

Riverview Shopping Center

Junior Anchor & Retail Shop Space Availability

Located at the intersection of Seven Oaks Road and North Roxboro Street in north Durham, Riverview Shopping Center is an established shopping center that serves a broad trade area.

- + Anchored by newly remodeled Harris Teeter, a dominant grocer in the submarket and surrounding region
- + **10,000 SF junior anchor opportunity**
- + 4,500 SF endcap retail space available with ability for large outdoor patio
- + Strong tenant mix including DukeHealth, a leading regional healthcare provider
- + Direct access on three sides of the center from North Roxboro Street (35,000 VPD), Seven Oaks Road and Rippling Stream Road

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,018	47,275	106,016
Households	2,308	18,767	44,244
Average HH Income	\$86,582	\$91,464	\$98,900
Daytime Population	5,118	47,224	128,665

Contact Us

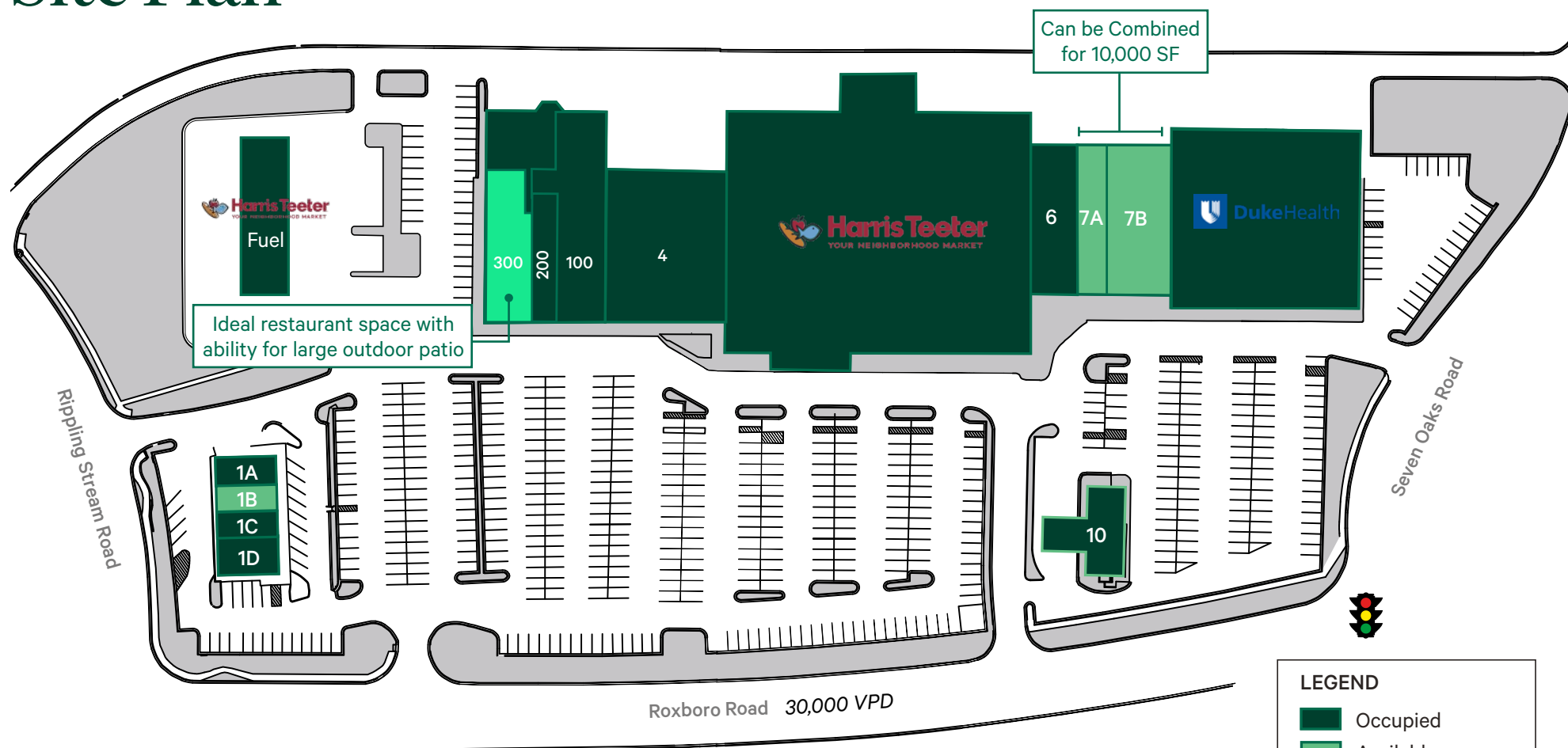
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5116 North Roxboro Street
Durham, North Carolina 27704



Site Plan



LEGEND

- Occupied
- Available

Note: Not to scale. Parking shown may not reflect actual spaces at the property.

