



FOR LEASE
SOUTH SQUARE PLAZA—RETAIL OR FLEX USE
3742 and 3750 Chapel Hill Boulevard, Durham, NC 27707



6,330 SF, 6,050 SF and 8,415 SF Retail or Flex Spaces For Lease
South Square Plaza retail and flex center is across from South Square Retail area anchored by Target and Sam's Club and near auto dealers on Durham—Chapel Hill Boulevard in Durham, NC 27707.

- Excellent exposure to Durham—Chapel Hill Boulevard
- 50,000 population in 3-mile radius
- Ample paved parking available
- Existing retailer—Mayflower Seafood
- Rental rate for 6,330 SF retail space (former Pearson Music) is \$11.00/SF, NNN.
- Rental rate for 6,050 SF (space 4 to right of Mayflower) retail or flex space is \$8.00/SF, NNN.
- Rental rate for 8,415 SF (space 2 to left of Mayflower) retail or flex space is \$8.00/SF, NNN.
- Suggested 3 to 5 year lease
- TICAM \$2.50 / SF passed thru to tenant
- Call for other space opportunities

For more information, please contact

JERRY GAMBILL

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(919) 493-0395

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

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SOUTH SQUARE PLAZA—RETAIL OR FLEX USE
3742 and 3750 Chapel Hill Boulevard, Durham, NC 27707



**38,330 SF Retail or Flex
Building on ±3 acres**

South Square Plaza retail and flex center is across from South Square Retail area anchored by Target and Sam's Club & near auto dealers on Durham—Chapel Hill Blvd in Durham NC.



- Excellent exposure to Durham—Chapel Hill Boulevard
- 50,000 population in 3-mile radius; average daily traffic count 17,000 (2011 NCDOT)
- Ample paved parking available
- Durham Co Tax ID 121539; Tax Value \$2,366,720
- Existing retailer—Mayflower Seafood : 10,000 SF under lease
- Retail Space For Lease: 6,330 SF retail space (former Pearson Music) @ \$11.00/SF NNN
- Retail Space For Lease: 6,050 SF (space 4) @ \$8.00/SF NNN
- Retail Space For Lease: 8,415 SF (space 2) @ \$8.00/SF NNN
- Warehouse Space: 7,535 is available
- Use: Owner occupant retail or re-tenant for income
- Call for Sale Pricing and Leasing Opportunities

