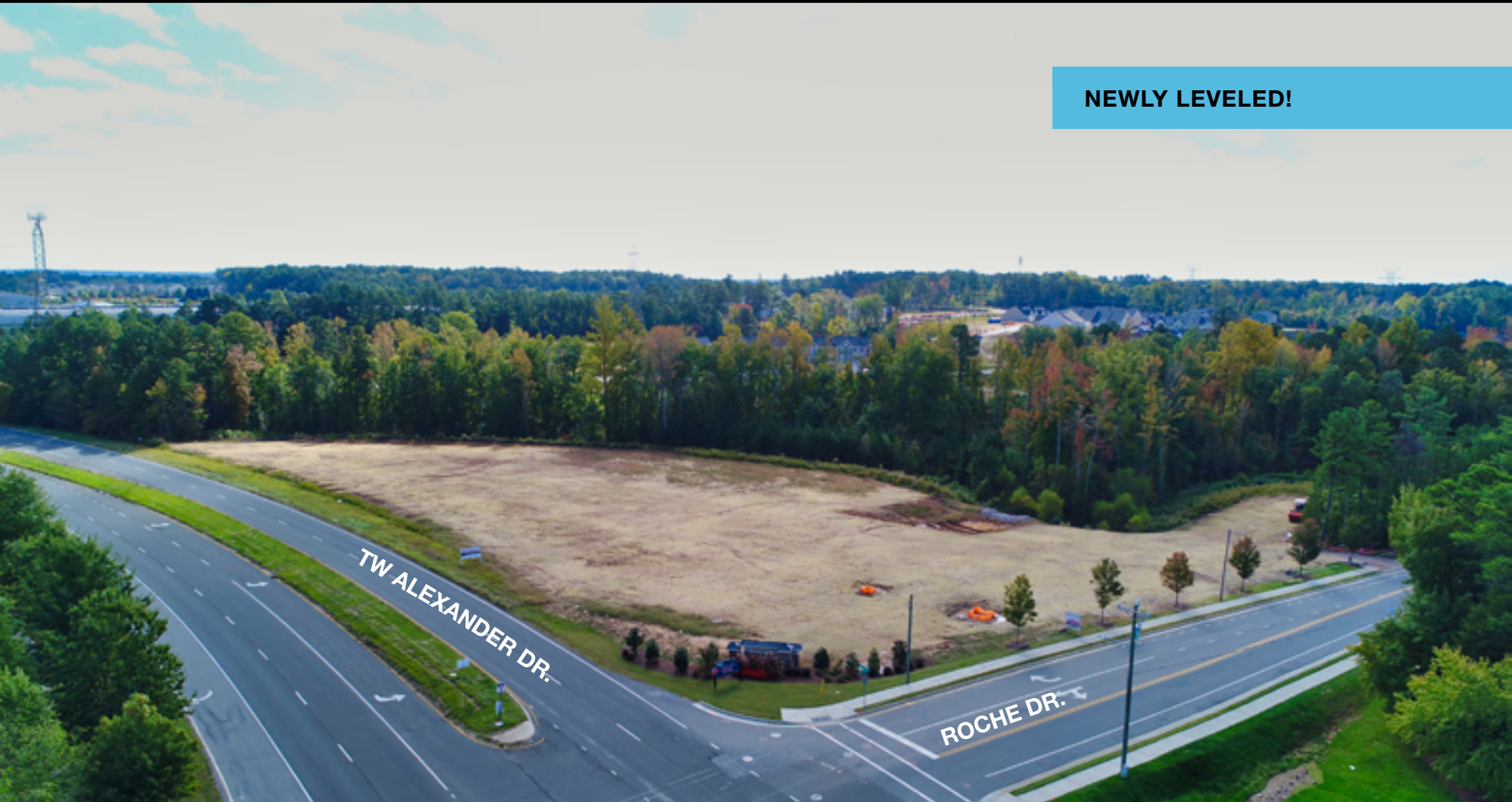


# TW ALEXANDER DR./ROCHE DR.

10 ACRES FOR SALE

**NEWLY LEVELED!**



TRI PROPERTIES

**NAI** Carolantic Realty



# TW ALEXANDER/ROCHE

**ADDRESS** TW ALEXANDER DR./ROCHE DR., DURHAM

**SIZE** 10 acres gross, 6 acres usable

**LOCATION** Located adjacent to RTP & Brier Creek, easy access to 540, I-40 & RDU International Airport

**SITE DESCRIPTION** Site is flat, compacted and rough graded

**WATER & SEWER** City of Durham water & sewer

**ZONING** IL zoning permits:

- retail
- commercial
- restaurant
- office

**PRICE** \$14/usable SF

**TRAFFIC COUNT** 26,000 AADT

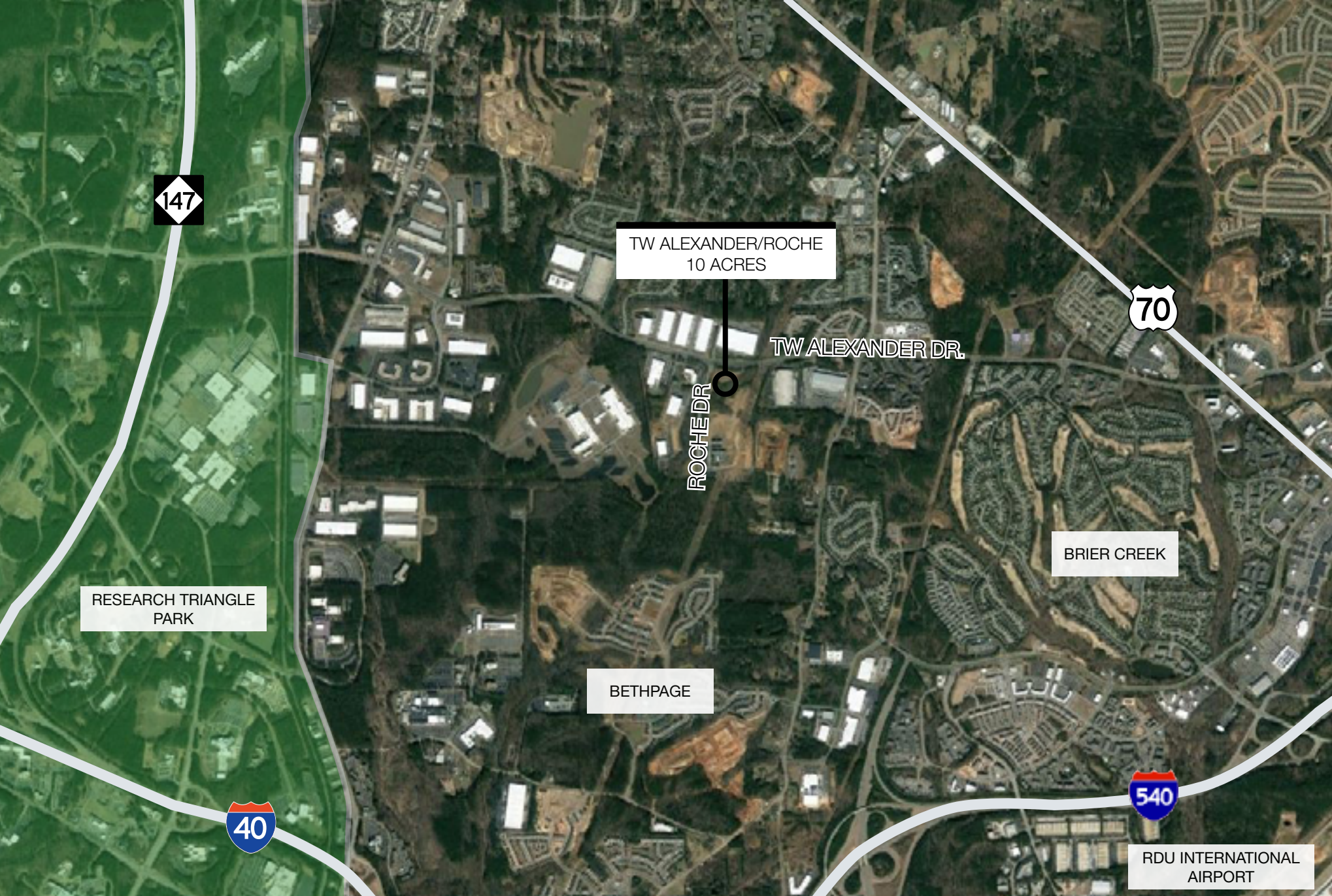
