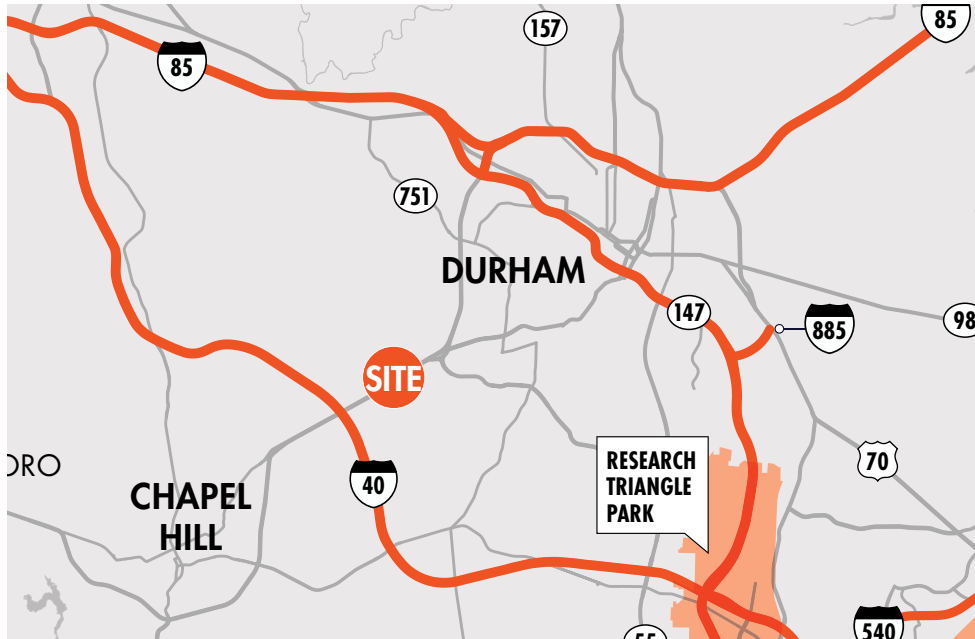


OAK CREEK VILLAGE

4600 DURHAM-CHAPEL HILL BOULEVARD, DURHAM, NC 27707

FULLY LEASED

FULLY LEASED



PROPERTY FEATURES

- High traffic center with direct US Highway 15-501 frontage
- Anchored by top TJ Maxx and Jo-Ann Fabrics
- Area serves highly educated and affluent areas of South West Durham and Chapel Hill
- Surrounded by national big box, junior box, restaurants and retailers

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DEMOGRAPHICS

1 MILE RADIUS

	8,850 ESTIMATED POPULATION 2023
	31.0 MEDIAN AGE
	\$480,961 MEDIAN HOME VALUE 2023
	2,615 TOTAL EMPLOYEES
	\$67,891 MEDIAN HOUSEHOLD INCOME

3 MILE RADIUS

	49,723 ESTIMATED POPULATION 2023
	38.9 MEDIAN AGE
	\$425,138 MEDIAN HOME VALUE 2023
	19,617 TOTAL EMPLOYEES
	\$97,709 MEDIAN HOUSEHOLD INCOME

5 MILE RADIUS

	159,716 ESTIMATED POPULATION 2023		69,867 TOTAL EMPLOYEES
	36.4 MEDIAN AGE		\$89,428 MEDIAN HOUSEHOLD INCOME
	\$395,123 MEDIAN HOME VALUE 2023		

