

DURHAM COUNTY  
BOARD OF ELECTIONS

JUAN'S TACO

ZAXBY'S

CVS  
pharmacy

S. ROXBORO STREET (8,900 AADT)

MARTIN LUTHER KING JR. PARKWAY (23,000 AADT)

# FOR LEASE

## SHOPPES OF HOPE VALLEY

3825 S. ROXBORO ST | DURHAM, NC 27713

### LISTING BROKER:

VIJAY K. SHAH, CCIM

SENIOR VICE PRESIDENT

919.645.1425 (D) | 919.812.0964 (M)

VSHAH@TRADEMARKPROPERTIES.COM

## RETAIL SHOPS, MODIFIED RESTAURANT AND SALON SPACE AVAILABLE

## PROPERTY HIGHLIGHTS

- Shoppes of Hope Valley is a ±113,472 SF Community Center located in Durham
- Availability:
  - Suite 118: 1,600 SF (Former Superior Insurance)
  - Suite 125: 1,840 SF (Former Metro PC)
  - Suite 133: 1,640 SF (Former Cricket Wireless)
  - Suite 136: 1,600 SF (Former Office)
  - Suite 138: 1,600 SF (Former Salon)
  - Suite 139: 1,600 SF (Former Xpert Nutrition)
  - Suite 140: 1,600 SF (Former Dry Clean/Tailor)
- Durham County Board of Elections is currently renovating the former ±55,000 SF anchor space occupied by Kroger
- Pylon (2) signage available for rent
- 5:1,000 SF parking ratio (580 Spaces)
- Located at the corner of S. Roxboro Street (8,900 AADT) and Martin Luther King Jr Parkway (29,000 AADT)
- 15 minutes from Downtown Durham, Duke University and Duke Hospital (Durham County's largest employer)
- Dense concentration of residential and highly-paid university and medical staff



**LEASE RATE:**  
**\$20.00/SF + \$3.00 NNN**

# SHOPPES OF HOPE VALLEY

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STE	TENANT	SF	AVAILABILITY
101	Durham County Board of Elections	54,436	Leased
115	Premier Chiropractor	1,600	Leased
116	Boost Mobile	1,600	Leased
117	Tobacco Store	1,600	Leased
118	<b>FORMER SUPERIOR INSURANCE</b>	<b>1,600</b>	<b>07/01/2025</b>
119	DMV	2,835	Leased
122	Durham County	5,046	Leased
123	Angie's Jamaican Grill	1,600	Leased
124	China Wok	1,600	Leased
125	<b>FORMER METRO PC</b>	<b>1,840</b>	<b>IMMEDIATE</b>
126	Diva Nail	1,400	Leased
129	Cato Fashions	4,680	Leased
130	Family Dollar	8,000	Leased
131	Friends of Durham County Library	3,627	Leased
133	<b>FORMER CRICKET WIRELESS</b>	<b>1,640</b>	<b>IMMEDIATE</b>
134	Island Rhythm Cafe	1,600	Leased
135	Mr. Shark Fish & Chicken	1,600	Leased
136	<b>SAMET</b>	<b>1,600</b>	<b>09/01/2025</b>
137	Thiosanne African Hair Braiding	1,600	Leased
138	<b>FORMER SALON</b>	<b>1,600</b>	<b>IMMEDIATE</b>
139	<b>VACANT</b>	<b>1,600</b>	<b>IMMEDIATE</b>
140	<b>VACANT</b>	<b>1,600</b>	<b>IMMEDIATE</b>
141	<b>FORMER DRY CLEANER</b>	<b>1,575</b>	<b>IMMEDIATE</b>
146	Beauty Smart	5,968	Leased
150	Baker's Dozen	1,625	Leased



