



CURRENTLY 100% LEASED

Location

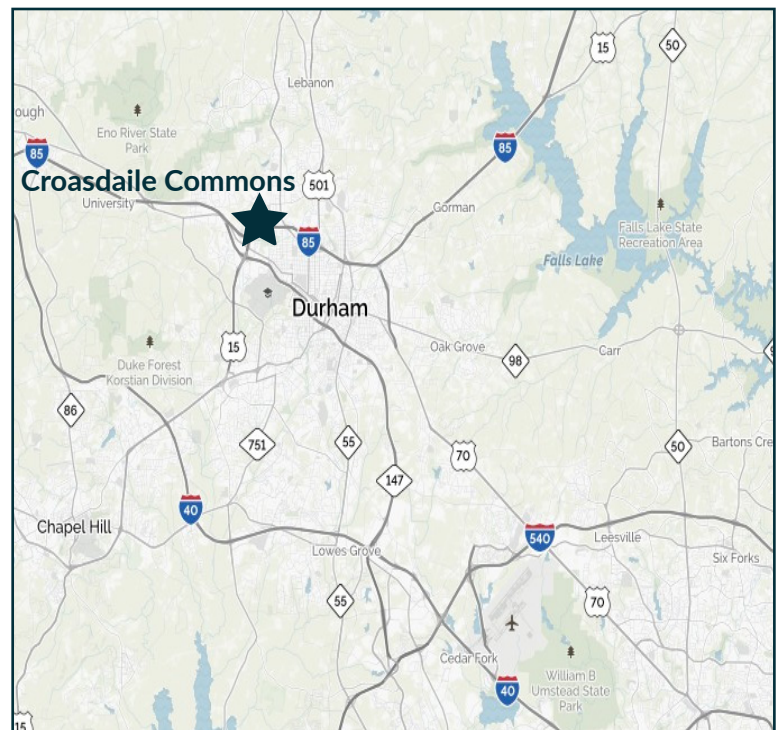
Hillandale Road & Front Street
Durham, NC 27705

Property Features

- Convenient access to I-85.
- Serves the Croasdaile Country Club area of north west Durham.
- Exciting mix of regional and local tenants.
- Adjacent to the Duke Medicine facility.
- Parking Ratio: 5.45 per 1,000 SF

Traffic Counts

I-85	107,000 cars per day
Hillandale Road	28,000 cars per day

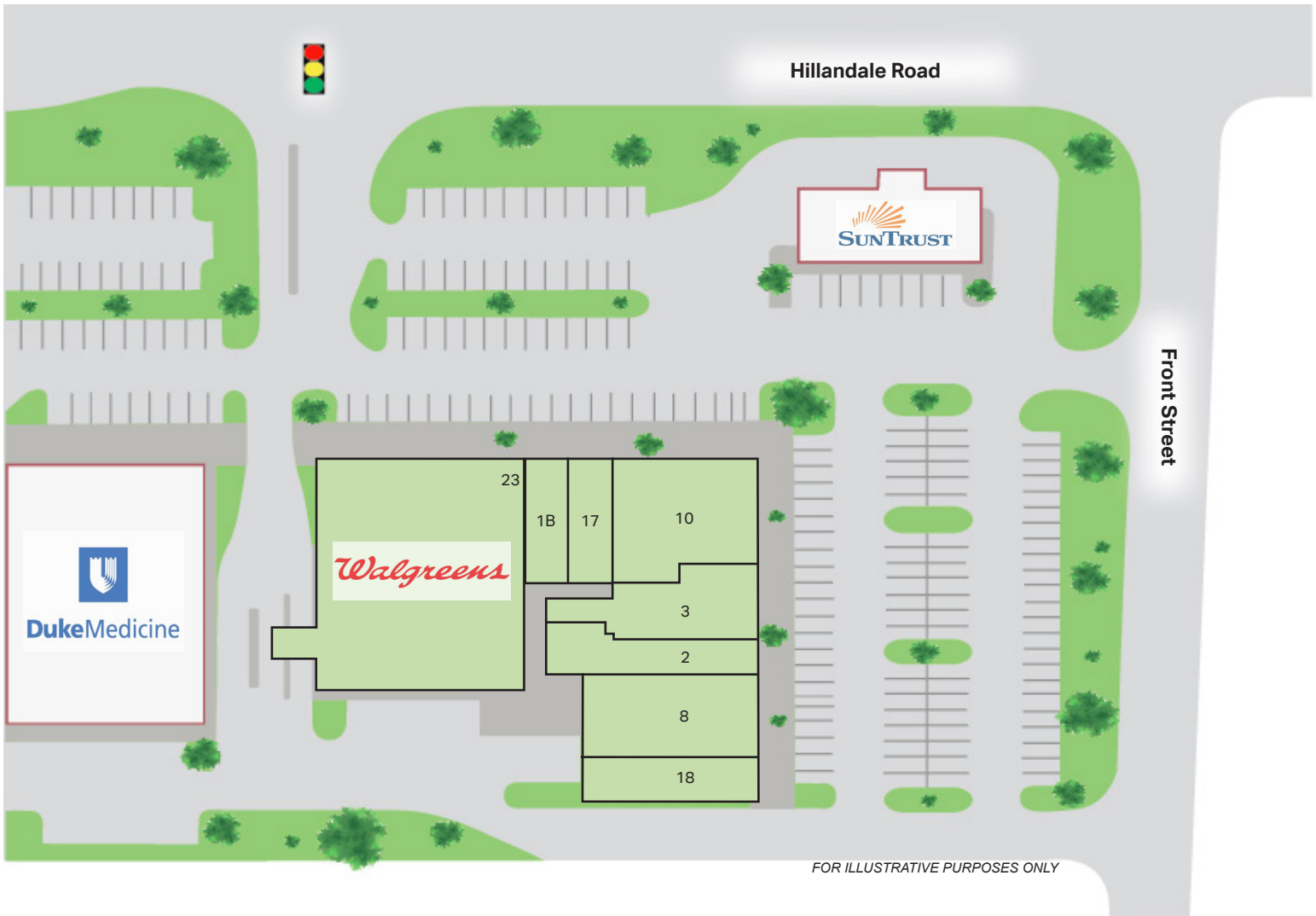


Demographics

	1 mile	3 mile	5 mile
Population	4,667	75,021	156,632
Avg. HH Income	\$91,943	\$63,594	\$65,319

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Suite	Tenant	SF
23	Walgreens	10,930
1B	UPS Store	1,290
17	KD Nails & Tan	1,392
10	Bleu Olive Bistro	4,182
3	Melo Trattoria & Tapas	2,174
2	China King	1,940
8	El Corral Mexican Restaurant	3,435
18	Prestige Cleaners	2,000

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