

1,200 - 4,673 SF RETAIL SPACE AVAILABLE

# Durham Festival Center



3457 HILLSBOROUGH ROAD | DURHAM, NC 27705

**CBRE**





# PROPERTY OVERVIEW

1,200 - 4,673 SF RETAIL SPACE AVAILABLE

Anchored by Harris Teeter, Durham Festival Center is a 134,290 SF shopping center located in the heart of Durham.

Landlord actively restructuring and upgrading tenant mix with strategic shop vacancies

Internal endcap with potential patio and walkup window available

Endcap space available with strong visibility on Hillsborough Rd

Located just one mile from Duke University Main Campus and Hospital in high multifamily growth corridor

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,926	67,373	162,099
Households	5,636	29,274	66,569
Average HH Income	\$67,645	\$101,129	\$94,471
Daytime Population	17,201	104,824	205,691

# SITE PLAN



SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE
100	Harris Teeter	59,970	200	Japan Express	3,000	300	AVAILABLE	1,200	360	Temp Tenant	1,302
110	Pet Supplies Plus	8,561	210A	AVAILABLE	4,673	310	Rockin' Rolls	4,479	370	AVAILABLE	3,185
120	Cricket Wireless	1,174	210B	Avance Care	4,778	320	AVAILABLE	1,600	900	Dunkin Donuts	2,470
130	Shanghai Restaurant	3,040	212	Little Caesars	1,636	330	Noor & Noor Eyebrow Threading	1,029	925	Fuel Pad	-
140	Five Below	10,287	220	Jersey Mike's	1,818	340	AVAILABLE	1,205	ATM	SunTrust ATM	ATM
150	Michaels	16,659	230	Michoacan Mexican Restaurant	1,200	350	Italian Pizzeria	1,561			



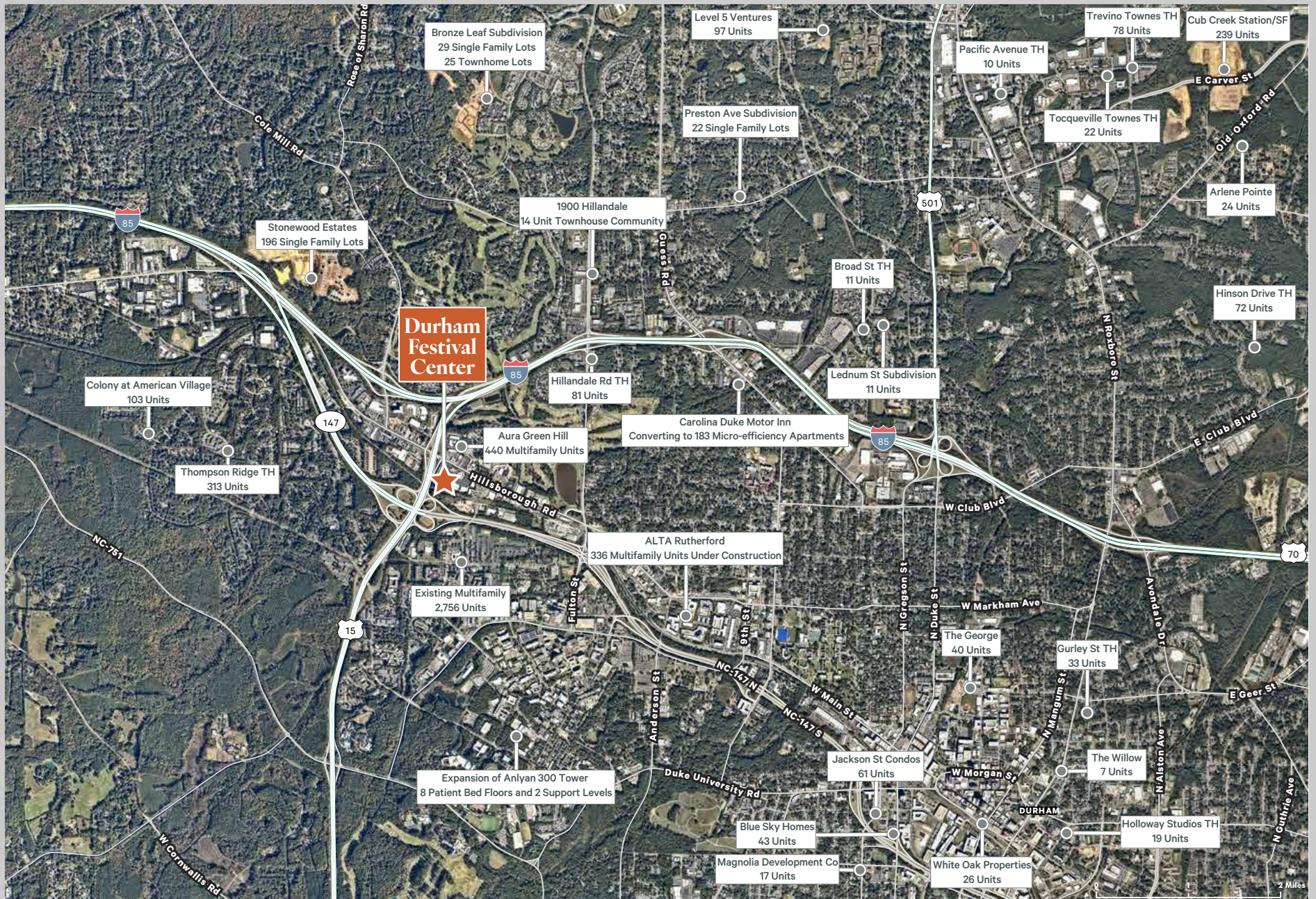
# SURROUNDING AREA

CENTRAL DURHAM





# GROWING RESIDENTIAL





# Durham Festival Center

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