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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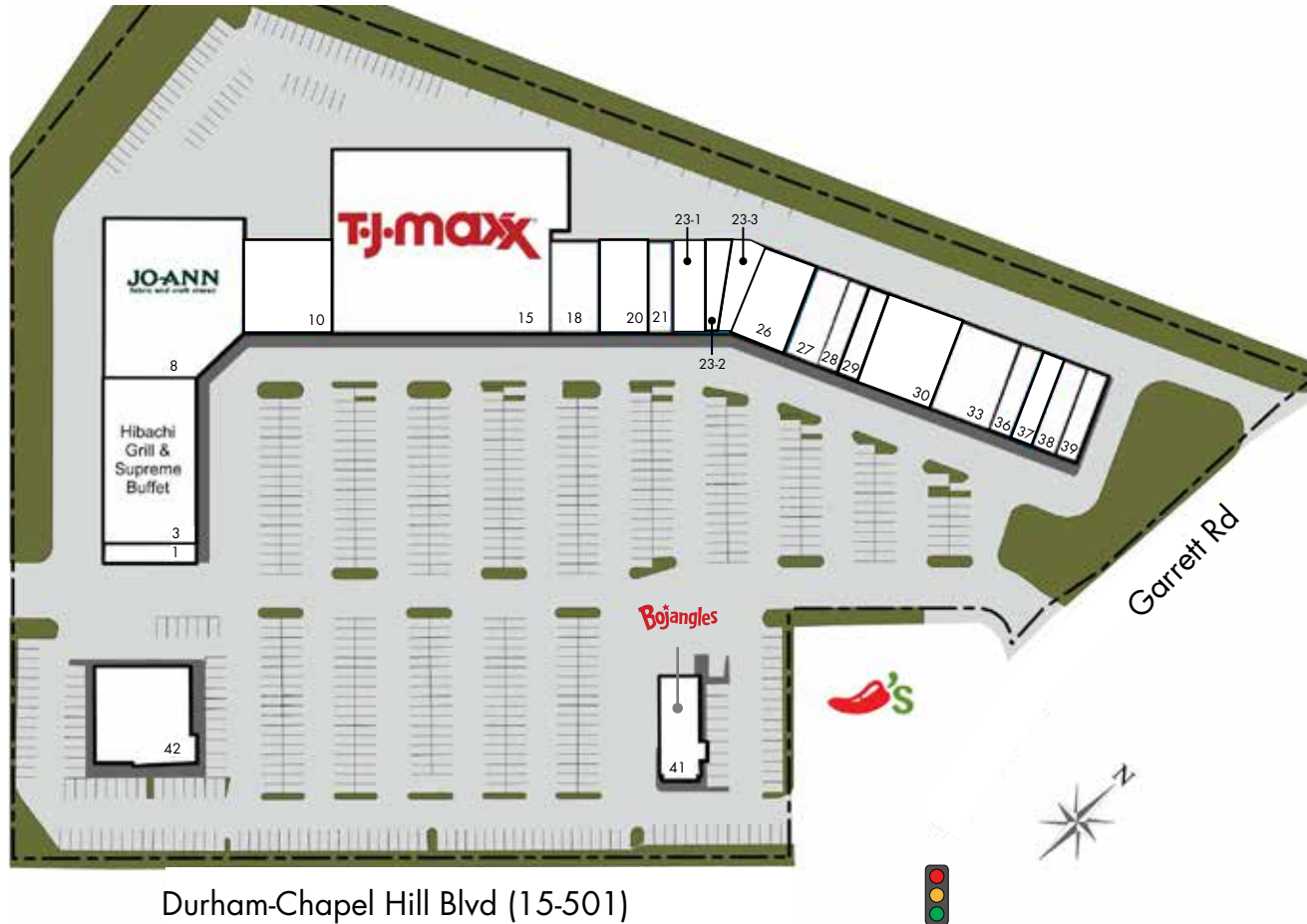
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SITE PLAN



TENANT	SQ FT
1 Wah Brow	1,600
3 Hibachi Grill & Supreme Buffet	11,200
8 Jo-Ann Fabrics	16,051
10 Once Upon a Child	6,400
15 TJ Maxx	31,303
18 Frame Warehouse	3,200
20 Rent-a-Center	3,200
21 Hemp Hut	1,600
23-1 Mang's Asian Grocery	2,889
23-2 Taji Natural Hair Styles	1,093
23-3 WF Tobacco & Vapes	1,281
26 Paleteria La Monarca Michoacana	4,000
27 Davidson Beauty	2,400
28 Nice Trim Barbershop	1,600
29-30 Red Crab	6,800
33 America's Best Contacts & Eye	4,400
36 Lee Nails	1,600
37 El Chapin (Expansion)	1,600
38 El Chapin	1,760
39 Subway	1,533
41 Bojangles	2,975
42 Monterrey Mexican Restaurant	7,034



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