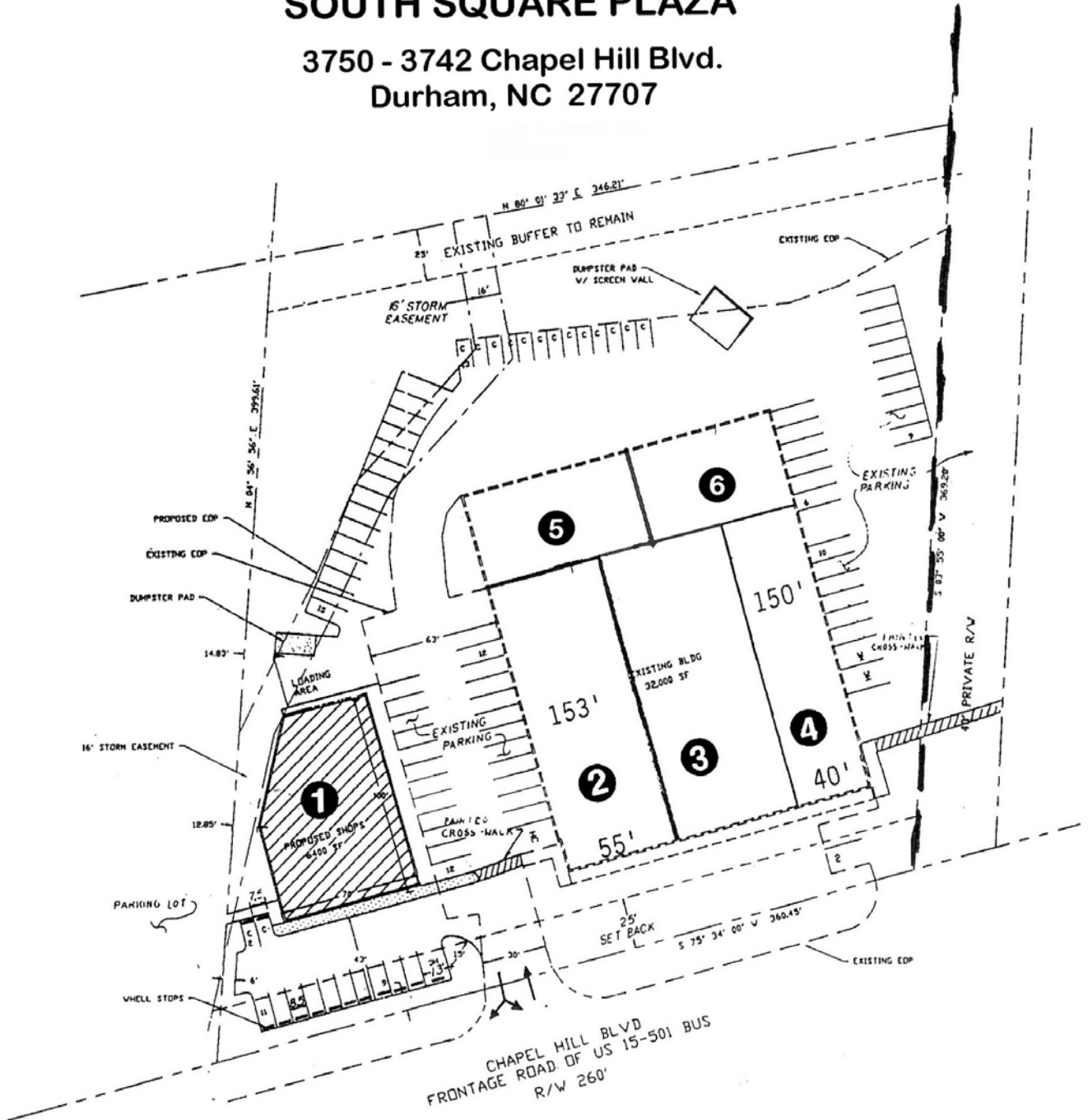
For more information, please contact Jerry Gambill
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REAL ESTATE

SOUTH SQUARE PLAZA

3750 - 3742 Chapel Hill Blvd.
Durham, NC 27707



- 1** 6,330 SF For Lease (former Pearson Music)
- 2** Former Not Just Linens (Avail 1st Qtr 2014)
- 3** Mayflower Seafood (LEASED)
- 4** 6,050 SF For Lease—Retail \$8.00/SF
- 5** 4,000 SF For Lease—Warehouse \$5.00/SF
- 6** 3,000 SF For Lease—Storage \$3.00/SF

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SUBJECT

US 15-501 BUSINESS (Durham-Chapel Hill Boulevard)