**SITE VIDEO**



**CONTACT**  
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147

TW ALEXANDER/ROCHE  
10 ACRES

70

TW ALEXANDER DR.

ROCHE DR.

BRIER CREEK

RESEARCH TRIANGLE  
PARK

BETHPAGE

40

540

RDU INTERNATIONAL  
AIRPORT

PROPERTY  
OVERVIEW

AERIAL

AREA  
INFORMATION

DEMOGRAPHICS

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PROPERTY OVERVIEW

AERIAL

AREA INFORMATION

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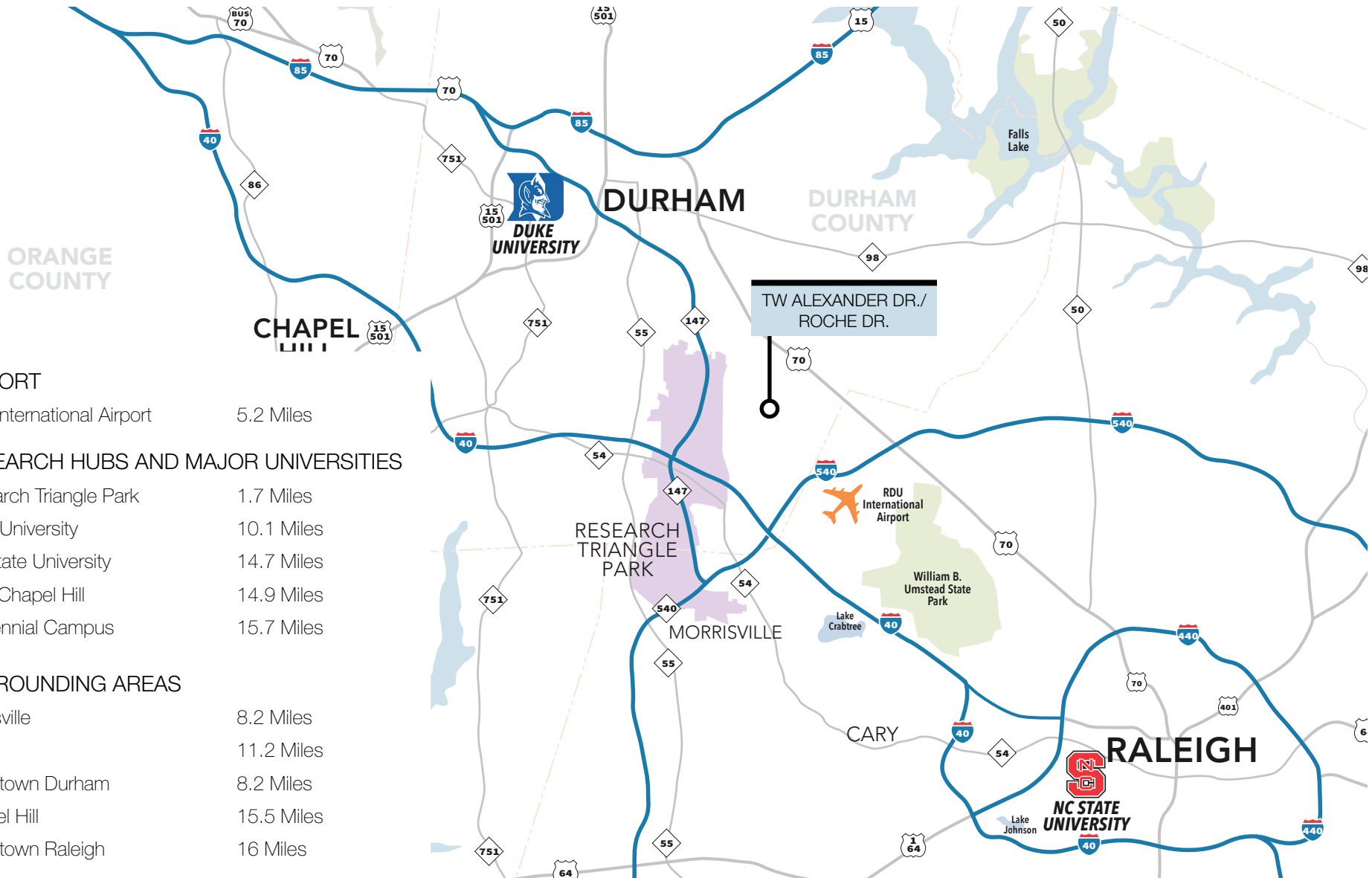
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# THE TRIANGLE AREA



