



RETAIL PROPERTY FOR LEASE

PATTERSON PLACE

3616 WITHERSPOON BOULEVARD, DURHAM, NC 27707



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,842 - 21,315 SF
Lease Rate:	Please Call
Lease Type:	NNN (\$6.15)
Lot Size:	17.28 Acres
Building Size:	412,342 SF Total 160,942 SF Owned
Zoning:	MU (Mixed Use District)
Traffic Counts:	41,000 AADT (Durham Chapel Hill Blvd. @ I-40) 6,000 AADT (Durham Chapel Hill Blvd. @ Mt. Moriah Rd.)

PROPERTY OVERVIEW

Patterson Place is among a major retail corridor in Durham, NC., located in the Southeast quadrant of I-40 and Durham-Chapel Hill Blvd. in one of the fastest growing MSA's in the U.S. Area serves highly educated and affluent areas of South West Durham and Chapel Hill.

PROPERTY HIGHLIGHTS

- Anchors: Bed Bath & Beyond, DSW, Petsmart, Total Wine & More, Home Depot (shadow), and Kohl's (shadow)
- Established center with ample parking and easy access
- Points of interest surrounding the location: Duke University Hospital, Durham VA Medical Center, UNC @ Chapel Hill, Duke University, & the Research Triangle Park
- Highly visible retail center located along US Highway 15-501
- Increasingly high traffic counts
- Suite 3 is a former restaurant

