidney Care	13,490
500-B	Family Dollar	10,010
500-C	Vacant (Unrentable)	6,294
501	Aaron's	30,000
502-503	US Postal Service	20,000
TOTAL GLA		212,996

20 - ACRES, SEPARATED BY RAYNOR ST, OFFERS LONG-TERM REPOSITION OPPORTUNITIES

+/-980 PARKING SPACES

downtown DURHAM

+/- 2-MILES



BUILDING B



TOP 10 GROCER IN 5-MILE RADIUS (10/35)*

*PLACER AI RANKING BASED ON FOOT TRAFFIC ESTIMATES IN GROCERY CATEGORY

RECENT 10-YEAR LEASE EXTENSION WITH TROPICANA SUPERMARKET. STRONG SALES HISTORY.



THE GROCERY ANCHORED SECTION OF THE SHOPPING CENTER HAS 508+/- PARKING SPACES

BUILDING B



CITI TRENDS: TOP 5 APPAREL STORE IN 5-MILE RADIUS (4/22)*

*PLACER AI RANKING BASED ON FOOT TRAFFIC ESTIMATES IN APPAREL CATEGORY



BUILDING B

43% OF THE LEASED SQUARE FOOTAGE HAS NO RENEWAL OPTION REMAINING



BUILDING B

BUILDING A

BUILDING C & D



FENCED PARKING & MANEUVERING
50+/- PARKING SPACES

BUILDING D

BUILDING C

N MIAMI BLVD

RAYNOR ST

THE MEDICAL ANCHORED SECTION OF THE SHOPPING CENTER HAS 422+/- PARKING SPACES

| BUILDING C



FISHING POINT
HEALTHCARE

COMING SOON



H & R BLOCK



FISHING POINT
HEALTHCARE

NEW 10-YEAR NNN LEASES WITH FISHING POINT HEALTHCARE

BUILDING D



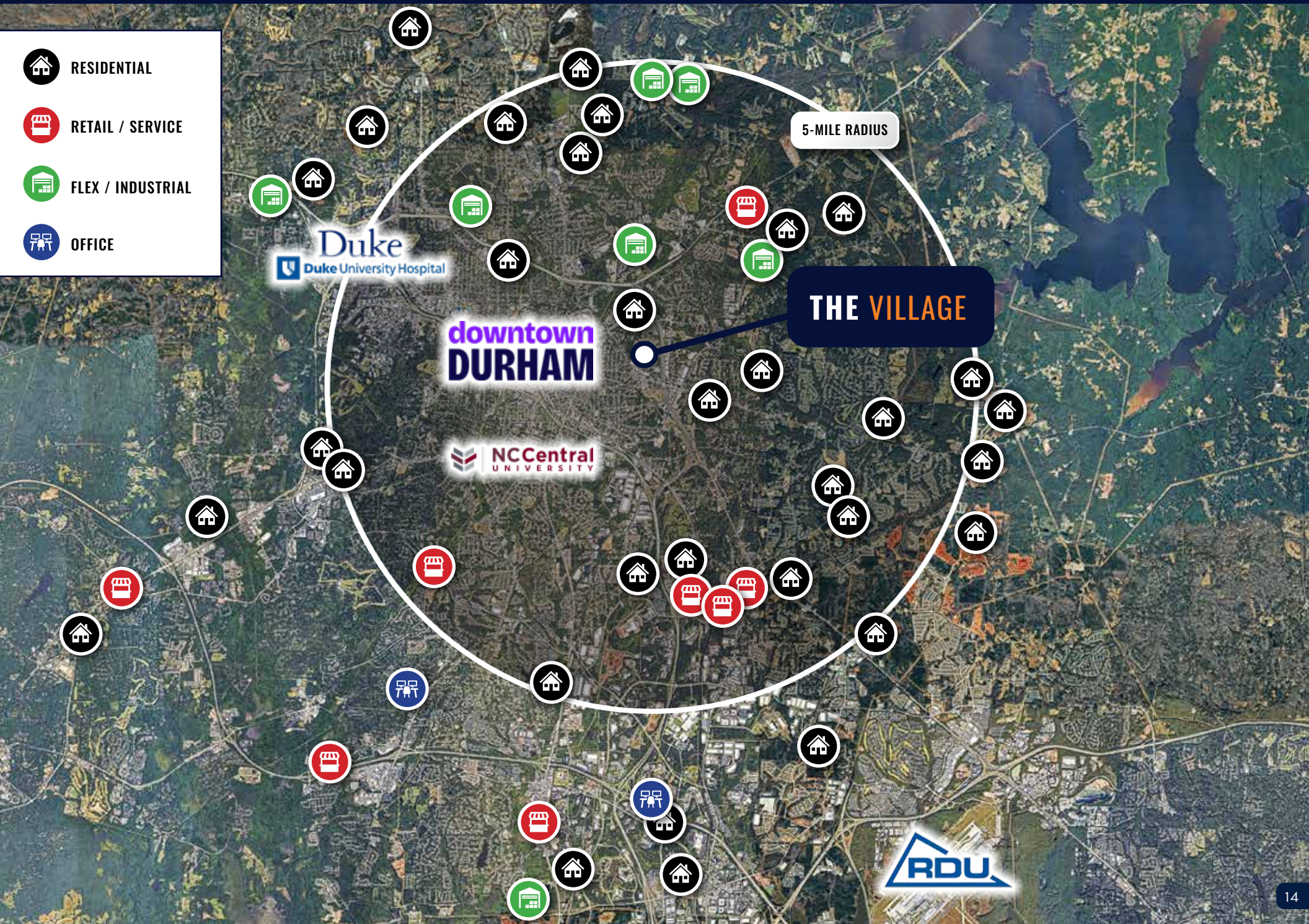
AARON'S: TOP 10 IN 5-MILE RADIUS (8/38)*