\*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

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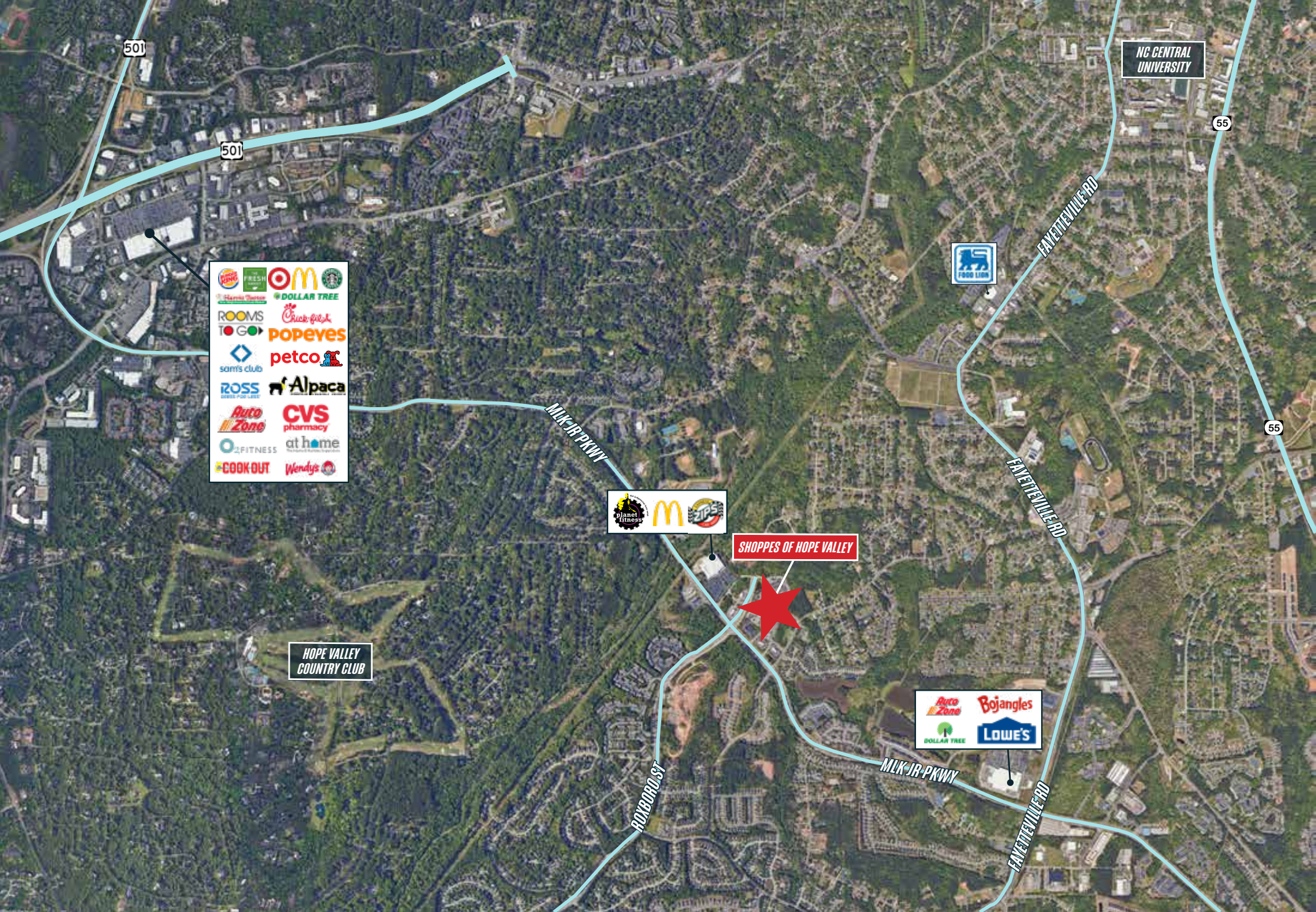
1001 WADE AVENUE SUITE 300  
RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552

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- McDonald's
- Dollar Tree
- Chick-fil-E
- Popeyes
- Petco
- Sam's Club
- Ross
- Alpacas
- Auto Zone
- CVS pharmacy
- Planet Fitness
- at home
- Cook Out
- Wendy's

