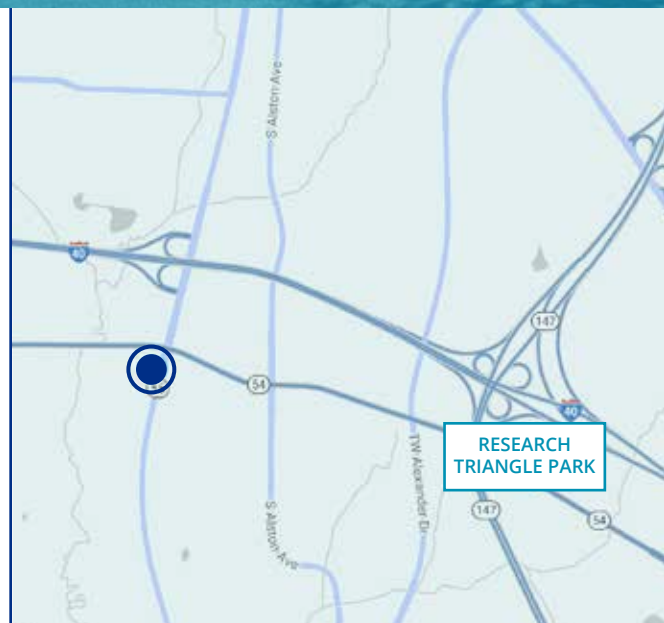


4617 NC-55 HWY  
DURHAM, NC 27713



### OVERVIEW OF THE SPACE

- 2,587 SF freestanding restaurant space sits on approximately 0.8 acres, and features 26 on-site parking spaces
- The property offers peak visibility with two curb cuts on NC-55 (32,500 AADT)
- The building comes equipped with a drive through and pick-up window
- New roof and HVAC needed



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## AREA HIGHLIGHTS

- Located at the nexus of NC-55, NC-54 and I-40 and less than a mile from Research Triangle Park
- This area is Restaurant Row for the more than 50,000 employees of Research Triangle Park
- Neighbors include Chick-Fil-A, McDonalds, Taco Bell, Arby's, Wendy's, BoJangles and Starbucks
- Easily accessible to numerous hotels and Lowe's Grove Middle School

**SALE PRICE:**  
**\$1,300,000**  
**OR**  
**LEASE:**  
**\$28/SF NNN**

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**LOCATION AERIAL**



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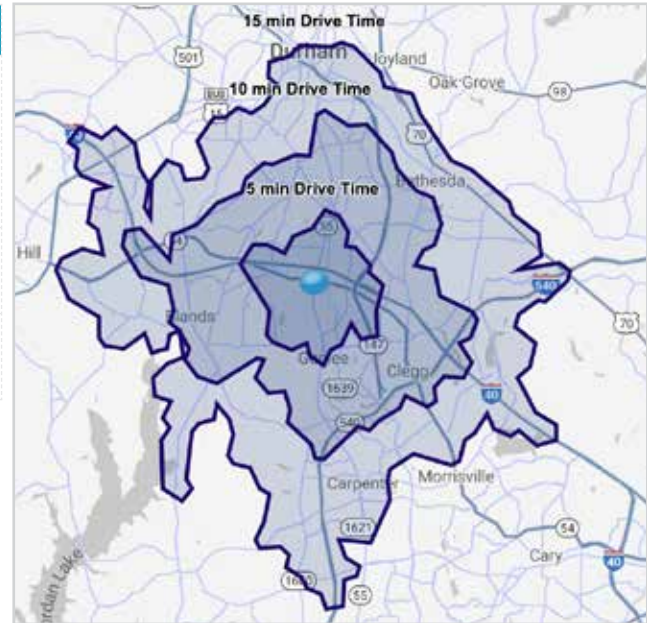
## RESEARCH TRIANGLE PARK



Founded in 1959 and located at the center of three Tier-1 research universities, Research Triangle Park (RTP) is the largest research park in the United States. Its 7,000 acres house more than 55,000 employees and over 300 companies, including science and technology firms, government agencies, academic institutions, startups and nonprofits.