## AIRPORT

RDU International Airport 5.2 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 1.7 Miles  
 Duke University 10.1 Miles  
 NC State University 14.7 Miles  
 UNC Chapel Hill 14.9 Miles  
 Centennial Campus 15.7 Miles

## SURROUNDING AREAS

Morrisville 8.2 Miles  
 Cary 11.2 Miles  
 Downtown Durham 8.2 Miles  
 Chapel Hill 15.5 Miles  
 Downtown Raleigh 16 Miles

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# AMENITIES

## Food

Alpaca Peruvian Chicken  
Applebee's  
Azitra Authentic Indian Fare  
Baba Grill  
Bad Daddy's Burger Bar  
Bar Louie  
Bob Evans  
Brasa Brazilian Steakhouse  
Brier Creek Beer Garden  
Brixx Wood Fired Pizza  
Bruegger's Bagels  
Camille's Sidewalk Cafe  
Caribou Coffee  
Carino's Italian Grill  
Carolina Ale House  
Champa Thai & Sushi  
Chick-Fil-A  
Chili's Grill & Bar  
Dairy Queen  
Domino's Pizza  
First Watch  
Fujisan Japanese Steakhouse  
Gigi's Cupcakes  
Greek Fiesta  
Harris Teeter  
I Love NY Pizza  
Jason's Deli  
Jimmy John's  
Longhorn Steakhouse  
Los Tres Magueyes Mexican  
Lowes Foods  
Mixx Ice Cream  
McDonald's

O'Charley's  
Pei Wei Asian  
Papa John's Pizza  
Panera Bread  
Red Robin  
Rise  
Quizno's Sub  
Showmars Brier Creek  
Starbucks  
Tamarind Asian Fusion Bistro  
Tasu Asian Bistro  
The Peanut Roaster  
Trali Irish Pub  
Rocky Mountain Chocolate Factory  
Wendy's  
Wild Wing Cafe  
Yopop Frozen Yogurt

## Entertainment

Barnes & Noble  
Frankie's of Raleigh  
Game Stop  
Regal Brier Creek

## Services

Advance Tailors  
Alltel  
AT&T  
BB&T  
BJ's Gas  
Brier Creek Cleaners  
Carolina Realty Group  
Edward Jones  
Eye Care Associates

First Citizens Bank  
KB Home Studio  
Sports Clips  
The UPS Store  
Verizon Wireless  
Wells Fargo Bank

## Home Decor

HomeGoods  
Kirkland's Home  
Pier 1 Imports  
This End Up Furniture  
Mattress Warehouse

## Hotel

Hampton Inn & Suites  
Embassy Suites  
Holiday Inn Express & Suites  
Courtyard by Marriott

## Beauty

Bath & Body Works  
Blo Hair Salon  
Great Clips  
Mani Pedi Nail Spa  
Massage Envy  
Planet Beach Tanning Spa  
Princess Nail Bar  
Sally Beauty Supply  
Skin Sense Day Spa  
Tips 2 Toes

## Anchor Stores

BJ's Wholesale Club  
Dick's Sporting Goods

Dollar Tree  
Target  
Walmart Supercenter

## Clothing

Catherine's  
Lane Bryant  
Ross Dress for Less  
T.J. Maxx  
Versona

## Footwear

Foot Solutions  
Rack Room Shoes

## Specialty

Debbie's Hallmark  
GNC  
Kay Jewelers  
Michaels The Arts and Crafts Store  
PetSmart  
RadioShack  
Staples  
Total Wine & More  
The Vitamin Shoppe