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DEMOGRAPHICS

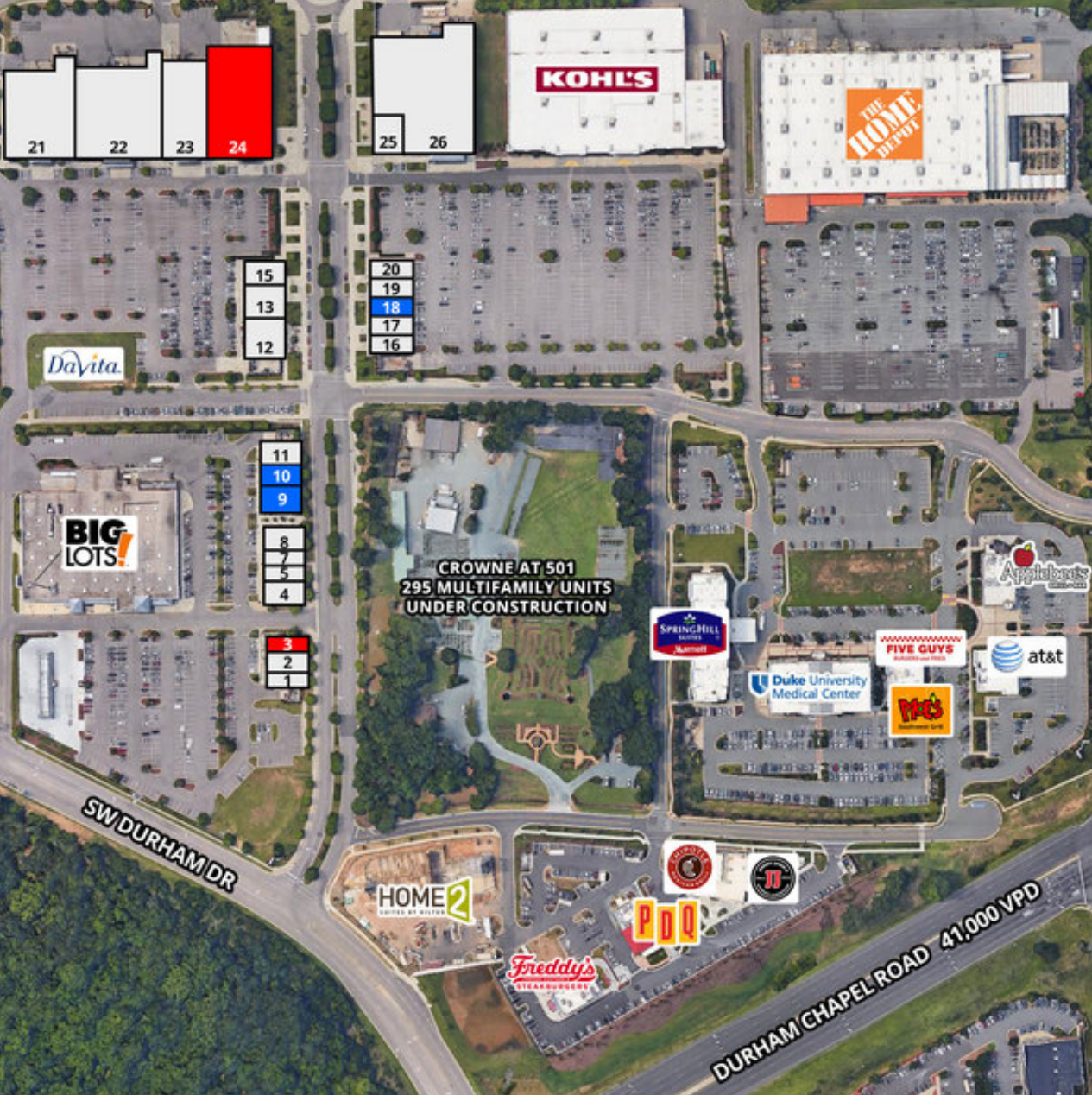


	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	5,515	45,260	135,800
Households	2,535	19,958	55,068
Families	1,051	11,086	28,857
Average Household Size	2.17	2.24	2.24
Owner Occupied Housing Units	924	10,183	27,154
Renter Occupied Housing Units	1,611	9,775	27,914
Median Age	29.7	34.9	30.3
2017 Summary			
Population	6,151	50,870	149,527
Households	2,892	22,327	60,792
Families	1,152	12,151	31,308
Average Household Size	2.12	2.26	2.26
Owner Occupied Housing Units	936	10,571	27,443
Renter Occupied Housing Units	1,956	11,757	33,349
Median Age	31.4	36.7	31.8
Median Household Income	\$42,341	\$61,351	\$55,885
Average Household Income	\$72,734	\$100,236	\$90,621
2022 Summary			
Population	6,824	55,307	160,885
Households	3,240	24,251	65,557
Families	1,278	13,092	33,523
Average Household Size	2.10	2.26	2.27
Owner Occupied Housing Units	1,018	11,410	29,432
Renter Occupied Housing Units	2,221	12,841	36,125
Median Age	32.2	37.6	32.3
Median Household Income	\$47,582	\$73,033	\$65,264
Average Household Income	\$84,891	\$112,199	\$102,151
Data for businesses in area			
Total Businesses:	279	2,272	5,597
Total Employees:	4,409	98,788	131,854
Employee/Residential Population Ratio:	72	76	88

SITE PLAN

1	Weight Watchers	1,770 SF	15	Music & Arts Center	2,621 SF
2	One Main Financial	1,625 SF	16	Learning Express of Durham	3,342 SF
3	AVAILABLE	1,842 SF	17	Intrex Computers	1,772 SF
4	F45 Training	2,503 SF	18	LOI OUT	2,899 SF
5	Avail Vapor	1,378 SF	19	Menchie's Frozen Yogurt	1,543 SF
7	Park's Barber Shop	1,307 SF	20	T-Mobile	1,383 SF
8	Peony Asian Bistro	2,950 SF	21	PetSmart	19,107 SF
9	LOI OUT	2,026 SF*	22	DSW	25,119 SF
10	LOI OUT	2,375 SF*	23	Total Wine & More	15,000 SF
11	Salon Centric	3,260 SF	24	AVAILABLE	21,315 SF
12	Panera Bread	4,593 SF	25	Sherwin Williams	3,655 SF
13	Nails & Spa	2,618 SF	26	Bed Bath & Beyond	33,839 SF

*Units 9 & 10 4,401 Contiguous SF



MT MORIAH RD 6,000 VPD

SW DURHAM DR

DURHAM CHAPEL ROAD 41,000 VPD

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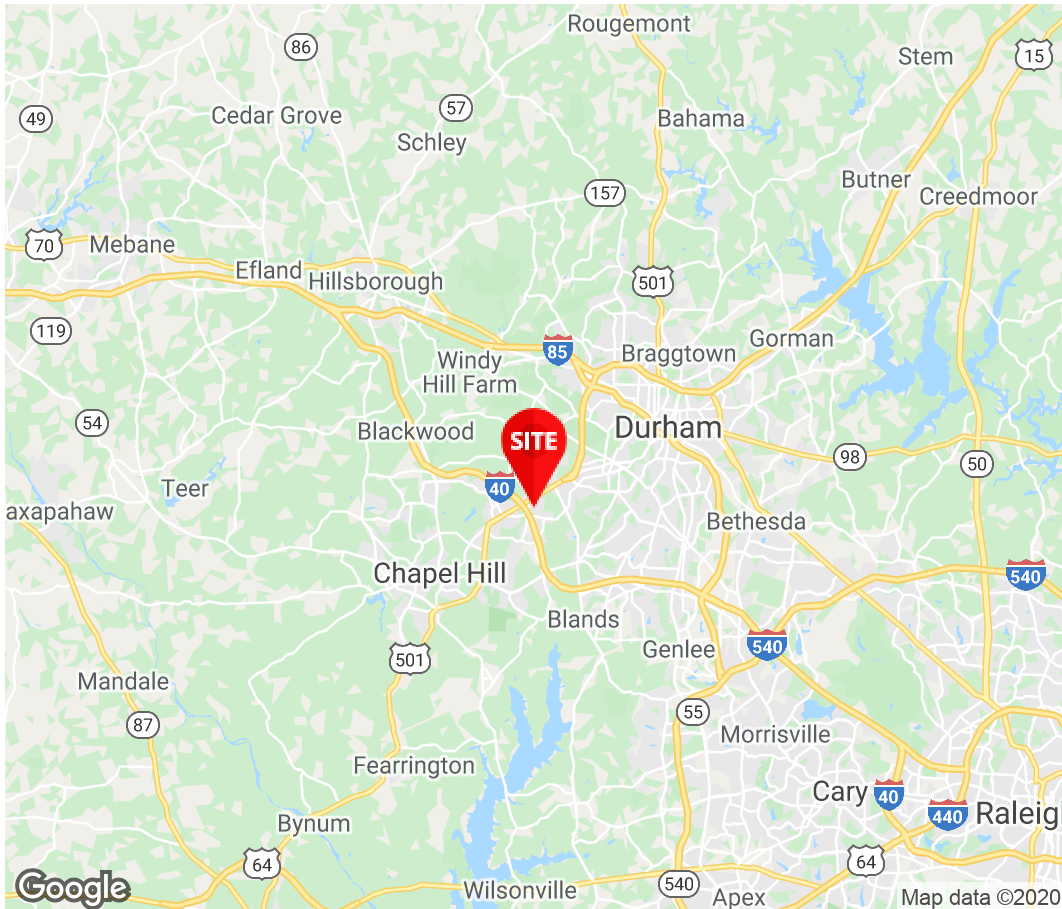
RETAILER MAP





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