

RETAIL FOR LEASE ERWIN TERRACE I

2816 Erwin Rd, Durham, NC 27705



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

Erwin Terrace is a Class A mixed-use development adjacent to Duke University and Duke University Medical Center. The two buildings contain over 118,000 square feet of luxury apartments, offices, and street and ground-level retail. This rapidly growing area also includes a new 141-key AC Hotel by Marriott, 155 luxury apartment units under construction with an additional 90 planned, and a 793-unit Extra Space Self Storage under construction.

PROPERTY HIGHLIGHTS

- Suite 201 - ±1,716 SF available
- Corner retail space with ample natural light
- Development has beautiful outdoor area
- Ample surface and structured parking
- Daytime population within a one-mile radius is 36,000+
- Traffic counts in excess of 20,000 vehicles per day

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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.

LOCATION DESCRIPTION

The property is located in Durham within easy walking distance of Duke University and Duke University Hospital. The location is convenient to US 15-501 and NC 147/Durham Freeway.

OFFERING SUMMARY

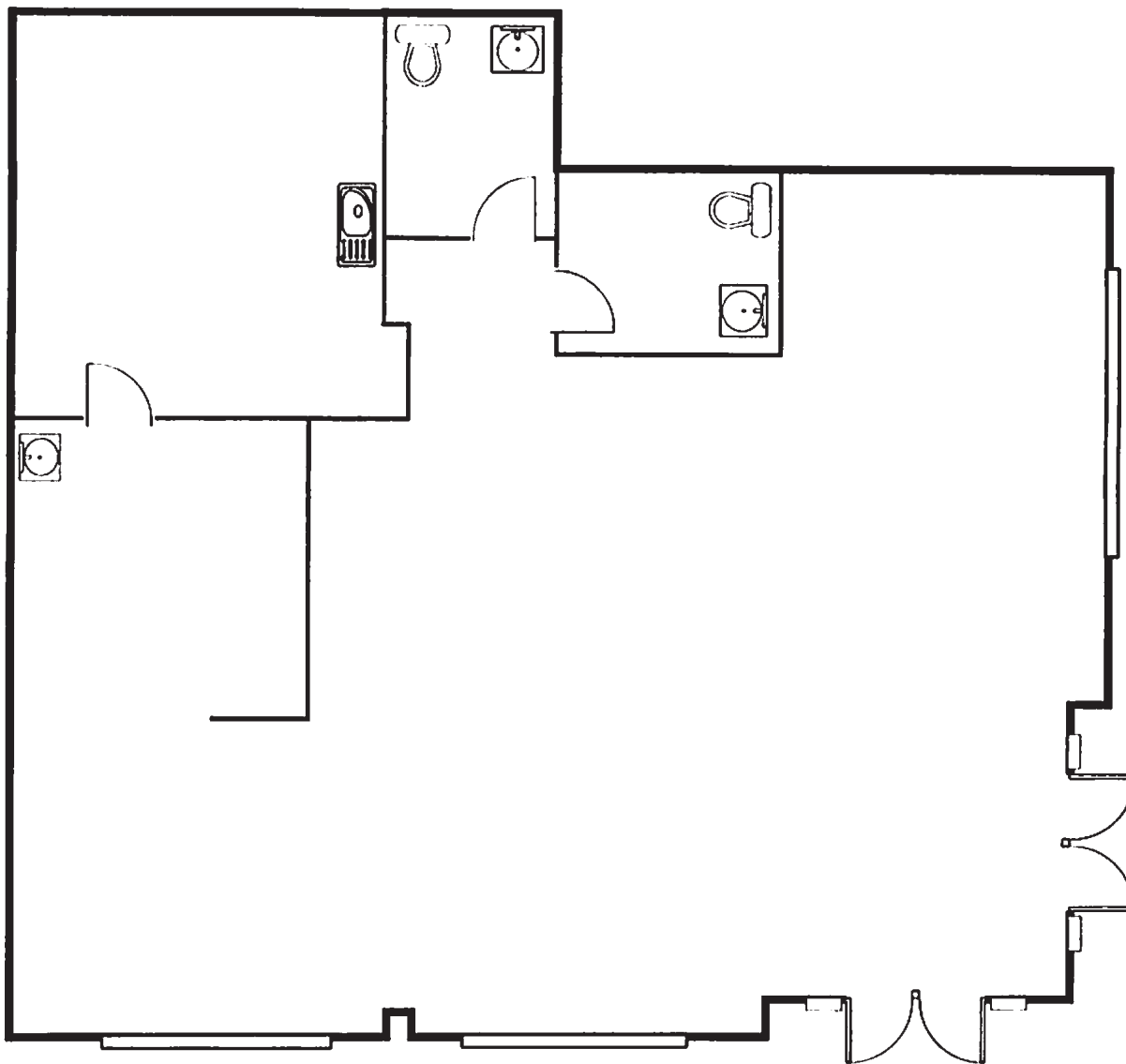
Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,716 SF

