

JUNIOR ANCHOR SPACE AVAILABLE

FOUNDRY
COMMERCIAL

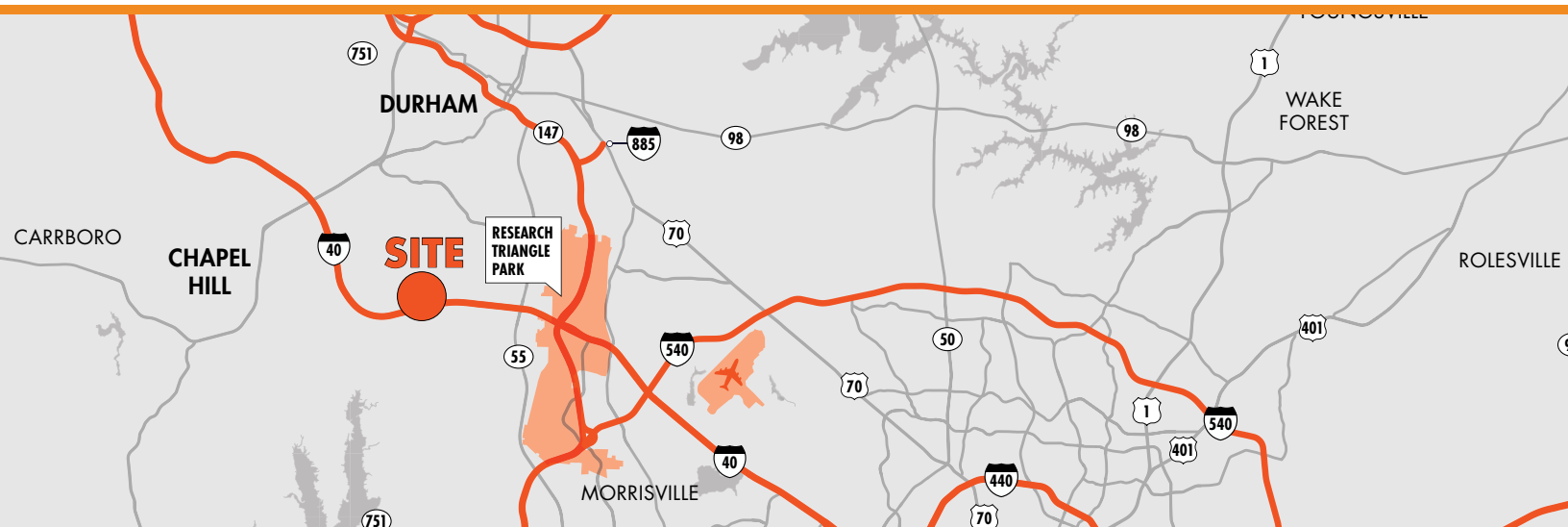


HOMESTEAD MARKET
FAYETTEVILLE ROAD & NC 54
DURHAM, NORTH CAROLINA

RETAIL FOR LEASE
±1,178 - 12,050 SF

HOMESTEAD MARKET

RETAIL FOR LEASE



PROPERTY FEATURES

- Regional draw at I-40 exit with Triangle's top mall, The Streets of Southpoint
- Centrally located near the dense, high-income neighborhoods of southwest Durham
- Less than 5 miles to Research Triangle Park, with over 200 companies and 50,000 employees
- Approximately 7 miles to UNC Chapel Hill and Duke University campuses
- New pylon signs on Fayetteville Road and NC 54

TENANT ROSTER



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 EST. POPULATION	8,413	59,556	128,219
2028 PROJ. POPULATION	9,331	63,148	138,111
SOME COLLEGE	82.8%	85.8%	82.1%
AVERAGE HH INCOME	\$101,462	\$138,220	\$124,202

SOUTHPOINT MALL TRADE AREA	
AVERAGE HOUSEHOLD INCOME	\$98,884
HOUSEHOLDS	446,628
MEDIAN AGE	35.6
POPULATION	1,122,586

TRAFFIC COUNTS	
FAYETTEVILLE ROAD	35,000 VPD
NC-54	23,000 VPD
I-40	121,000 VPD

For more information, please contact:

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SITE PLAN



Unit #	Tenant	SF
1	Roses	45,495
2	Available	1,440
3	Lease Pending	1,440
4	Marvelous Nail Spa	2,034
5	Fuel Fitness	21,501
6	Modu Martial Arts	2,820
7	Wild Birds Unlimited	2,870
8	MilkLab	1,440
9	Beer Tooth	1,710
10	ZenFish Poke Bar	1,500
11	The Mad Popper	840
12 & 13	U Dirty Dog	1,873
14	Bean Traders	5,214
15	India Gate	1,633

Unit #	Tenant	SF
16	Any Lab Test Now	1,203
17a-1*	Available	9,250
17a-2*	Available	2,800
17b	Sprouts	30,000
18	Salon Povera	915
19	Brows by Chandnis	613
20	Available 8/1/24	1,178
21	Mediterrasian Bistro	1,631
22	Shiki Sushi Japanese Restaurant	10,233
22a	My Salon Suite	6,400
23	Great Clips	820
24	Sabor Latin Grill	2,100
OP	Chapel Hill Tire	0.95 AC

*Ability to expand or combine spaces up to ±12,000 SF

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CENTER PHOTOS



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