## Medical

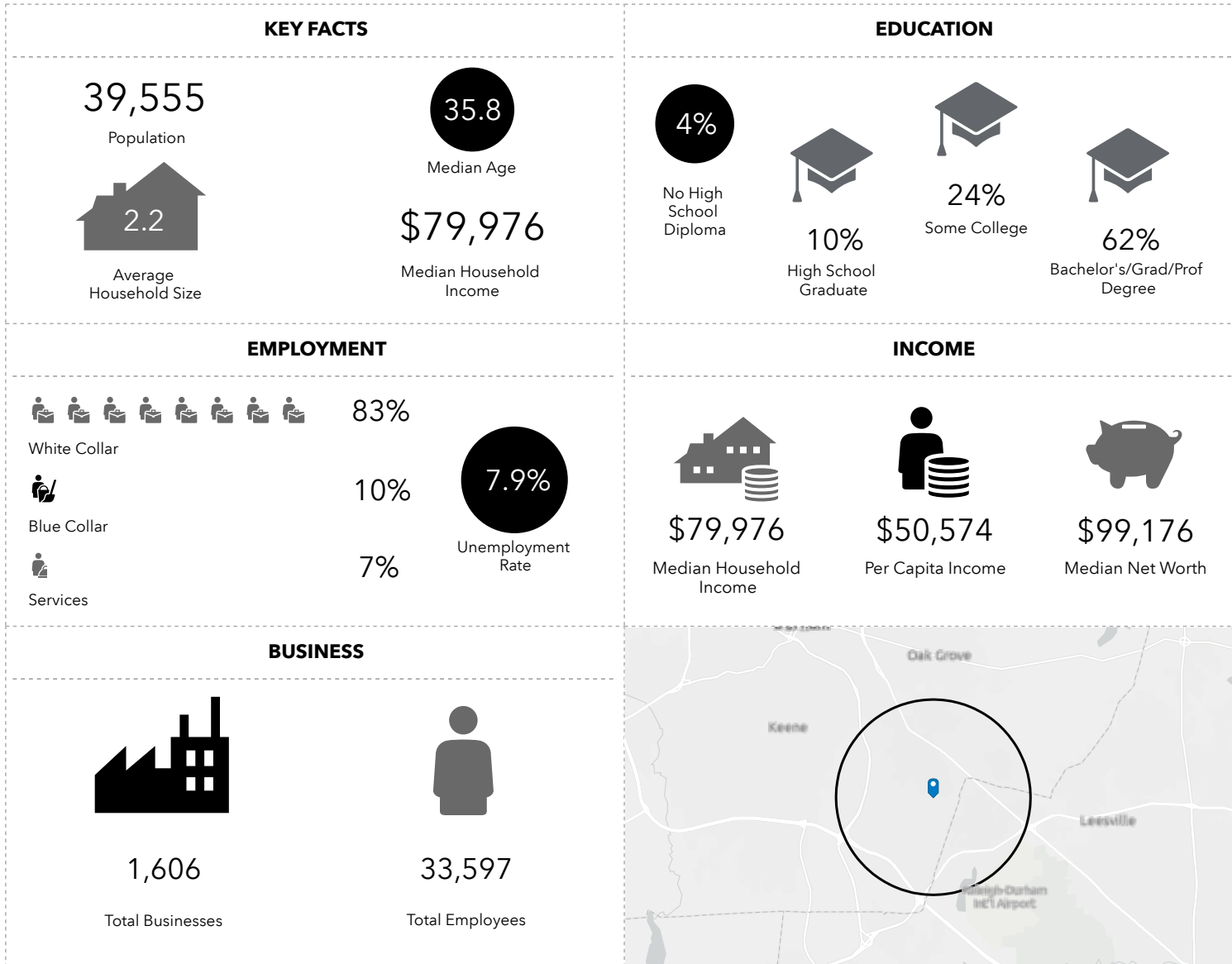
WakeMed Brier Creek Emergency  
Department & Healthplex  
Duke Urgent Care  
Triangle Urology  
Triangle Orthopaedic  
Nu Image Surgical & Dental Center  
Durham Women's Clinic

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# DEMOGRAPHICS

5 Mile Radius



PROPERTY OVERVIEW

AERIAL

AREA INFORMATION

DEMOGRAPHICS

## CONTACT

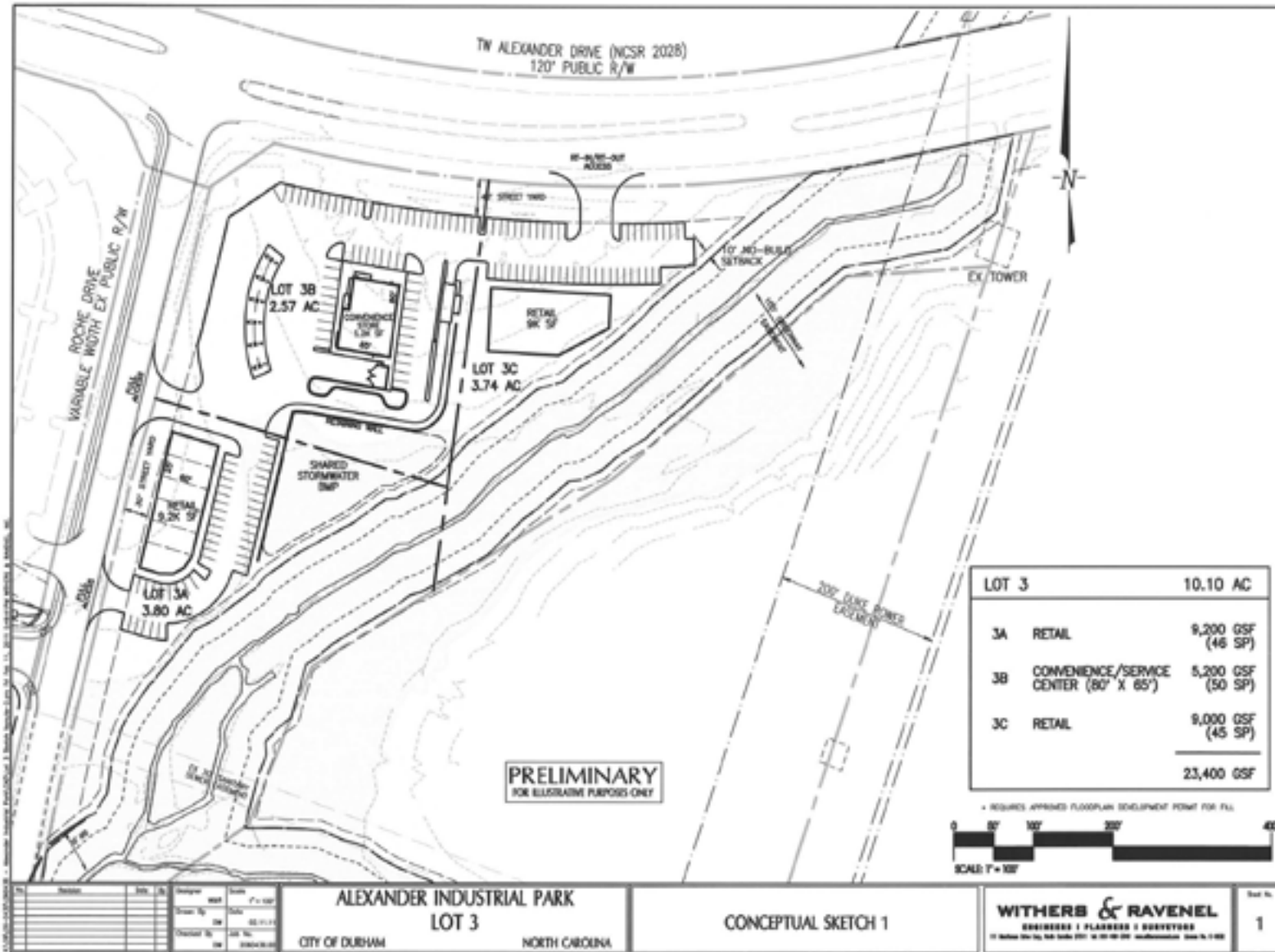
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# SUBDIVISION SITE PLAN



