

ERWIN TERRACE I & II

RETAIL FOR LEASE

2812 & 2816 ERWIN ROAD
DURHAM, NC 27705

Erwin Terrace II

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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AVAILABILITY

- Suite 203: $\pm$ 1,696 SF

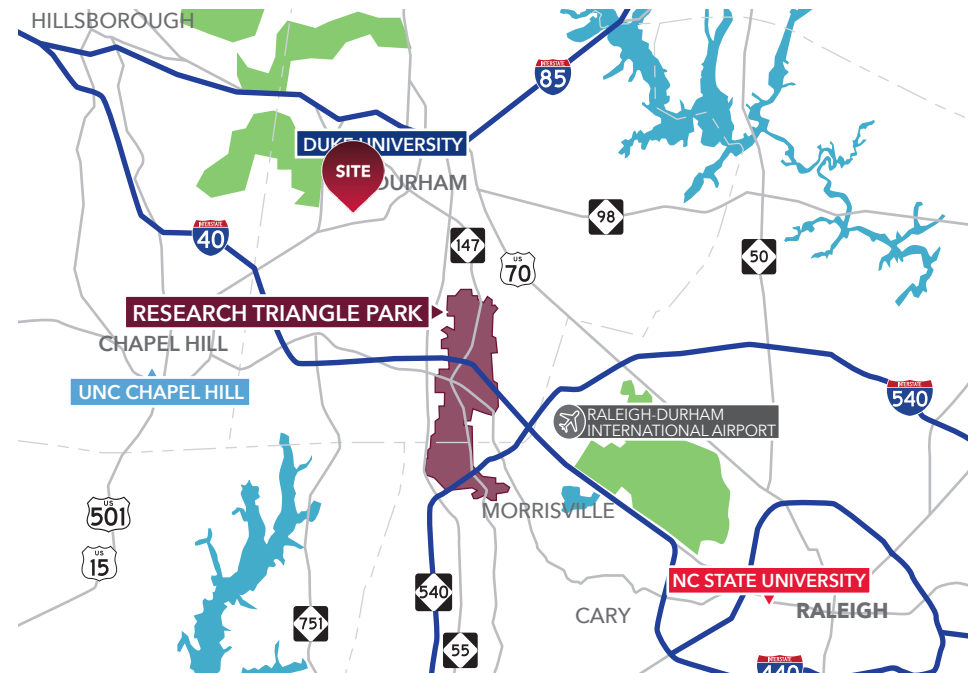
PROPERTY OVERVIEW

- Class A mixed-use development located at the intersection of Erwin Road and S. LaSalle Street
- Erwin Terrace consists of 2 buildings totaling over 118,000 SF of luxury apartments, offices, and street and ground level retail
- Walking distance to Duke University Hospital, Duke University, Durham VA Hospital, and Lenox Baker Children's Hospital
- Convenient to US 15-501 and NC 147/Durham Freeway
- Property adjoins a 141-key AC Hotel by Marriott
- Beautiful outdoor space
- Ample surface and structured parking
- Daytime population in excess of 36,000 within 1-mile radius
- Traffic Counts: 13,000 VPD on Erwin Road (NC DOT 2023)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,327	76,613	172,895
Average HH Income	\$52,221	\$115,151	\$103,579
# of Businesses	628	4,517	7,361
# of Employees	28,074	72,925	109,428
Daytime Population	36,983	117,185	208,962

Source: ESRI 2024



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ERWIN TERRACE I	
Pho & Poke	Heavenly Buffaloes
Luxury Nail Spa	Walgreens Specialty Pharmacy
Walgreen's	Early Bird Donuts
AVAILABLE - SUITE 203 ±1,696 SF	

ERWIN TERRACE II	
Pure Vegan Cafe	Sushi Love
Optix Eyecare	NAAN Stop Indian Cuisine
Terrace Restaurant	