*PLACER AI RANKING BASED ON FOOT TRAFFIC ESTIMATES IN HOME IMPROVEMENT/FURNISHINGS CATEGORY



50+/- FENCED OUTDOOR PARKING SPACES FOR POST OFFICE

RECENT AREA DEVELOPMENT SNAPSHOT



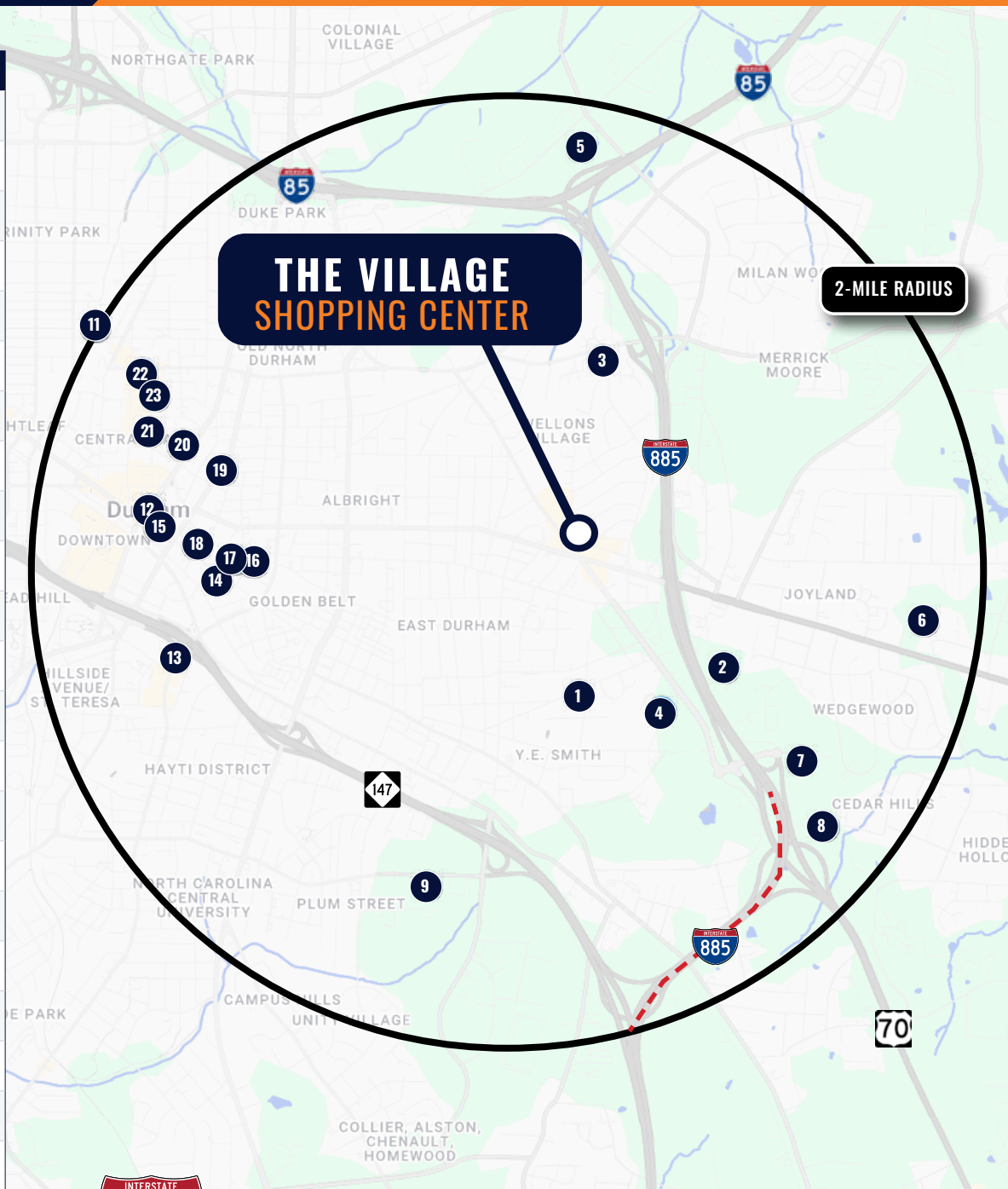
RECENT AREA DEVELOPMENT SNAPSHOT



RECENT AREA DEVELOPMENT

MORE THAN \$2.65 BILLION
INVESTED IN DOWNTOWN DURHAM IN THE PAST 5-YEARS

	PROJECT NAME	STATUS	NOTES	COMPLETED
1	Harvard Ave Apartments Residential	Completed	Multi-Family Units	2026
2	Durham Crossings Industrial	Proposed	102,953 SF Industrial Warehouse	TBD
3	Hardee Street Residential	Completed	132 Apartment Units	2025
4	Apartments Residential	Proposed	402 Apartment Units	TBD
5	Durham Logistics Center Industrial	Under Construction	351,000 SF Industrial Building	2026
6	Trails at Twin Lakes Residential	Completed	168 Apartment Units	2026
7	Cedar Trace Residential	Completed	180 Apartment Units	2025
8	NightStar Village Residential	Under Construction	Single-Family Home Rentals	2026
9	Novovisk Life Training Center Life Sciences Center	Under Construction	35,000 SF Life Sciences Center	2026
10	Camden Durham Residential	Completed	420 Apartment Units	2023
11	Villages of Hayti Residential	Completed	252 Apartment Units	2027
12	The Lofts at Southside Residential	Under Construction	100 Apartment Units	2026
13	Heritage Square Development Mixed-Use	Proposed	10-Acre Life Science Campus, Labs, Offices, Residential	TBD
14	Maizon Durham Residential	Completed	248 Apartment Units	2025