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LEE & ASSOCIATES
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SUITE 201
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DISTANCES

Cameron Indoor Stadium	1.1 miles
Duke Chapel	0.9 miles
US 15-501	1.0 mile
Durham Freeway/NC 147	1.1 miles

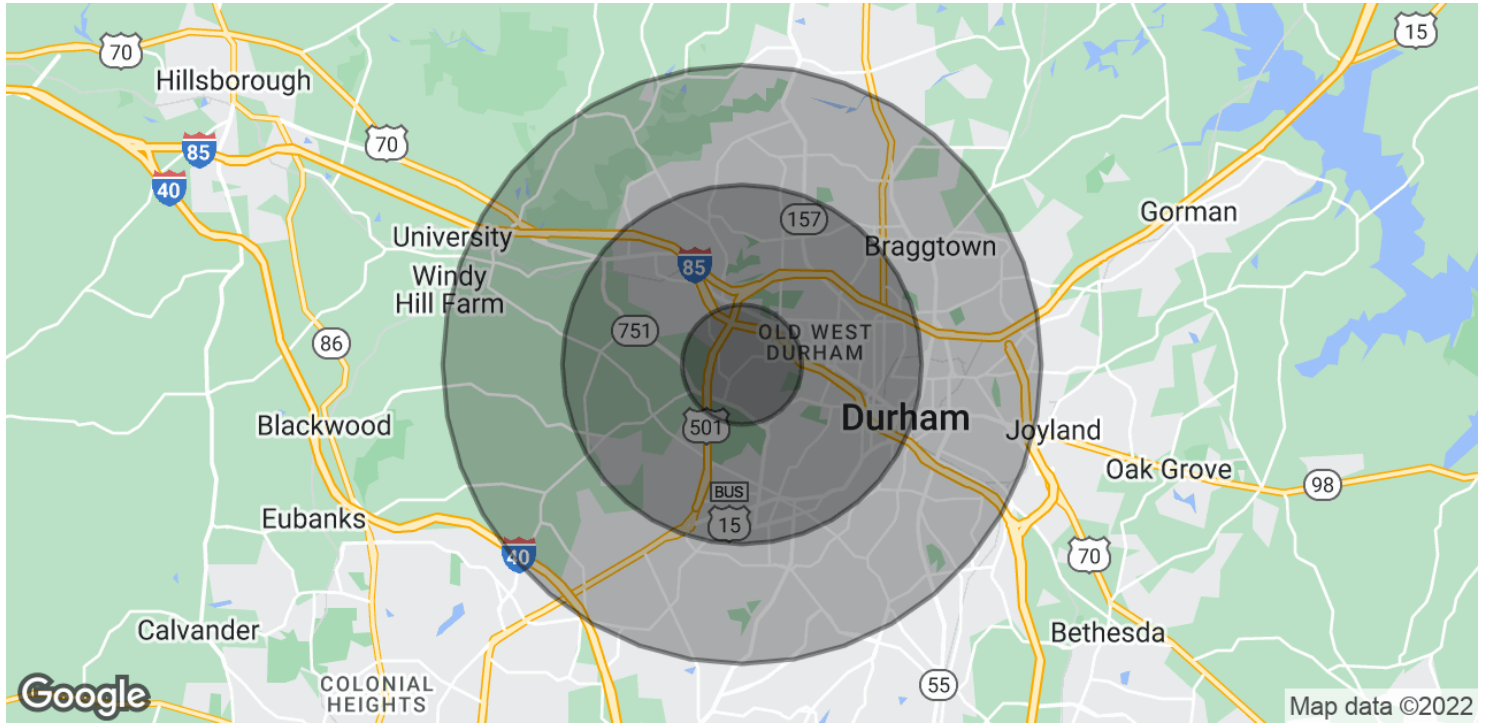
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,954	52,002	144,249
Average Age	26.8	34.1	35.1
Average Age (Male)	26.8	33.2	34.2
Average Age (Female)	26.4	35.3	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,030	24,466	65,523
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$38,760	\$76,009	\$71,800
Average House Value	\$169,538	\$355,067	\$278,342

* Demographic data derived from 2020 ACS - US Census

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