**SHOPPES OF HOPE VALLEY**

**HOPE VALLEY COUNTRY CLUB**

**NC CENTRAL UNIVERSITY**

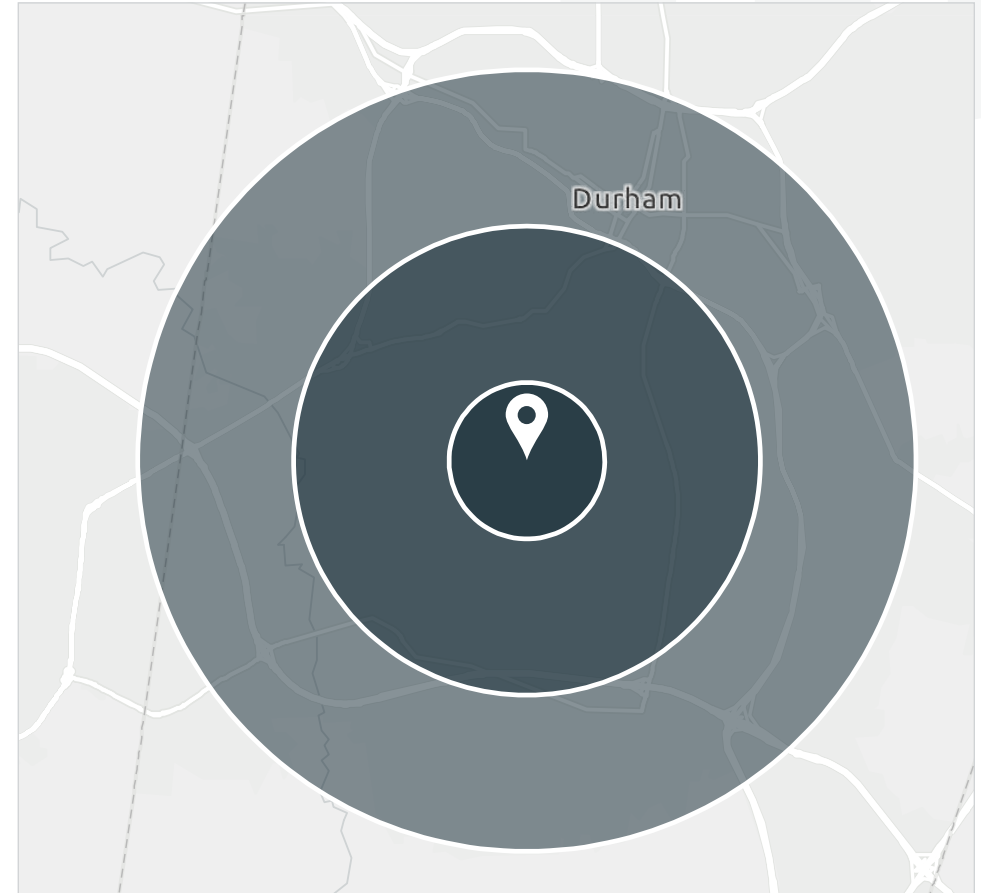
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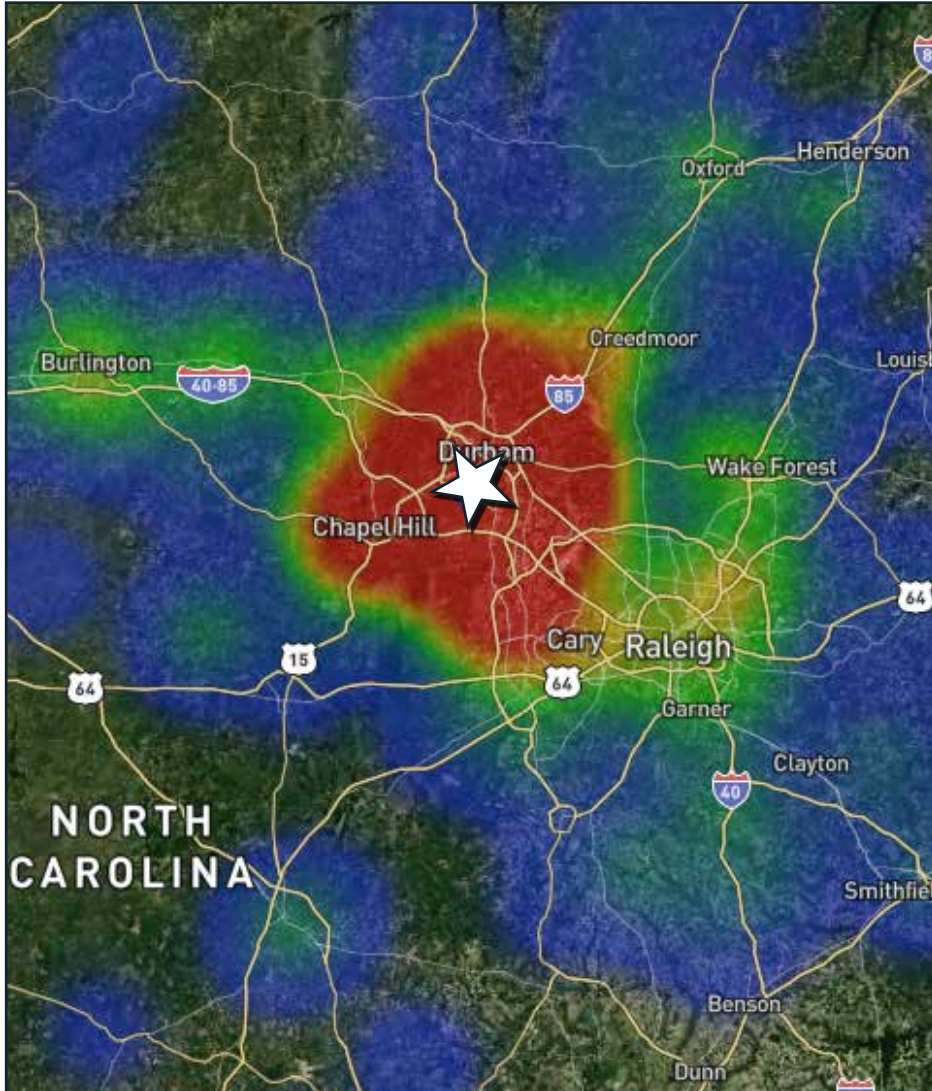
# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2025 POPULATION</b>	9,492	87,256	194,558
<b>2030 POPULATION (PROJECTED)</b>	9,396	88,657	203,469
<b>2025 HOUSEHOLDS</b>	3,945	37,661	83,700
<b>2030 HOUSEHOLDS (PROJECTED)</b>	3,941	38,719	89,213
<b>OWNER-OCCUPIED HOUSING UNITS</b>	2,895	18,852	36,718
<b>RENTER-OCCUPIED HOUSING UNITS</b>	1,083	18,809	46,982
<b>2025 AVERAGE HOUSEHOLD INCOME</b>	\$100,175	\$116,885	\$115,851