15	Converge Apartments Residential	Under Construction	172 Apartment Units, 88 Senior Units	2026
16	Vanguard Apartments Residential	Completed	72 Apartment Units	2025
17	Emblem Apartments Residential	Under Construction	148 Apartments	2027
18	Renegade Apartments Residential	Completed	110 Apartment Units	2025
19	The Willow Residential	Completed	Two 5-Story Buildings with 7 Condos Each	2025
20	Griffin Durham Residential	Completed	182 Apartment Units	2023
21	The Vega Residential	Completed	57 Apartment Units	2023
22	Geerhouse Mixed-Use	Completed	2.2 Acres, Multi-Family, Commercial Space	2024+
23	The Rigsbee Residential	Completed	178 Apartment Units	2024



I-885 (DURHAM EAST END CONNECTOR) IS A 1.25 MILE FREEWAY CONNECTING NC 147 AND US 70. CONSTRUCTION WAS COMPLETED IN 2022

DOWNTOWN DURHAM DEVELOPMENTS

Downtown Durham is undergoing significant transformation driven by large-scale mixed-use development, anchored by the American Tobacco Campus expansion and reinforced by over 30 active projects throughout the CBD. Recent activity is heavily concentrated in multifamily, life sciences, and adaptive reuse projects, with notable developments including Wye Mixed-Use (310 units), major Brightleaf District repositioning, and multiple mixed-income housing initiatives led by the Durham Housing Authority. Public investment in infrastructure and transit, combined with declining new supply in 2026, is expected to further strengthen fundamentals, positioning downtown Durham as a high-growth urban node within the Research Triangle.

