

Shopping center with vacant former Harris Teeter in Durham sold for \$17M

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The Homestead Market retail center in Durham was sold for \$17 million in July 2017.

C/O MARCUS & MILLICHAP

A Florida real estate investment firm with strong ties to the Triangle has acquired the Homestead Market shopping center in south Durham for \$17.1 million with the intention of finding a new tenant to fill the old Harris Teeter space.

Harris Teeter closed its store at the center on N.C. 54 in 2014 – but the grocer still has time left on its lease and has continued to pay rent.

With Harris Teeter, the 164,200-square-foot property was 98 percent leased at the time of the sale with more than 20 other tenants, including Roses, Fitness World, Shiki Sushi and Bean Trader's Coffee, says [Andrew Margulies](#) of [Marcus & Millichap](#). Margulies represented the seller, a family partnership based in the Raleigh area.

“Homestead Market was a unique opportunity to acquire a well performing asset with significant upside if the new owner takes control of the dark Harris Teeter space,” Margulies stated in a release about the deal.

The buyer, an affiliate of Florida-based Ram Realty Advisors, also owns the Village Plaza retail center in Chapel Hill, The Exchange on Erwin in Durham and Holly Springs Crossing in Holly Springs, among other retail and apartment properties in the region.

Homestead market was built in 1988 and renovated in 2014 with nearly \$1.5 million in improvements made with a new roof and façade. The sale also included a vacant outparcel for future development.

“Over the years the seller had interest from several well-known tenants who wanted to occupy the anchor space, which ultimately helped investors get comfortable with the financial risk of repositioning the property,” Margulies said. “Within 40 days of our marketing launch, we procured 18 offers – it was quite competitive.”