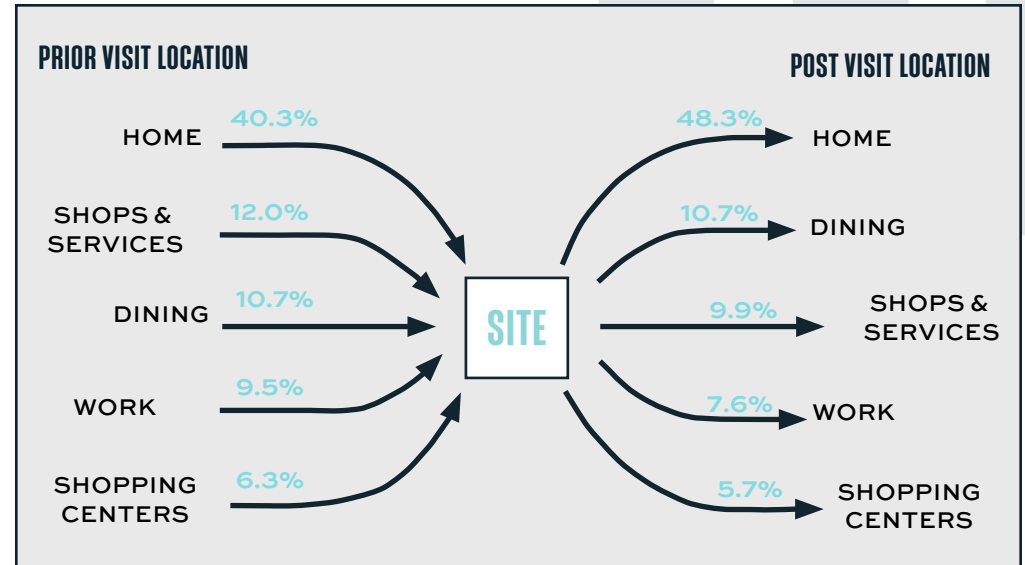


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## CUSTOMER JOURNEY HEAT MAP



## CUSTOMER JOURNEY LOCATION VISITS



## CUSTOMER VISIT STATS



*Data provided by Placer.ai. As of August 2024.*

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**EXCLUSIVE BROKERS:**

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