DOWNTOWN DURHAM QUICK FACTS

INVESTMENT DOLLAR (2024)

\$61 MILLION

INVESTMENT DOLLAR ('99-'24)

\$2.65 BILLION

NEW BUSINESSES (2024)

287+

AVG COMMUTE TIME

19 MINUTES

TOTAL OFFICE SQ FT (2024)

5.3 MILLION

LIVING UNITS COMPLETED (2024)

6,070+

Source: Downtown Durham Inc, 2025 State Of Downtown Durham



WYE JUNCTION

310 RESIDENTIAL UNITS, 26,700 SF COMMERCIAL
MIXED-USE DEVELOPMENT - NEW CONSTRUCTION



HERITAGE SQUARE

10-AC LIFE SCIENCE, LABS, OFFICES, RESIDENTIAL
MIXED-USE DEVELOPMENT - PROPOSED



DURHAM INNOVATION DISTRICT

1.8 MILLION SF TOTAL, OFFICE, RETAIL, RESIDENTIAL
MIXED-USE DEVELOPMENT - NEW CONSTRUCTION



THE GREGSON

218,000 SF LAB (R&D) AND OFFICE SPACE
MIXED-USE DEVELOPMENT - PLANNING PHASE



AMERICAN TOBACCO EXPANSION

1.2 MILLION SF TOTAL, RETAIL, OFFICE, RESIDENTIAL
MIXED-USE DEVELOPMENT - PLANNING PHASE



THE NOVUS

GROUND RETAIL, MULTI-FAMILY UNITS
MIXED-USE DEVELOPMENT - UNDER CONSTRUCTION

MARKET OVERVIEW

Durham, North Carolina is a key component of the Research Triangle region (Raleigh–Durham–Chapel Hill)—one of the fastest-growing and most economically dynamic areas in the United States. Anchored by three Tier-1 research universities (Duke University, UNC-Chapel Hill, and NC State), the region benefits from a highly educated workforce and a strong innovation ecosystem.

The Durham MSA boasts an estimated \$63.9 billion GDP with sustained ~3%+ annual growth, outpacing national averages and reflecting a strong, knowledge-driven economy.

Demographics & Population Growth: Durham's population growth is fueled by in-migration of young professionals, driven by employment opportunities, quality of life, and relatively affordable living costs compared to larger tech hubs.



LIFE SCIENCES & BIOTECHNOLOGY

- Over 500 life science companies in the broader Triangle region
- Major employers and investors include Biogen, GRAIL, and Bayer Crop Science
- One of the largest biotech clusters in the U.S.



HEALTHCARE & MEDICAL RESEARCH

- Known as the "City of Medicine"
- Anchored by Duke University Health System, one of the top hospital systems in the Southeast
- Healthcare accounts for a major portion of employment and economic output



TECHNOLOGY & INNOVATION

- Growing presence of software, IT, and data-driven companies
- Close integration with Research Triangle Park (RTP)



ADVANCED MANUFACTURING

- Includes pharmaceutical manufacturing, aerospace components, and advanced materials
- Supported by workforce training programs and technical education resources



MAJOR EMPLOYERS

AISIN

UNC

Wolfspeed

IQVIA

Biogen

GSK

CISCO



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	11,376	87,243	195,681
2025 Estimate	11,117	82,917	186,179

