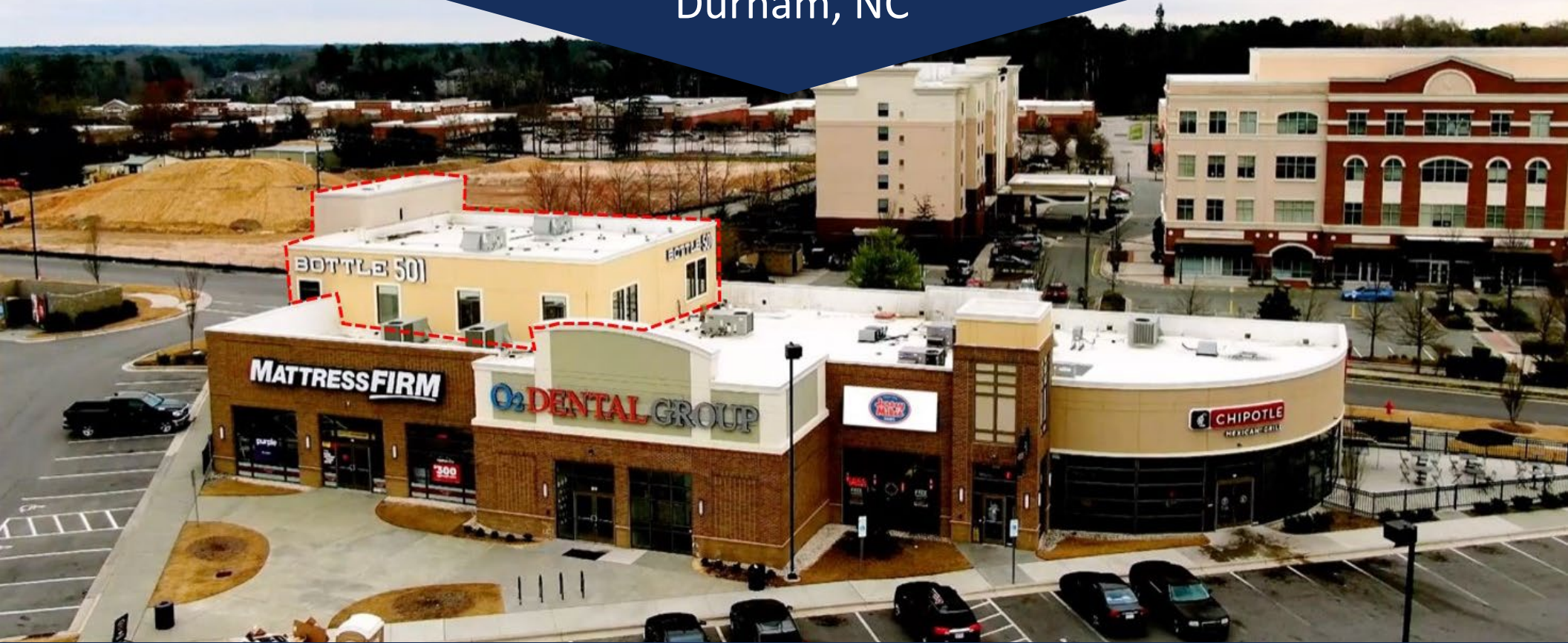


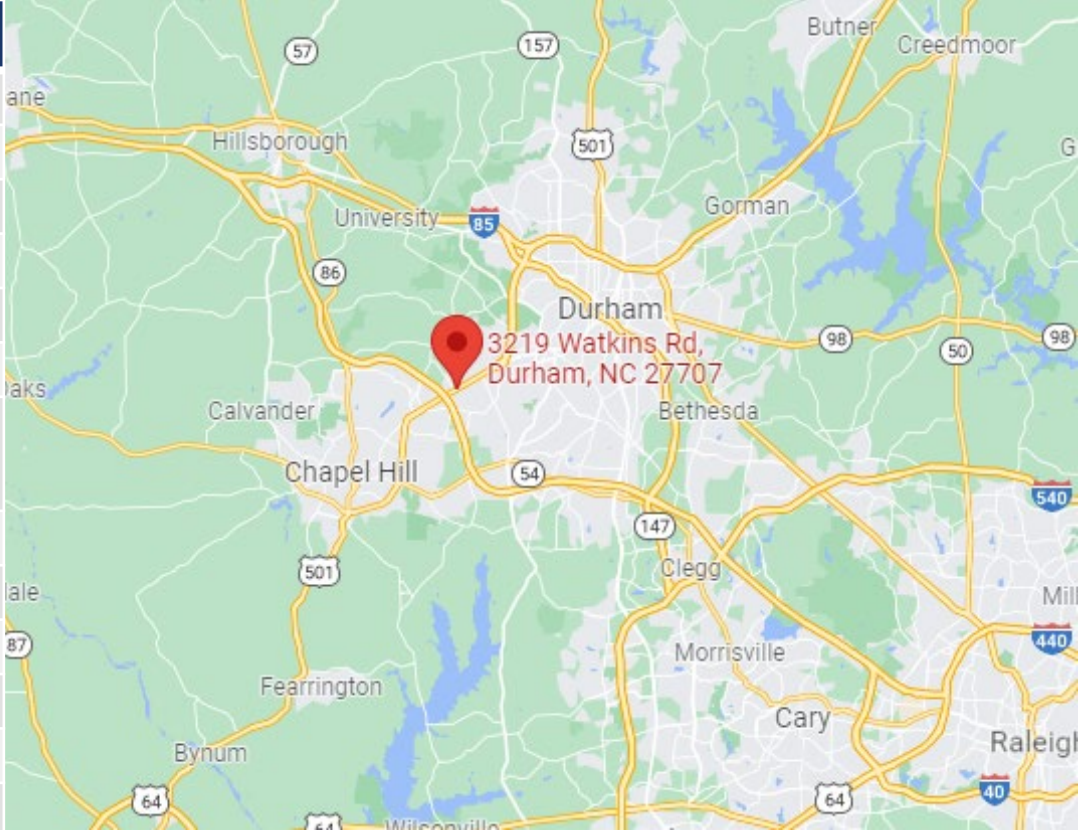
Gateway Terrace

Durham, NC



Jordan Gorjian
Director of Leasing
jordan@gorjianacq.com | gorjianacq.com
516.858.0238
Find me on [LinkedIn](#) | [View Listings](#)

PROPERTY DESCRIPTION	
Address	3219 Watkins Road, Durham, NC
Property Type	Retail
Lot Size	.68 Acres
Building Size	2,980 SF
Space Available	1,000 SF - 2,980 SF
Drive-Thru Possibility	No
Nearby Retailers	Best Buy, Walmart, Michaels, Starbucks, Barnes & Noble, The Home Depot, Kohl's, DICK'S Sporting Goods, Verizon, First Watch, Outback Steakhouse, and more
Vehicles Per Day	50,101
Comments	2nd floor space
	Outstanding co-tenancy
	Has an elevator
	600-unit apartment complex built across the street
	High growing area



DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	6,254	48,609	150,081
Households	3,029	21,343	61,299
Median Household Income	\$86,568	\$114,466	\$105,069
Median Home Value	\$372,709	\$473,516	\$421,732
Establishments	152	1,711	4,091
Employees	2,557	31,027	98,818
Race/Ethnicity: White	55%	66%	62%
Race/Ethnicity: Black/African American	23%	16%	21%