SUITE	TENANT	SIZE
1A	China Star	1,500
1B	AVAILABLE	1,000
1C	Golden Nails	1,100
1D	Little Caesars	1,400
300	AVAILABLE	4,500
200	Batteries Plus <i>Potentially Available</i>	1,913
100	Durham County ABC Board	8,500
4	BodyGames	9,200

SUITE	TENANT	SIZE
5	Harris Teeter	53,538
6	Dogwood Bar & Grill	3,920
7A	AVAILABLE	2,000
7B	AVAILABLE	8,000
8/9	Duke Health	24,109
10	First Horizon Bank	2,048
OUT2	Harris Teeter Fuel	392
TOTAL		128,607 SF

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For Lease



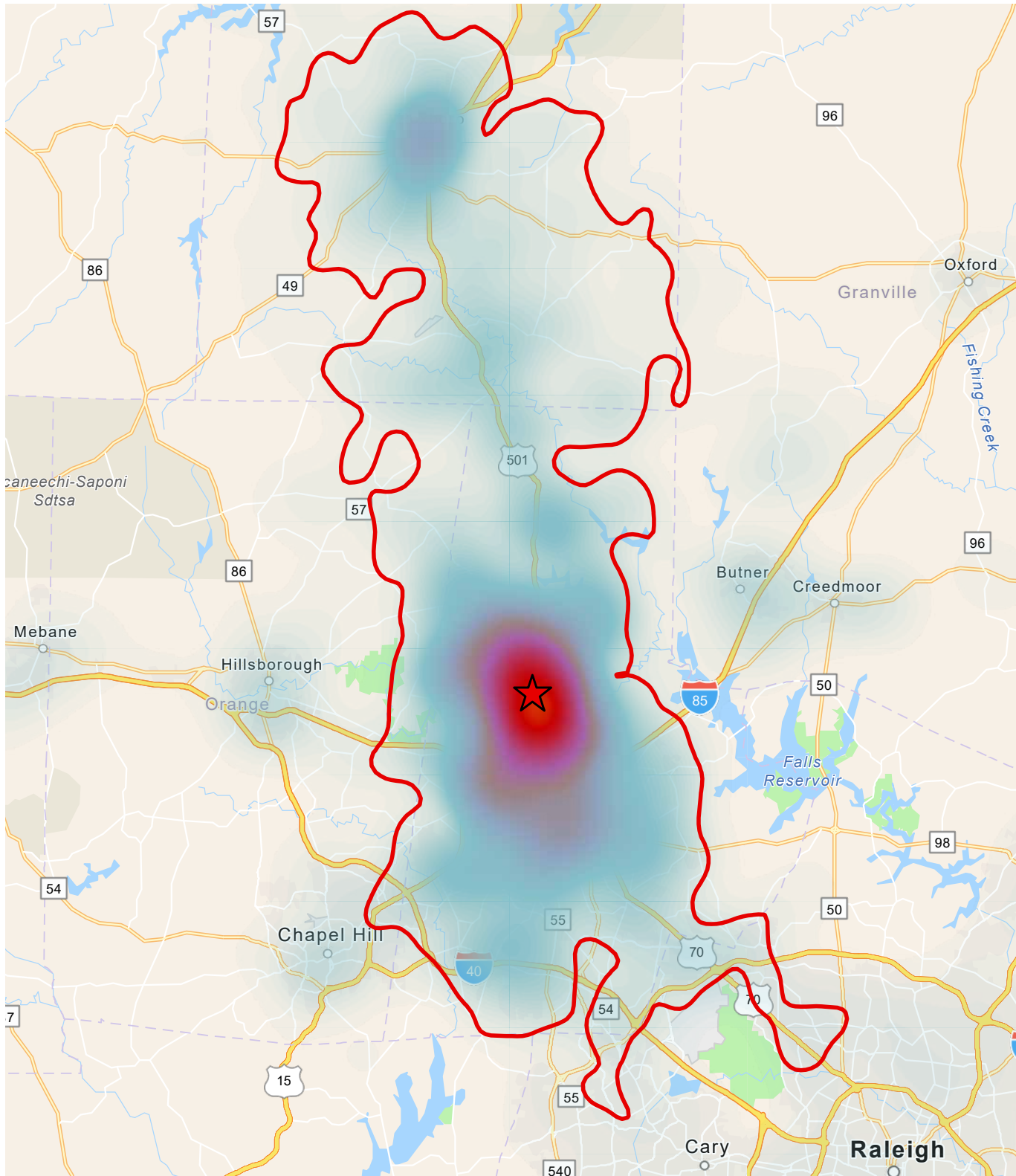
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For Lease

Massive Mobile Data Trade Area



Represents location of 65% of Riverview Shopping Center frequent customers (Sept 2020 - Aug 2021)