## DEMOGRAPHICS

DRIVE TIME	5 MIN	10 MIN	15 MIN
POPULATION	17,370	82,810	206,069
DAYTIME POPULATION	13,633	65,815	121,561
AVG HOUSEHOLD INCOME	\$81,717	\$97,611	\$110,523
MEDIAN HOME VALUE	\$240,248	\$273,413	\$317,435



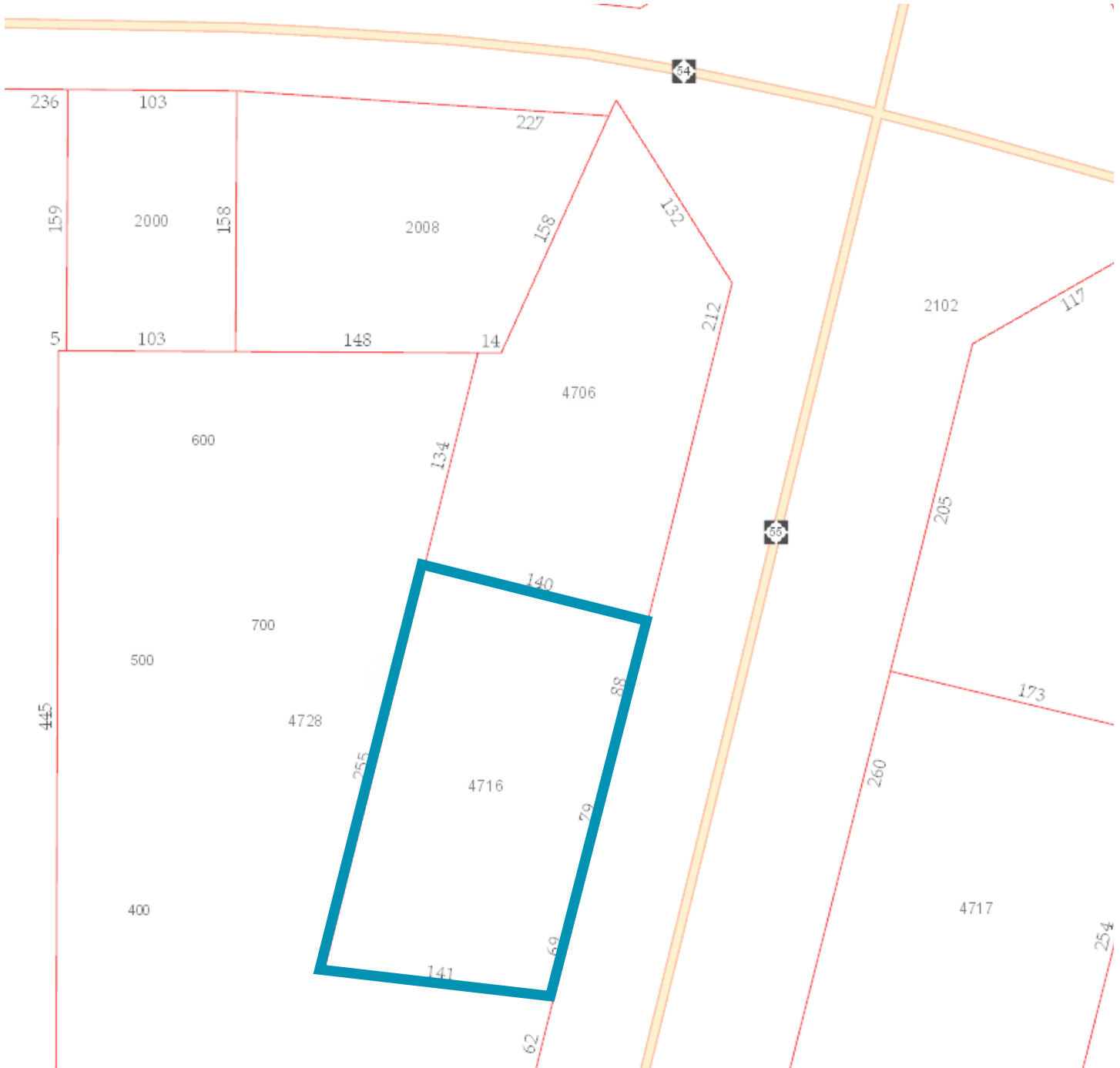
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**TAX MAP**



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