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Suite 203: ±1,696 SF

- TICAM | \$3.48 psf
- \$25 psf/mo
- Lots of natural light



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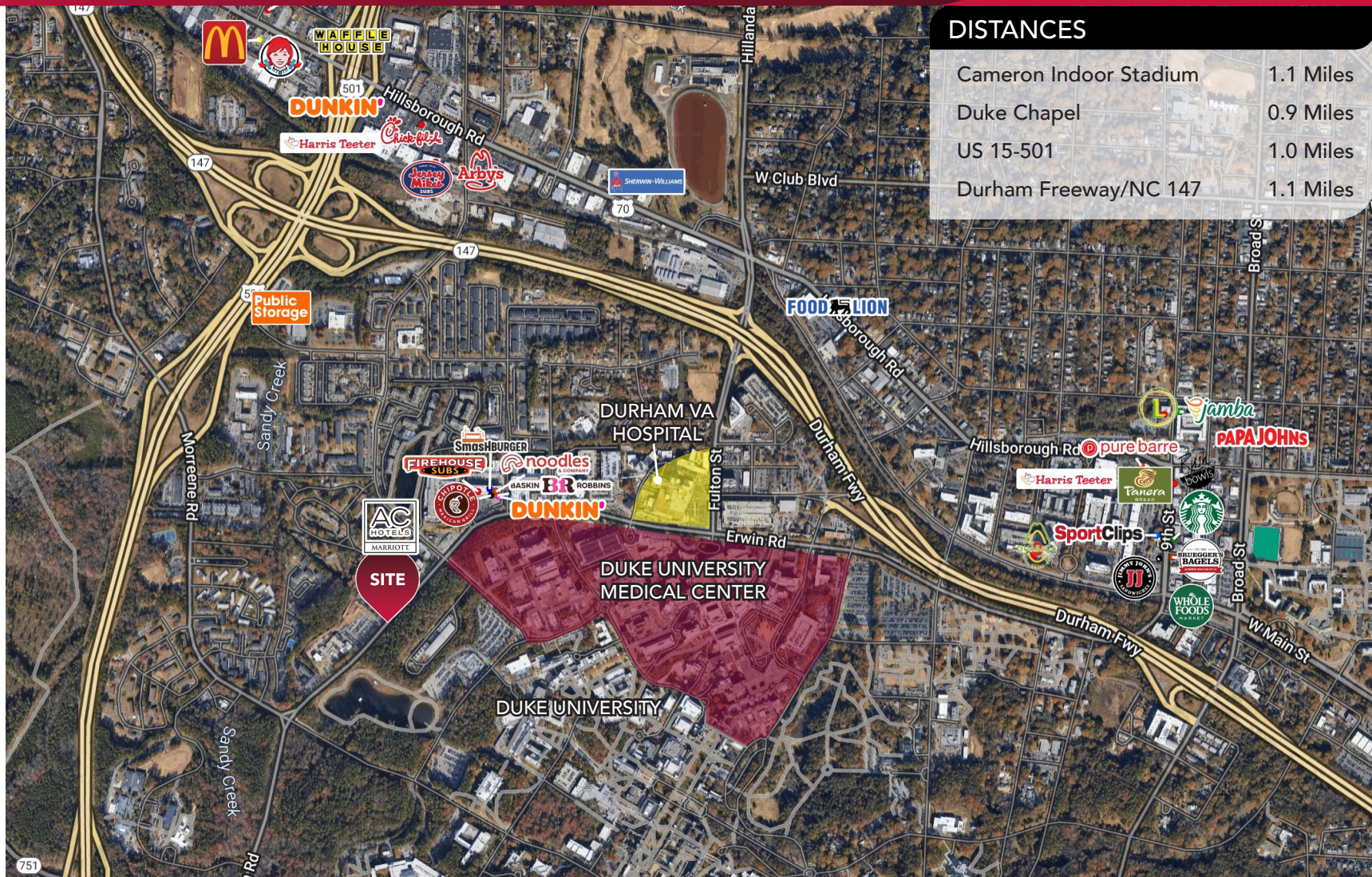
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