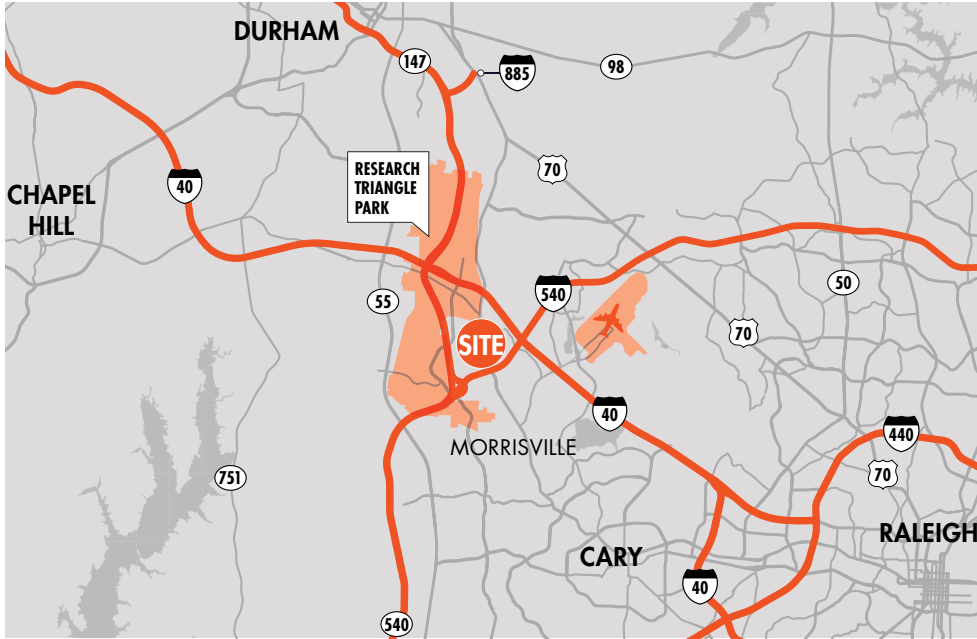


# SHILOH CROSSING

4104 SURLS COURT, DURHAM, NC 27703

1000 & 1004 LOWER SHILOH WAY, MORRISVILLE, NC 27560

±1,517 SF FOR LEASE



### PROPERTY FEATURES

- Prime retail shop space available at Walmart shadow-anchored shopping center
- Growing residential and job market with great access to Research Triangle Park with over 50,000 employees
- Strong tenant mix with destination oriented and daily needs retailers
- Convenient access to I-40, I-540 and NC-54

### DEMOGRAPHICS

1 MILE RADIUS		3 MILE RADIUS	
	5,996 ESTIMATED POPULATION 2023		34,936 ESTIMATED POPULATION 2023
	32.2 MEDIAN AGE		31.8 MEDIAN AGE
	\$369,150 MEDIAN HOME VALUE 2023		\$375,387 MEDIAN HOME VALUE 2023
	12,574 TOTAL EMPLOYEES		48,126 TOTAL EMPLOYEES
	\$140,114 MEDIAN HOUSEHOLD INCOME		\$111,948 MEDIAN HOUSEHOLD INCOME
5 MILE RADIUS			
	131,902 ESTIMATED POPULATION 2023		92,352 TOTAL EMPLOYEES
	34.6 MEDIAN AGE		\$117,658 MEDIAN HOUSEHOLD INCOME
	\$426,066 MEDIAN HOME VALUE 2023		

### AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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 Licensed Real Estate Broker | Licensed Real Estate Broker





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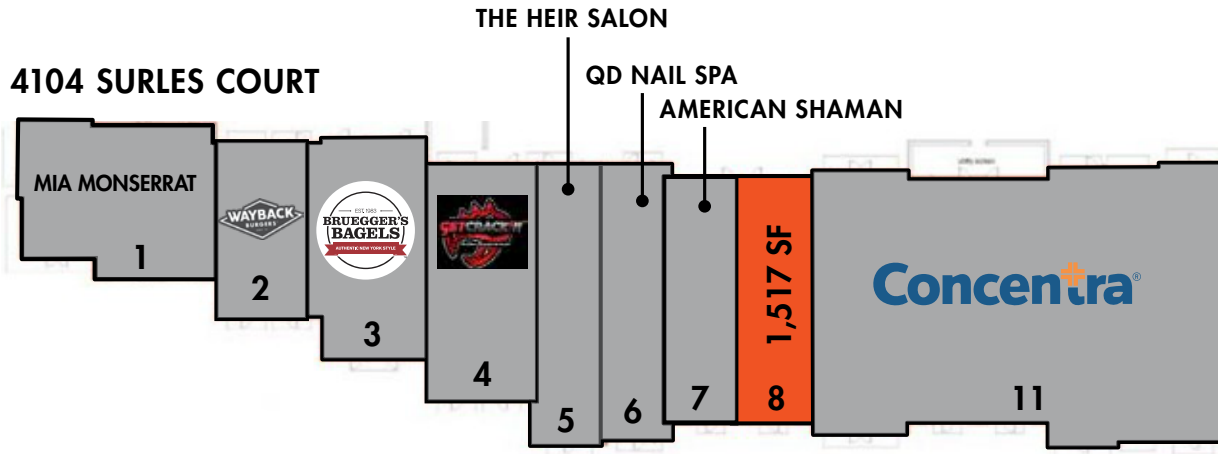
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**SITE PLAN**

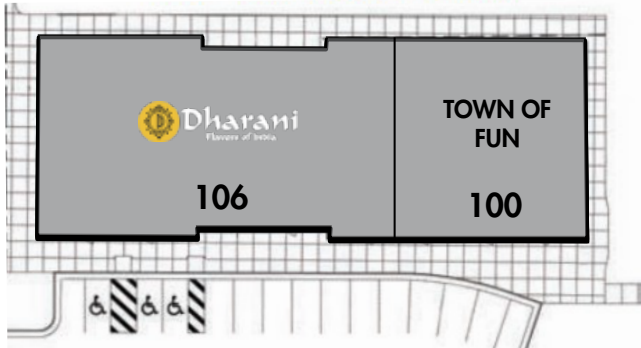


UNIT	TENANT	SIZE
1	Mia Monserrat	±2,451 SF
2	Wayback Burgers	±1,260 SF
3	Bruegger's Bagels	±2,089 SF
4	Get Crackin'	±2,049 SF
5	The Heir Salon	±1,461 SF
6	QD Nail Spa	±1,494 SF
7	American Shaman	±1,517 SF
8	<b>AVAILABLE</b>	<b>±1,517 SF</b>
9	Concentra	±8,778 SF

**1004 LOWER SHILOH WAY**



**1000 LOWER SHILOH WAY**



UNIT	TENANT	SIZE
107	Manhattan Cafe	±2,440 SF
105	TrueVision Eye Care	±2,387 SF
102	Eissens Dentistry	±2,284 SF
100	Sabzi Mandi Indian Market	±2,958 SF
106	Dharani Indian Cuisine	±6,363 SF
100	Town of Fun	±3,660 SF

- LEASED
- AVAILABLE

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