

Pickett-Sprouse

919.493.0395

RE -

FOR LEASE

4701 Hillsborough Road, Durham, NC



Community Retail Center

- Zoned CN, Commercial Neighborhood
- Land Area 1.59 Acres

RETAIL/SERVICES

Former Game Room - 3,150 SF

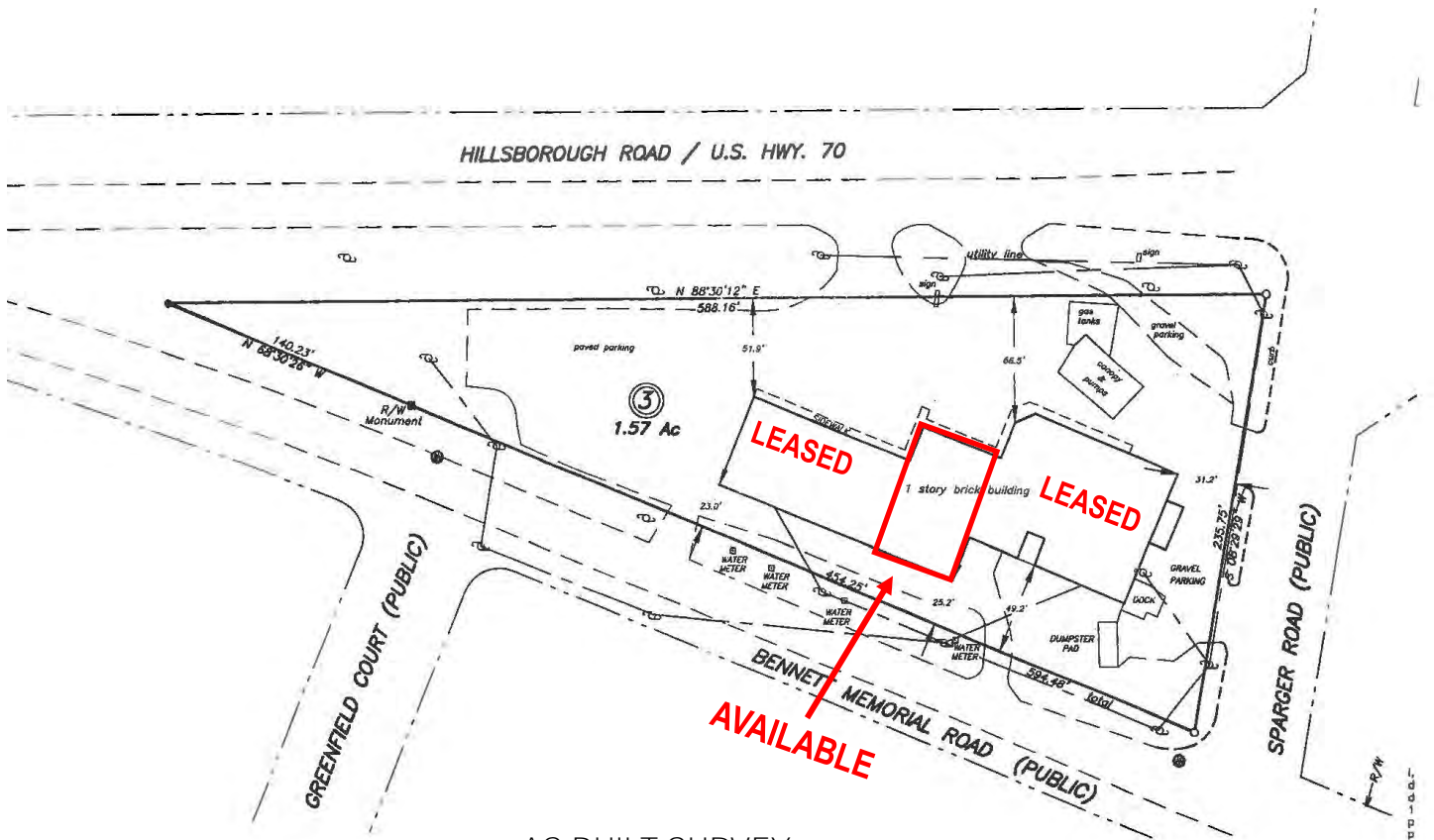
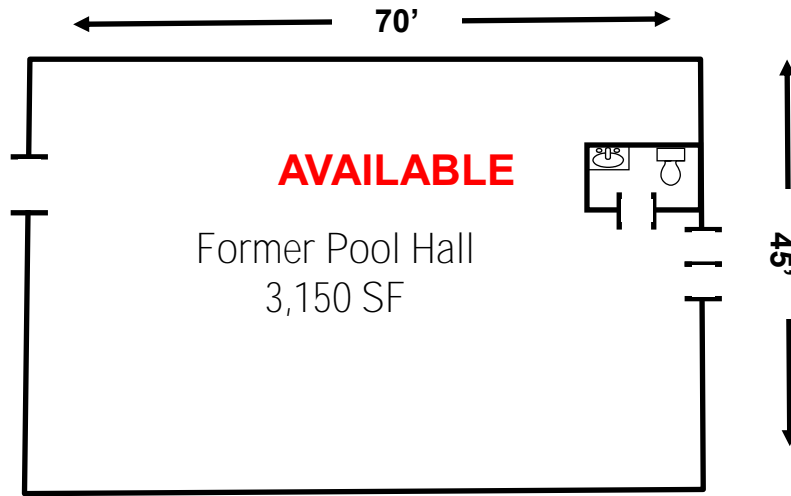
\$12 SF plus utilities and
janitorial by tenant

For more information, please contact:

Mark Micol | micol@pickett-sprouse.com — Direct 919-287-3048 | Cell 919-414/3159

Mark O'Neal | marko@pickett-sprouse.com - Direct 919-287-3051 | Cell 919-815-8303

Visit us at pickett-sprouse.com



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DEMOGRAPHICS

POPULATION - 2017	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	3,162	28,305	103,127
Total Estimated Population -2022 PROJECTION	3,430	31,036	112,185
Medial Age	43	37	35
Total Estimated Households	1,415	13,067	42,287
Total Estimated Households-2022 PROJECTION	1,539	14,362	46,318
Average Household Income	\$83,529	\$73,762	\$73,294
Med Household Income	\$56,313	\$44,790	\$47,812

TRAFFIC COUNT REPORT

