



HARD CORNER RETAIL BOX FOR LEASE

SOUTH SQUARE

4001 DURHAM-CHAPEL BLVD, DURHAM, NC 27707



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PROPERTY OVERVIEW



OFFERING SUMMARY

| | |
|-------------------------------------|---------------------|
| Available SF: | Ste. 1 3,760 SF |
| | Ste. 3 2,100 SF |
| | Ste. 10 30,600 SF |
| Lease Rate: | Call Broker |
| Lot Size: | 53.0 Acres |
| Building Size: | 109,590 SF |
| Parking Ratio (Per 1,000 SF) | 4.84 |

PROPERTY OVERVIEW

South Square is a Power Center with Super Target and Sam's Club, Petco, and Ross Dress for Less. Co-tenants Firestone, European Wax Center, Great Clips, GameStop, Modern Nails, and Mattress Firm. The 30,600 square foot Office Depot building will be available for lease in April 2027.

PROPERTY HIGHLIGHTS

- Located just off of heavily traveled Martin Luther King Pkwy and US-501.
- 70% of the retailers have operated at the Property for 10 years or longer.
- The Raleigh-Durham-Chapel MSA is one of the fastest growing MSA's in the United States
- Suite 1 is a 2nd gen restaurant space

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|--------------------|-----------|-----------|-----------|
| Total Households | 25,164 | 77,213 | 182,356 |
| Daytime Population | 36,026 | 106,302 | 227,236 |
| Average HH Income | \$121,611 | \$112,898 | \$119,903 |

SITE MAP

| | | | |
|-----------------------|-----------|------------------------|-----------|
| 1 AVAILABLE | 3,760 SF | 9 Navy Federal | 3,137 SF |
| 2 Firestone | 15,259 SF | 10 AVAILABLE | 30,600 SF |
| 3 AVAILABLE | 2,100 SF | 12 Petco | 16,150 SF |
| 4 Great Clips | 987 SF | 13 Merle Norman | 2,040 SF |
| 5 Modern Nails | 1,525 SF | 14 Ross Dress for Less | 30,187 SF |
| 6 European Wax Center | 2,100 SF | | |
| 7 Mattress Warehouse | 3,727 SF | | |

OWNED BY LANDLORD
 AVAILABLE
 CURRENT TENANT
 NOT INCLUDED



THE ORIGINAL MATTRESS FACTORY

SITE: SOUTH SQUARE

SuperTARGET **ROSS**
DRESS FOR LESS

petco **sam's club**

WESTGATE SHOPPING CENTER

PURE1MMR **Beanstalk** **ATOMIC EMPIRE**
because they grow so fast

PARKWAY PLAZA

THE FRESH MARKET **at home**
The Home Décor Superstore

DOLLAR TREE

UPTOWN CHEAPSKATE **AutoZone**

OAK CREEK VILLAGE SHOPPING CENTER

TJ-maxx **Once upon a child**

FRAME WAREHOUSE **pepper's**
Guaranteed Lowest Price

Starbucks **verizon** **PLAY IT AGAIN SPORTS**

MATTRESSFIRM **FedEx Office**

PATTERSON PLACE

Kroger **THE HOME DEPOT** **Panera BREAD**

Total Wine & MORE **KOHL'S + SEPHORA**

DSW **PET SMART**

NEW HOPE COMMONS

Walmart **BARNES & NOBLE**

BEST BUY **DICK'S SPORTING GOODS** **Michaels**

OLD NAVY **Marshalls**

MARTIN LUTHER KING JR PKWY

18,000 VPD

68,000 VPD

DURHAM CHAPEL HILL BLVD

49,000 VPD

90,000 VPD

40



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