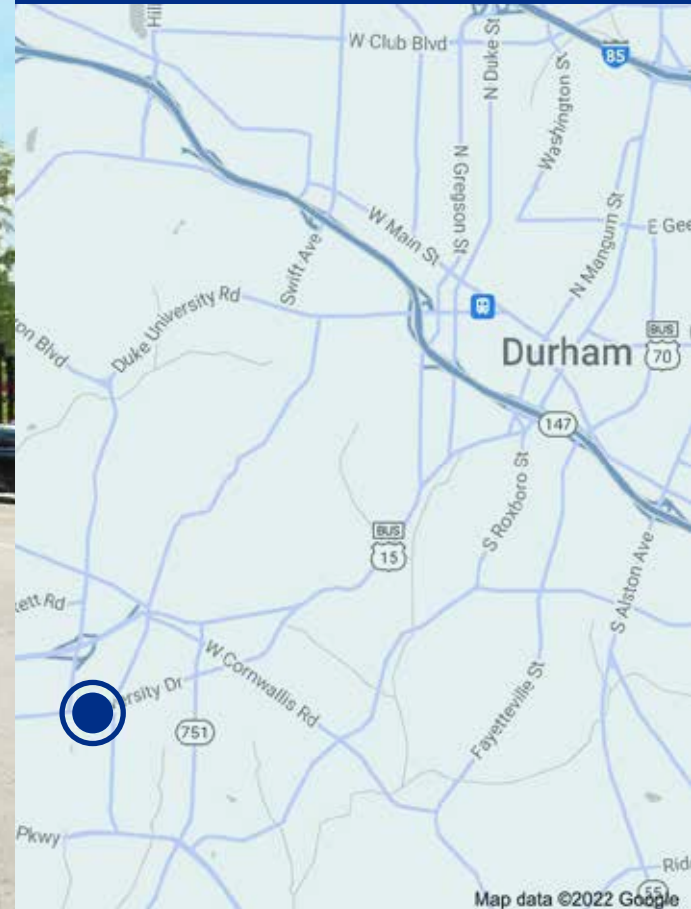


**RETAIL SPACE
FOR LEASE**

3205
UNIVERSITY DRIVE
DURHAM, NC 27707



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ABOUT THE PROPERTY

- Single-story 12,882 SF retail strip that sits on 1.88 acres
- Peak visibility with two curb cuts on University Drive (12,000 AADT)
- 62 surface spaces with a 4.77/1,000 Parking Ratio
- Available for occupancy immediately
- New exterior paint
- Located 2.5 miles from Duke University and 3 miles from Downtown Durham
- Easy access to UNC, RTP and I-40
- Surrounded by office, retail and residential
- **Suite 109: 2,780 SF**
- **\$19.95/SF NNN ; TICAM \$3.96/SF**



ASKING RATE
\$19.95/SF
NNN

BRIAN GRABOWSKI

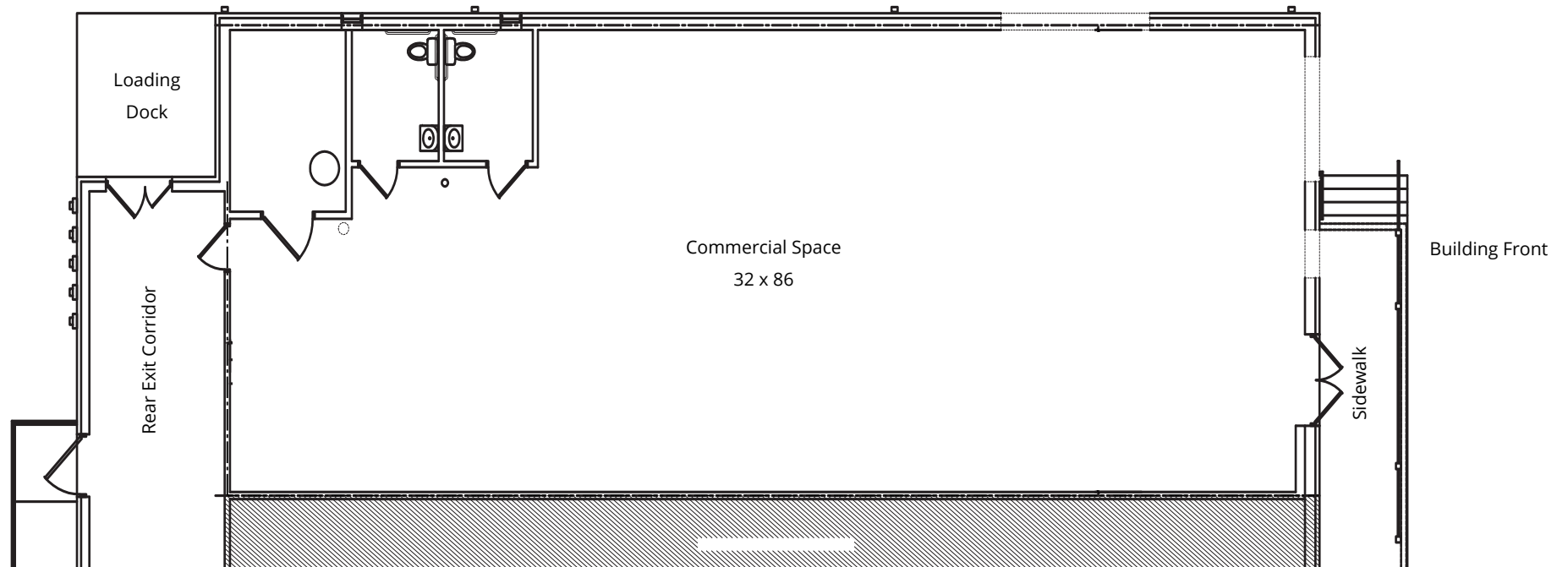
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FLOOR PLANS: SUITE 109, 2,780 SF