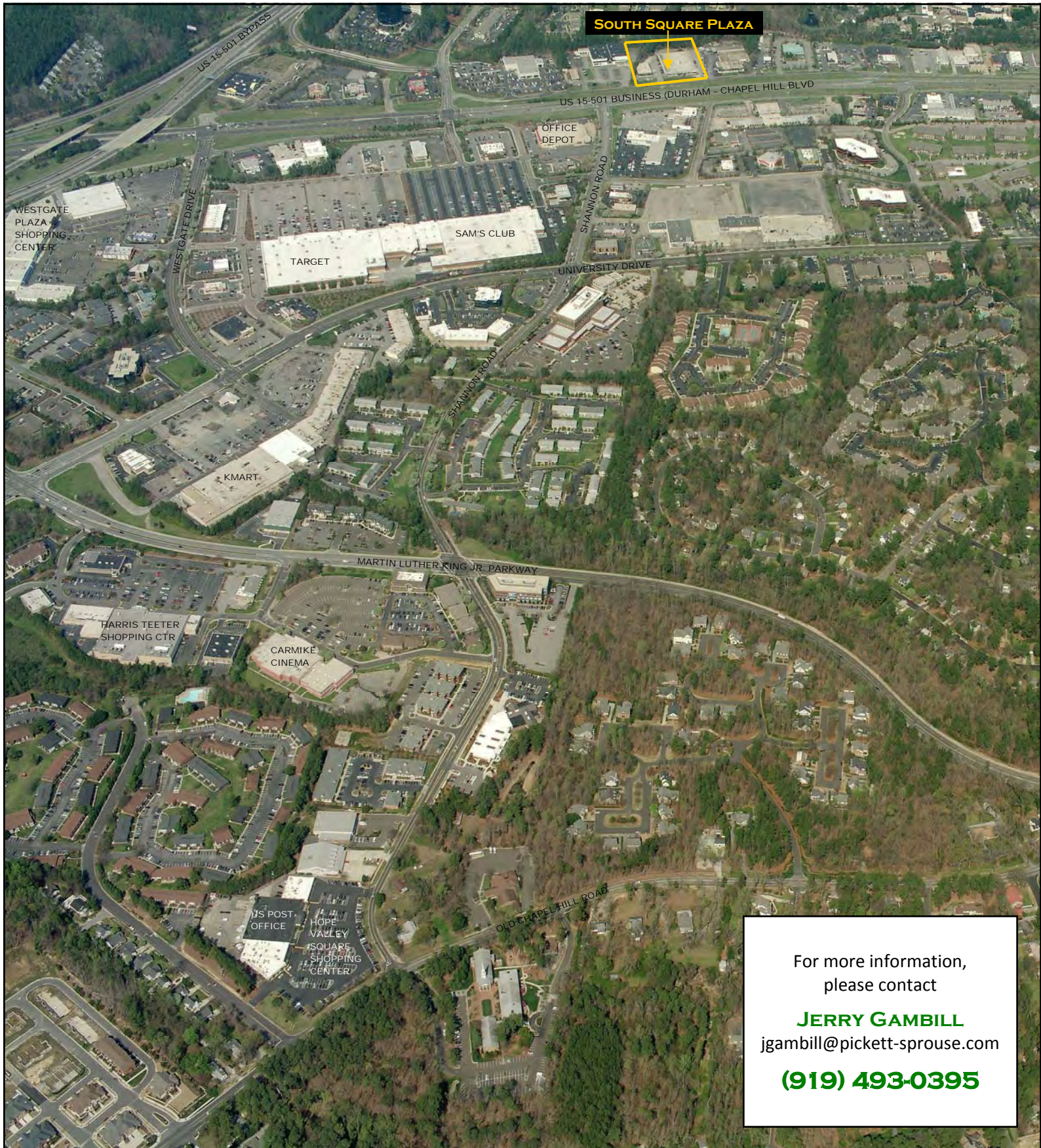
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REAL ESTATE

