

LAST SPACE REMAINING

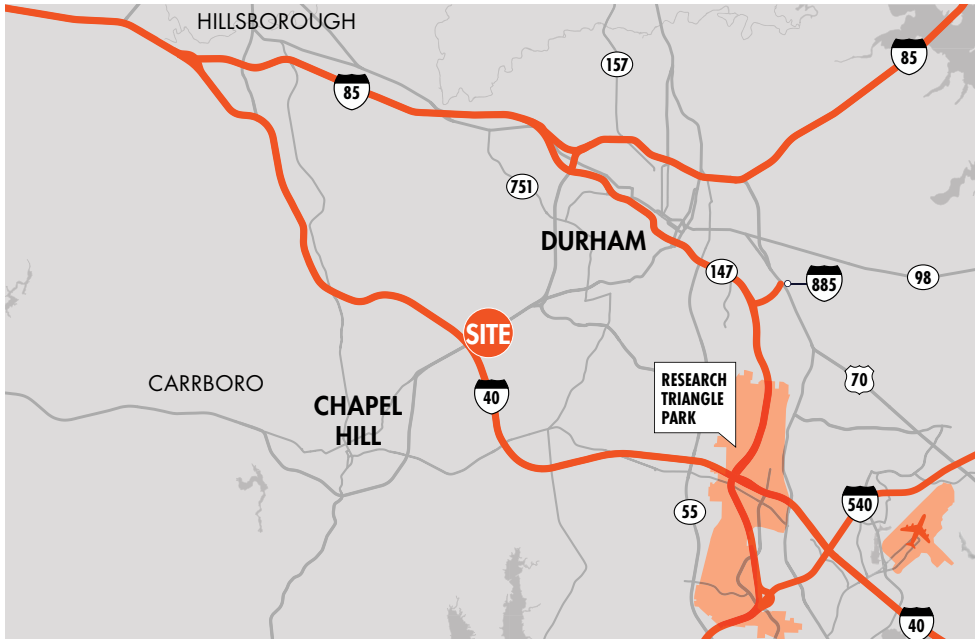
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## PATTERSON PLACE PHASE II

5318 AND 5320 MCFARLAND DRIVE, DURHAM, NC 27707

RETAIL SPACE FOR LEASE



## PROPERTY FEATURES

- Prime retail location just off the heavily trafficked 15-501 corridor with over 49,000 vehicles per day
- Shadow anchored retail center with a strong mix of regional and national big box and small shop tenants and a 60,000 SF Duke Health medical complex
- Over 2,750 apartments in a one mile radius with 299 units currently under construction (The Piedmont at Patterson Place) and an additional 346 proposed units (Oak Ridge)

## DEMOGRAPHICS

### 1 MILE RADIUS

	6,520
	ESTIMATED POPULATION 2022
	31.6
	MEDIAN AGE
	\$319,754
	MEDIAN HOME VALUE 2022
	2,833
	TOTAL EMPLOYEES
	\$61,680
	MEDIAN HOUSEHOLD INCOME

### 3 MILE RADIUS

	49,479
	ESTIMATED POPULATION 2022
	39.6
	MEDIAN AGE
	\$432,181
	MEDIAN HOME VALUE 2022
	25,278
	TOTAL EMPLOYEES
	\$88,739
	MEDIAN HOUSEHOLD INCOME

### 5 MILE RADIUS

	151,928
	ESTIMATED POPULATION 2022
	35.4
	MEDIAN AGE
	\$387,956
	MEDIAN HOME VALUE 2022
	63,663
	TOTAL EMPLOYEES
	\$79,614
	MEDIAN HOUSEHOLD INCOME

## AREA RETAILERS



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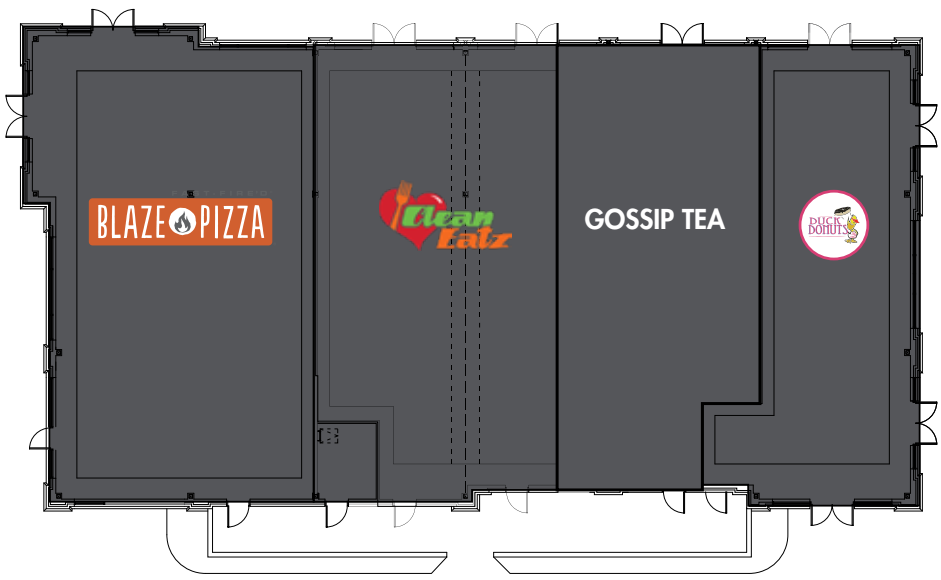
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5318 MCFARLAND DRIVE



UNIT	TENANT	SIZE
100 + 110	AVAILABLE	±2,706 SF
120	Lady Jane's Haircuts for Men	±1,330 SF
140	Soho Nail Lounge	±1,677 SF

5320 MCFARLAND DRIVE



UNIT	TENANT	SIZE
100	Blaze Pizza	±2,650 SF
110	Clean Eatz	±2,167 SF
120 + 130	Gossip Tea	±1,721 SF
140	Duck Donuts	±1,600 SF

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