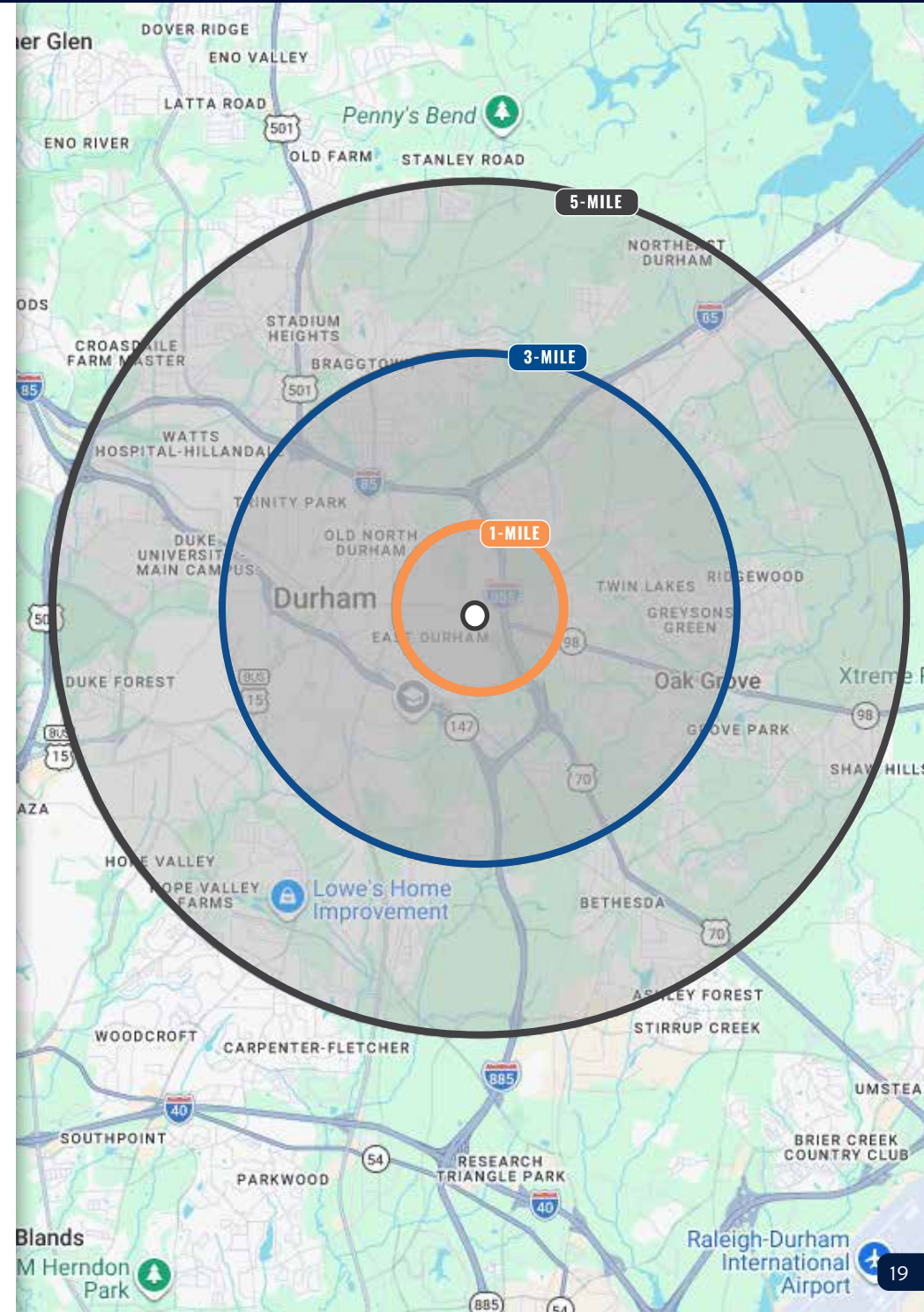
DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	5,957	94,987	242,682

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2030 Projections	4,357	35,373	81,329
2025 Estimate	4,232	33,174	76,663

OWNER OCCUPIED HOUSING	1 MILE	3 MILE	5 MILE
2030 Owner Occupied Housing Units	29.99%	39.53%	43.31%
2030 Renter Occupied Housing Units	60.07%	50.15%	48.38%
2025 Owner Occupied Housing Units	29.70%	39.68%	43.23%
2025 Renter Occupied Housing Units	60.40%	50.13%	48.54%

2025 EST. HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$200,000 or More	2.74%	9.03%	9.67%
\$150,000 - \$199,999	4.36%	7.43%	8.84%
\$100,000 - \$149,999	17.03%	19.80%	20.22%
\$75,000 - \$99,999	6.56%	11.79%	11.84%
\$50,000 - \$74,999	13.64%	15.41%	15.11%
\$35,000 - \$49,999	13.92%	10.78%	10.81%
\$25,000 - \$34,999	16.38%	7.84%	6.97%
\$15,000 - \$24,999	11.76%	7.85%	7.43%
\$10,000 - \$14,999	4.88%	3.86%	3.48%
UNDER \$9,999	8.72%	6.23%	5.63%
2025 Est. Average Household Income	\$65,646	\$92,750	\$97,796
2025 Est. Median Household Income	\$45,911	\$74,888	\$79,451
2025 Est. Per Capita Income	\$25,093	\$39,468	\$42,157

[CLICK HERE FOR COMPLETE DEMOGRAPHIC REPORT](#)





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