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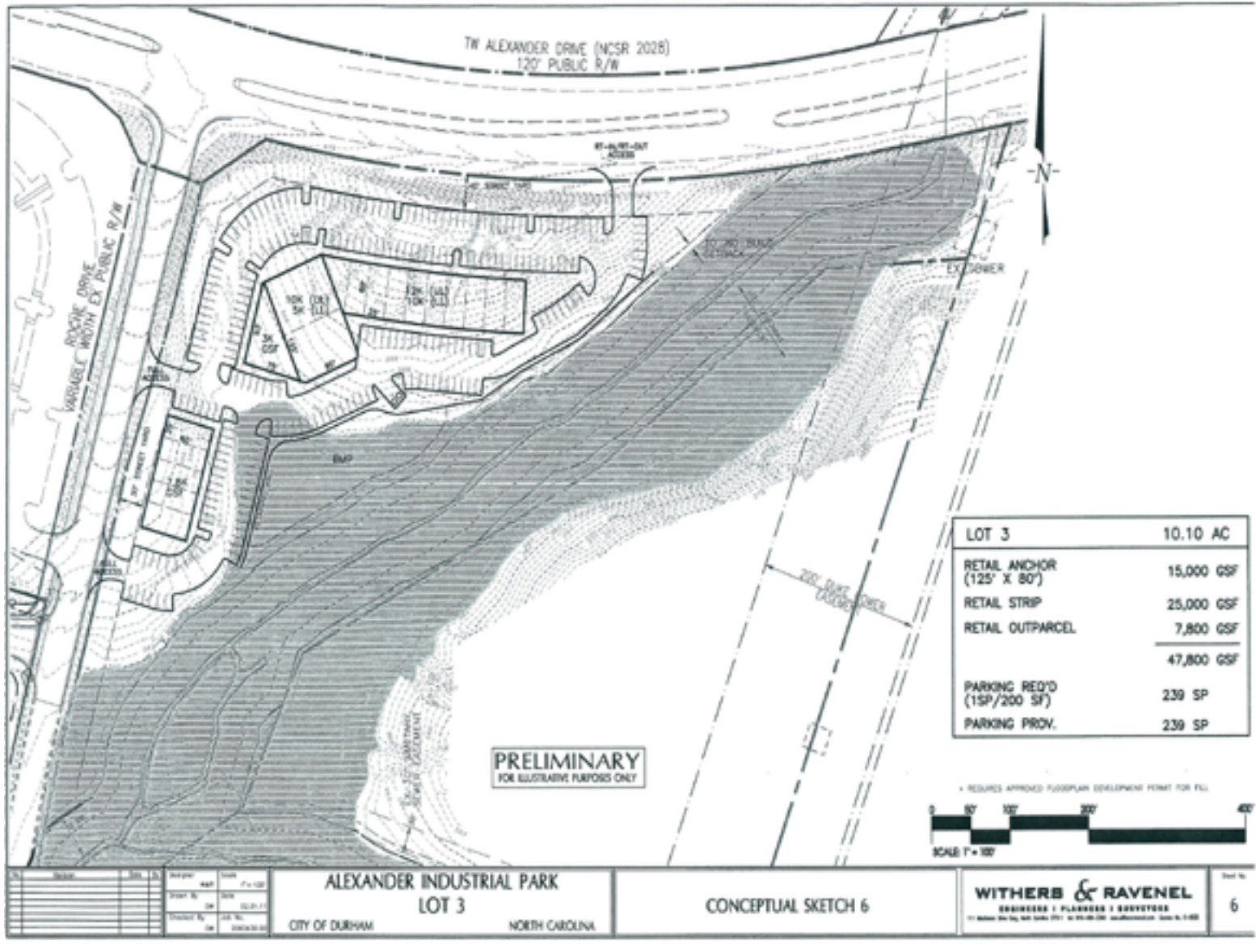