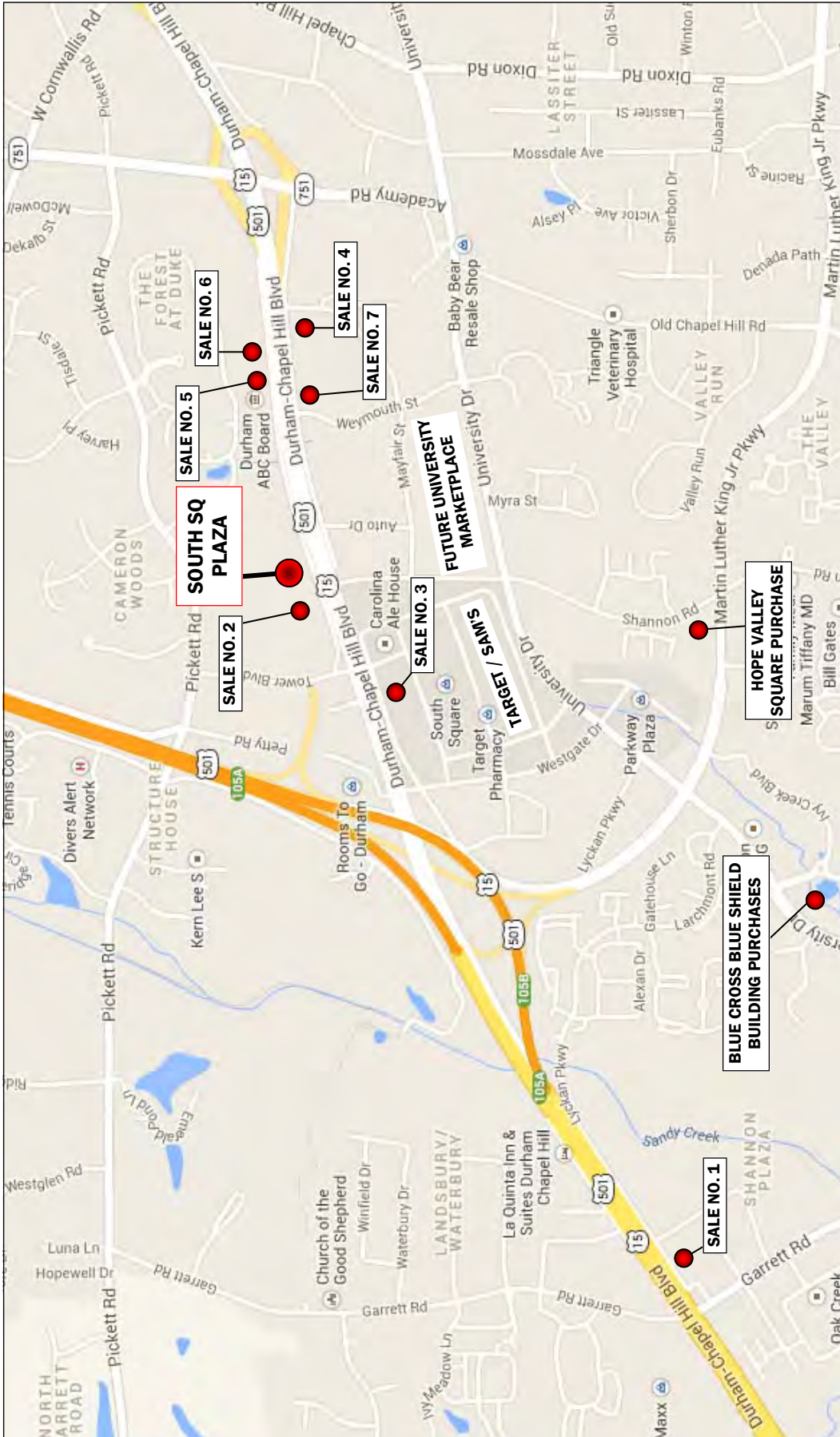
NEIGHBORHOOD AERIAL



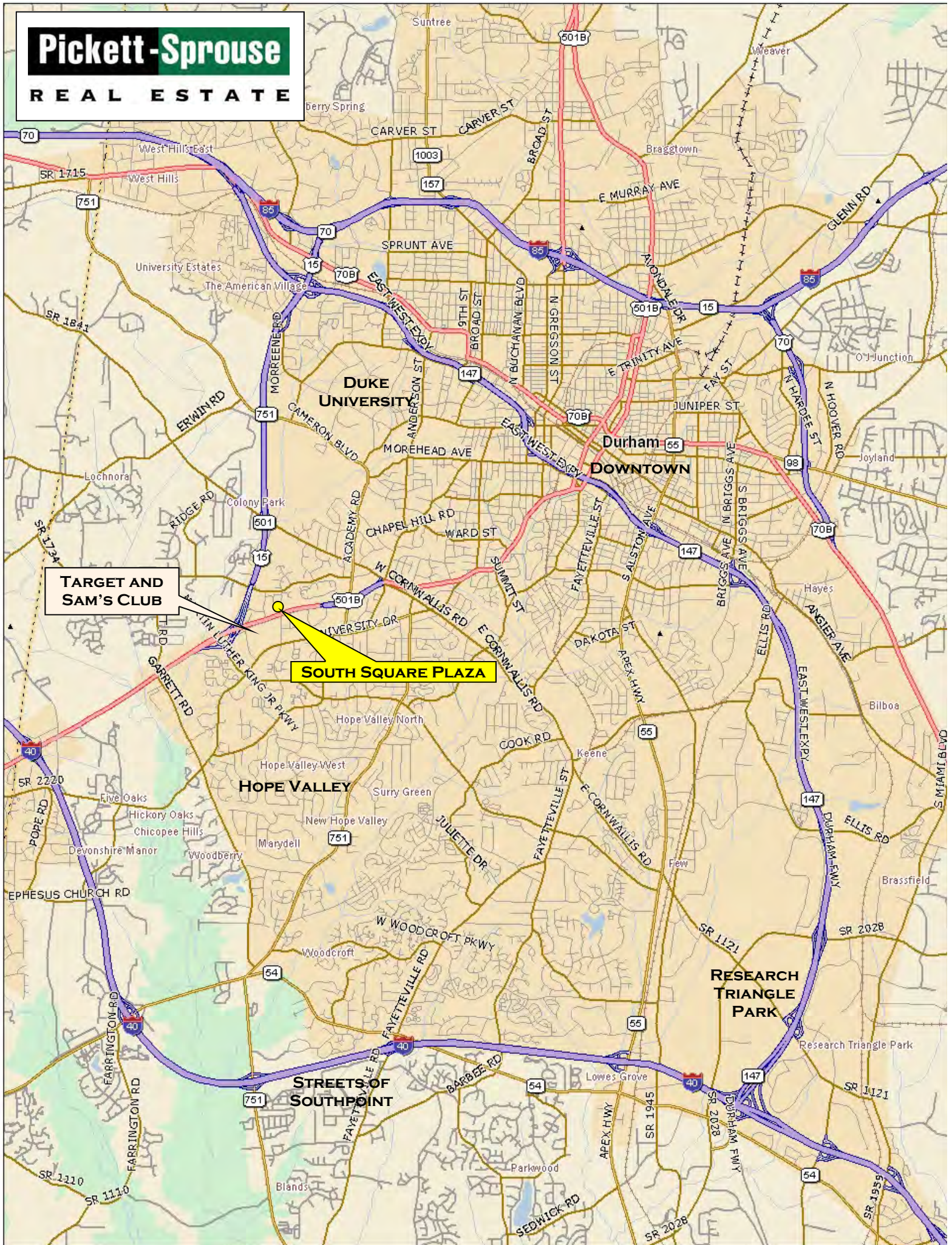
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South Square Trade Area

Commercial Building Purchases



SALE NO.	1	2	3	4	5	6	7
DATE	2012	2012	2012	2012	2012	2012	2013
USE	AUTO SALES	DURHAM RESCUE	SECU	AUTO SALES	SCOOTER STORE	HONEY BAKED	AUTO SALES
BUILDING SIZE (SF)	33,250	29,600	10,200	13,243	4,800	7,800	24,995
LAND AREA (ACRES)	3.13	2.649	12.584	2.198	0.43	0.72	3.856
PRICE	\$2,950,000	\$2,500,000	\$2,000,000	\$1,350,000	\$340,000	\$800,000	\$3,000,000
PRICE / SF	\$88	\$84	\$196	\$102	\$71	\$102	\$120



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