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UNIVERSITY HILL MIXED-USE

Less than a mile away from the retail center is University Hill a 300,000 SF mixed-use development located at 3806 University Drive.

Anchored by the 30,000 SF 02 Fitness athletic club, University Hill includes nine different restaurants, Midtown Yoga, a salon and floral shop.

University Hill Apartments (UHILL), located directly above the retail section, consists of 269 newly built, class A apartments providing ample foot traffic to the retail center.

Providing further distinction, a signature project of the development are the Murals at University Hill. Named the largest collections of mural art in the Southeast, the project features over 35 murals or more than 25,000 SF of art provided by local, regional and international artists.



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RETAIL MAP



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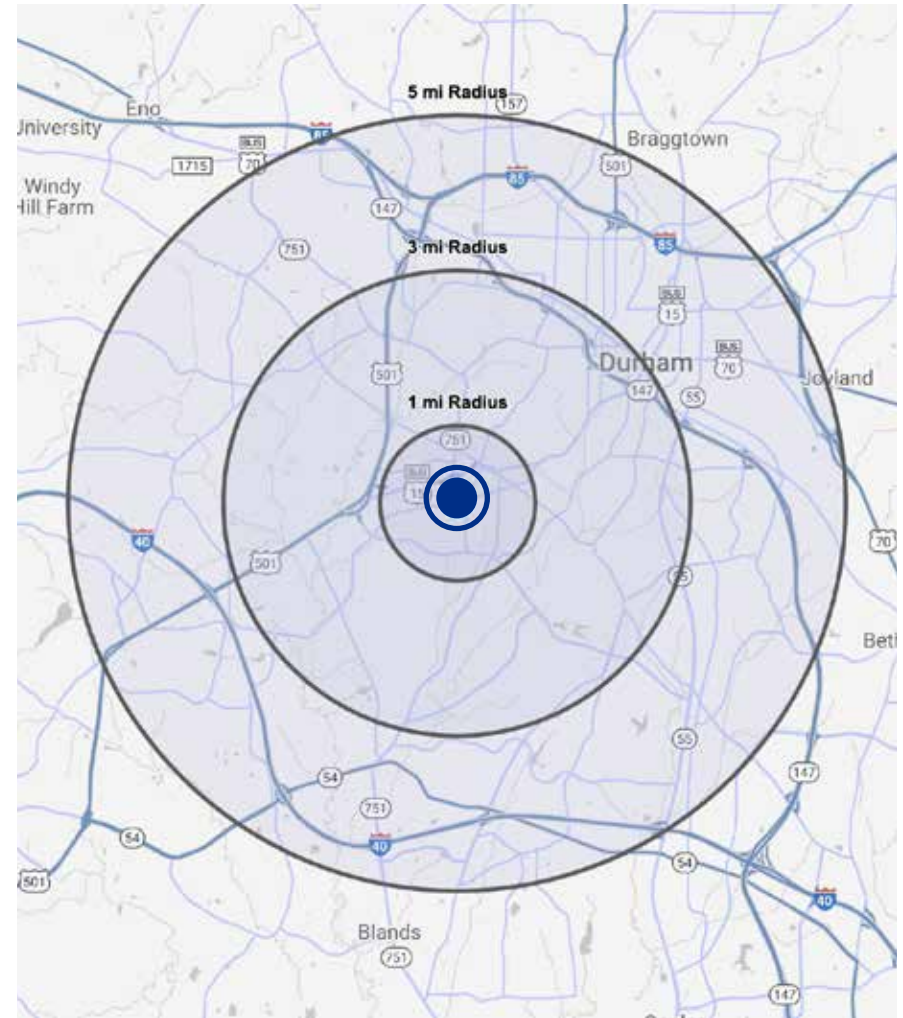
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DEMOGRAPHICS

DEMOGRAPHICS (2021 EST.)	1-MILE	3-MILE	5-MILE
Total Population	10,097	81,126	189,705
Total Households	4,556	33,591	80,862
Average Household Income	\$91,260	\$86,338	\$85,296
Median Household Income	\$64,403	\$64,176	\$64,582
Daytime Population	4,623	33,596	92,104

DEMOGRAPHICS (2026 PRJ.)	1-MILE	3-MILE	5-MILE
Total Population	10,410	85,985	189,705
Total Households	4,732	36,047	86,960
Average Household Income	\$104,502	\$95,426	\$93,529
Median Household Income	\$73,379	\$73,694	\$74,264



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