# FLEX, RETAIL & OFFICE SITE PLAN



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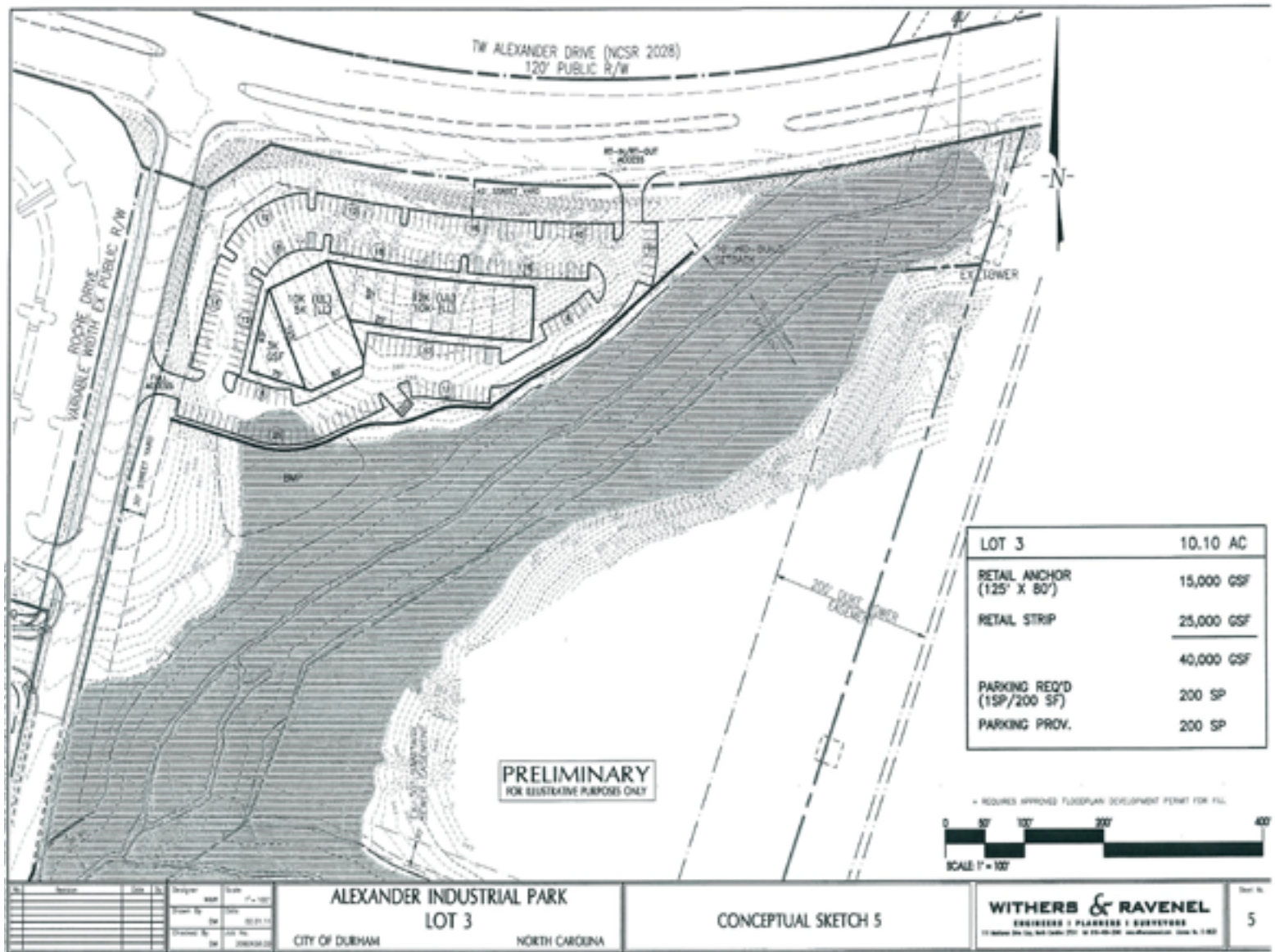
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# MULTI-TENANT RETAIL & FLEX SITE PLAN

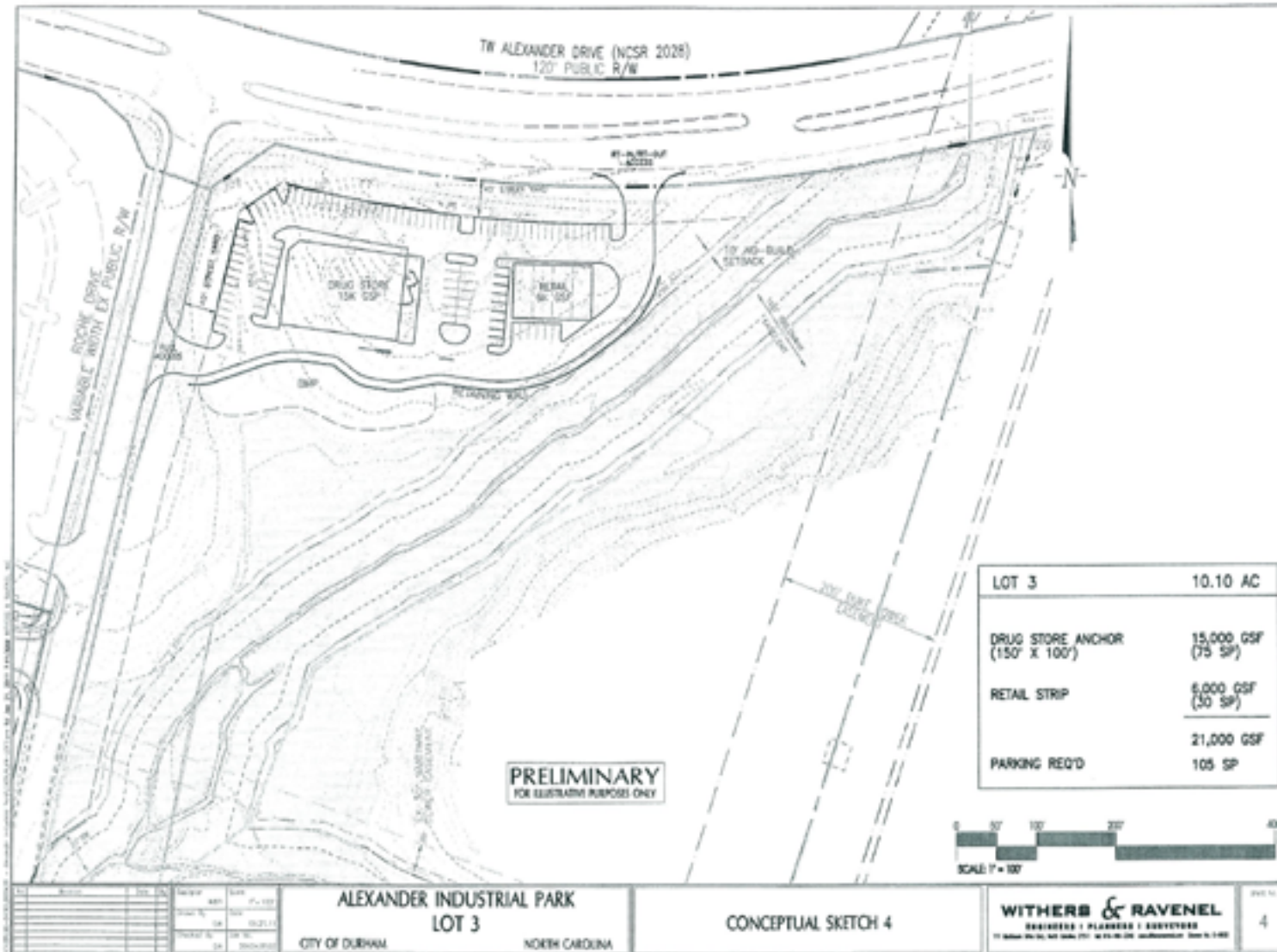


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# RETAIL SITE PLAN

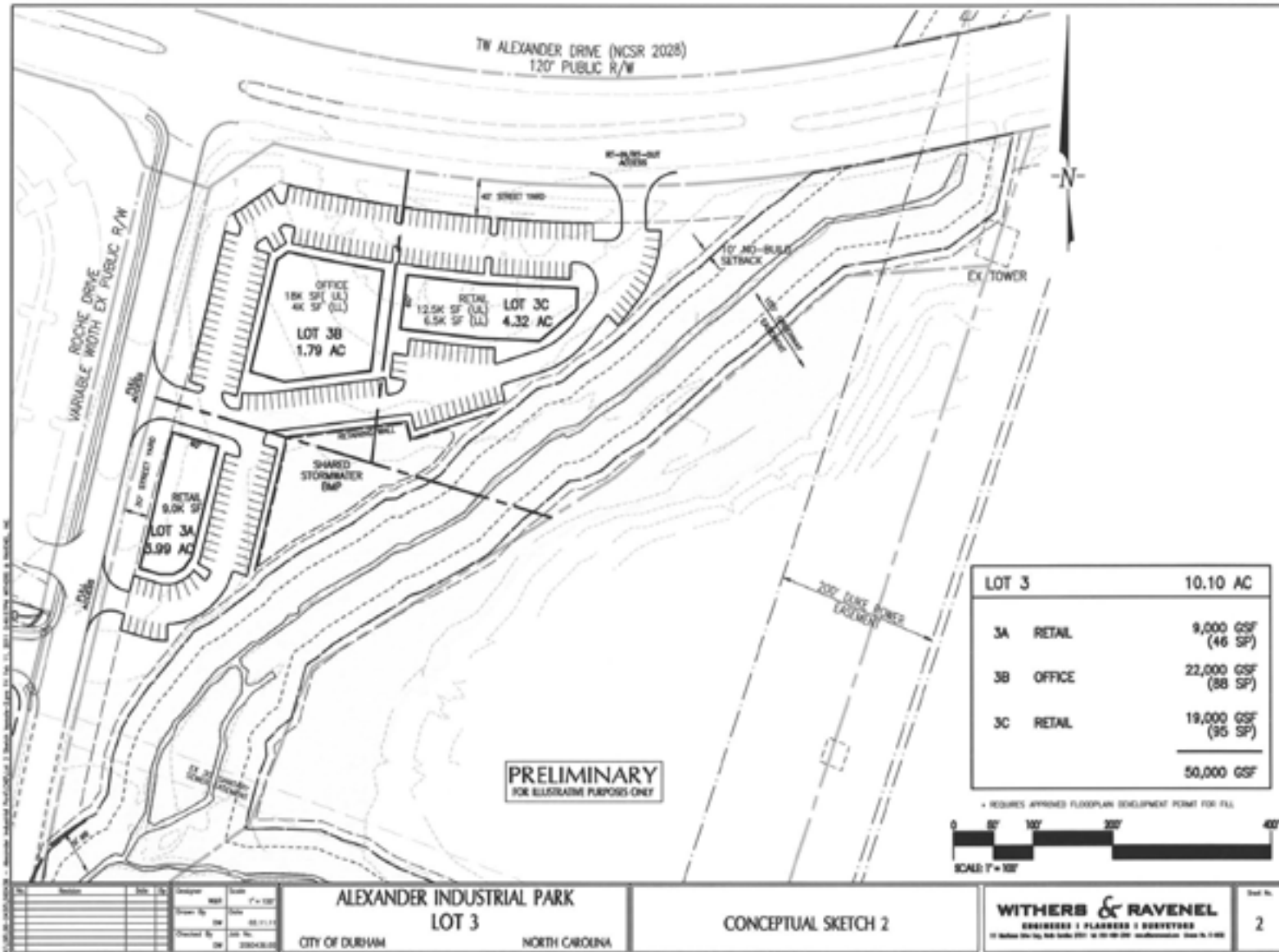


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# COMMERCIAL LAND SUBDIVISION SITE PLAN

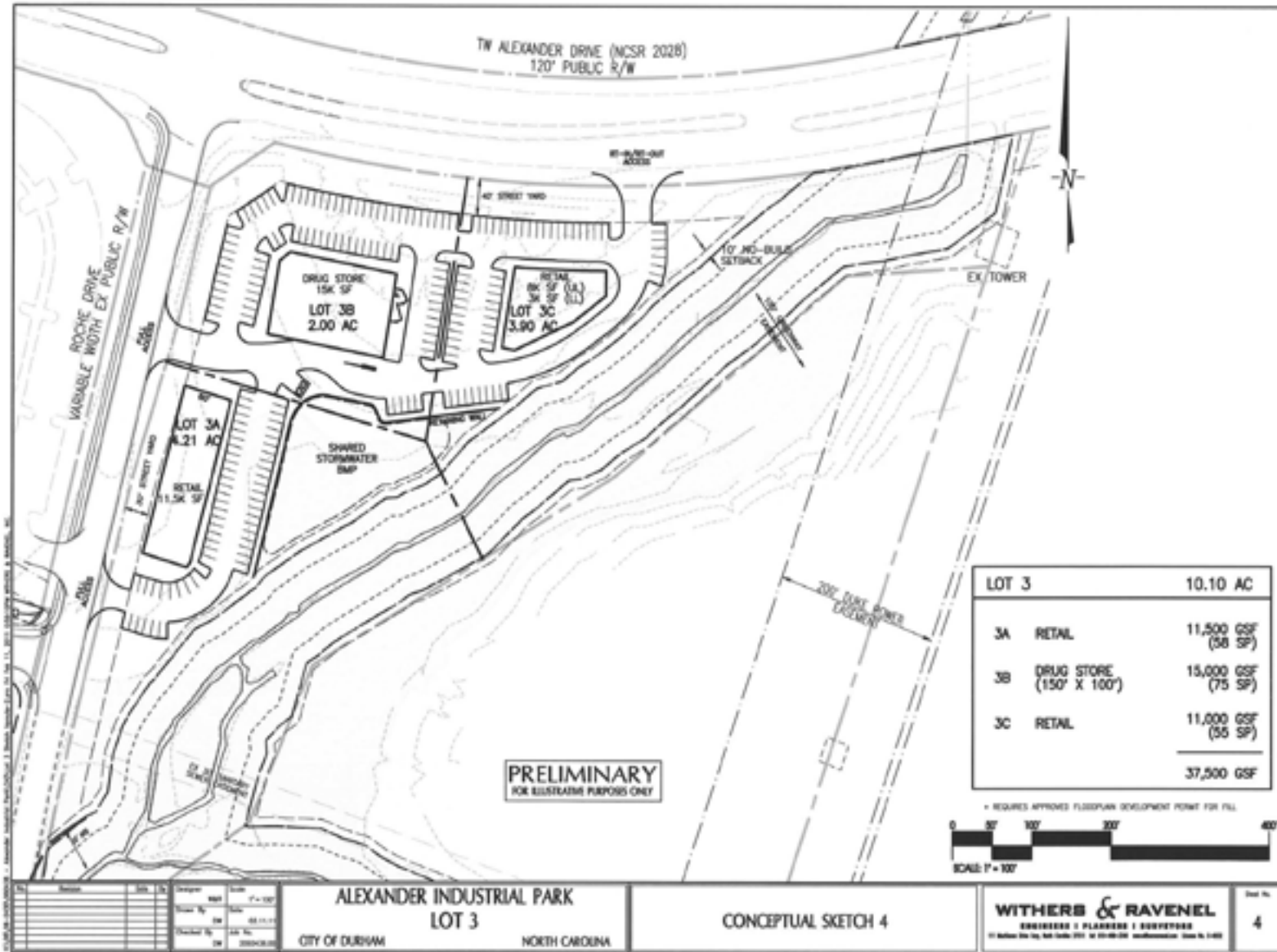


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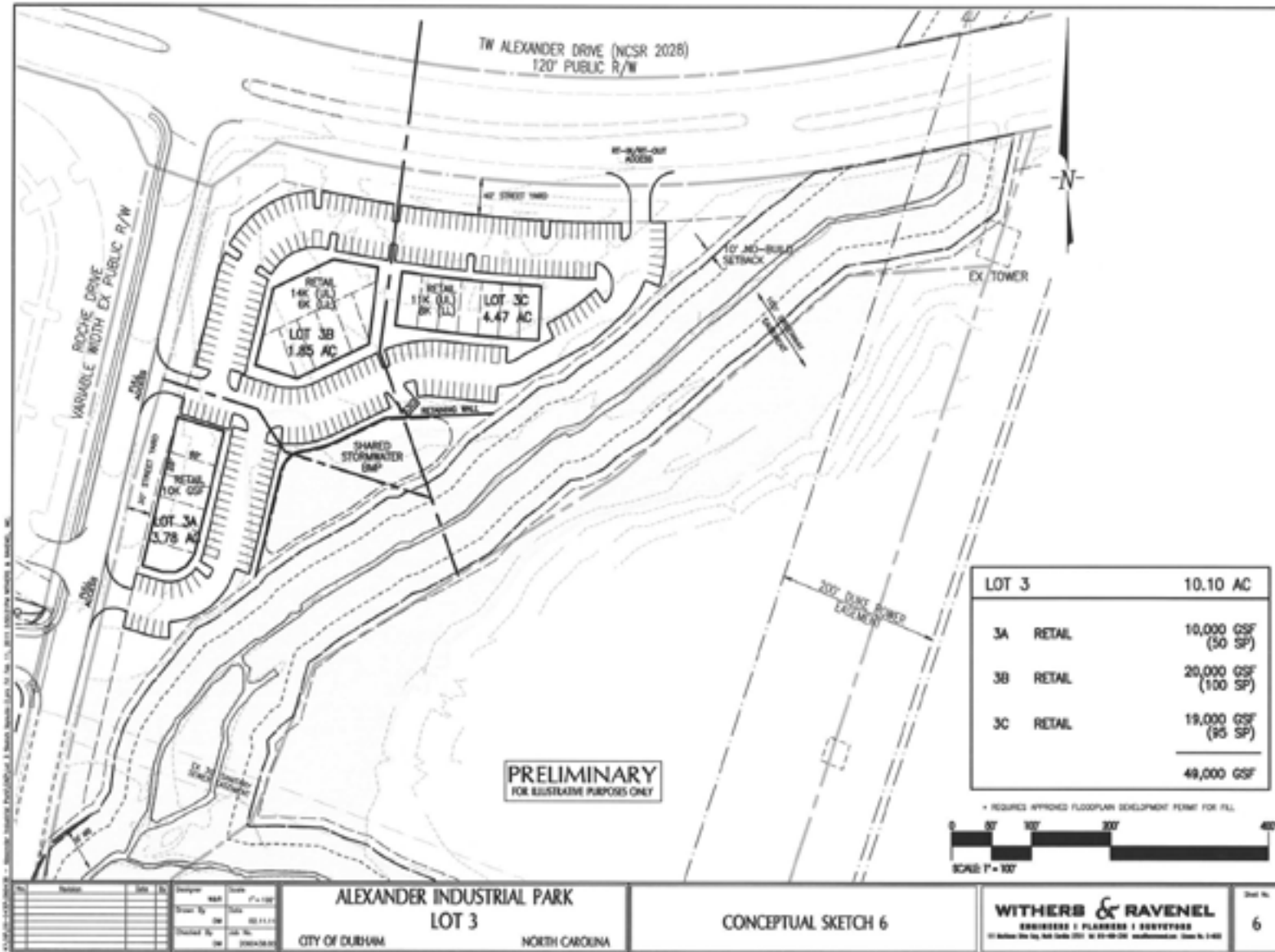
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