

PROPOSED MIXED-USE DEVELOPMENT

FOUNDRY  
COMMERCIAL



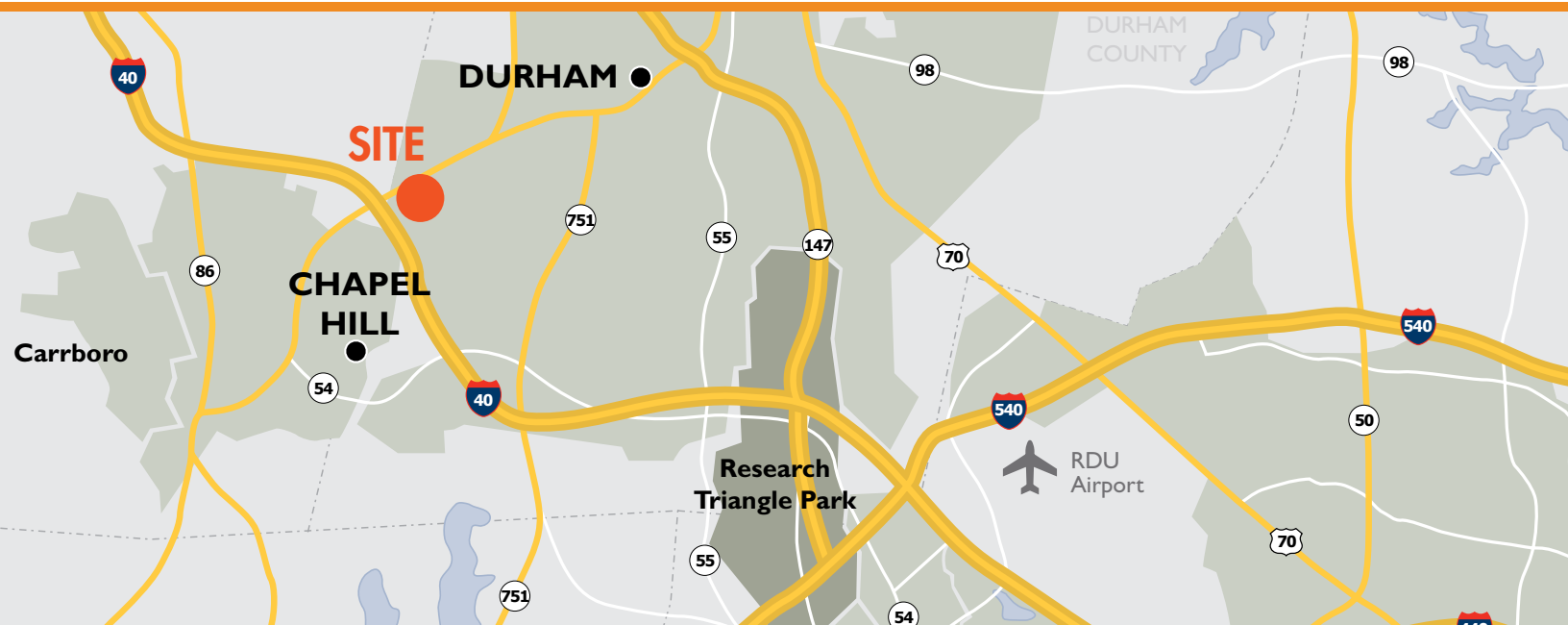
15-501 & I-40

DURHAM, NORTH CAROLINA

OUTPARCELS AND RETAIL  
SPACE AVAILABLE FOR LEASE

# 15-501 & I-40

## RETAIL PADS AND SPACE AVAILABLE FOR LEASE



### PROPERTY FEATURES

- Located along US Highway 15/501 and close to Interstate 40
- Heavily traveled area with excellent visibility along US Highway 15/501
- Area serves highly educated and affluent areas of South West Durham and Chapel Hill
- Surrounded by tons of existing big box, junior box, restaurants and retailers
- 1,200 feet of frontage
- Two points of signalized access

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2016 ESTIMATED POPULATION	6,574	48,133	145,712
2021 PROJECTED POPULATION	7,444	53,258	159,479
EST. HOUSEHOLD INCOME	\$71,006	\$101,853	\$91,935

TRAFFIC COUNTS	
I-40	88,000 VPD
HIGHWAY 15-501/ DURHAM CHAPEL HILL BLVD	46,000 VPD

### AREA RETAILERS



For more information, please contact:

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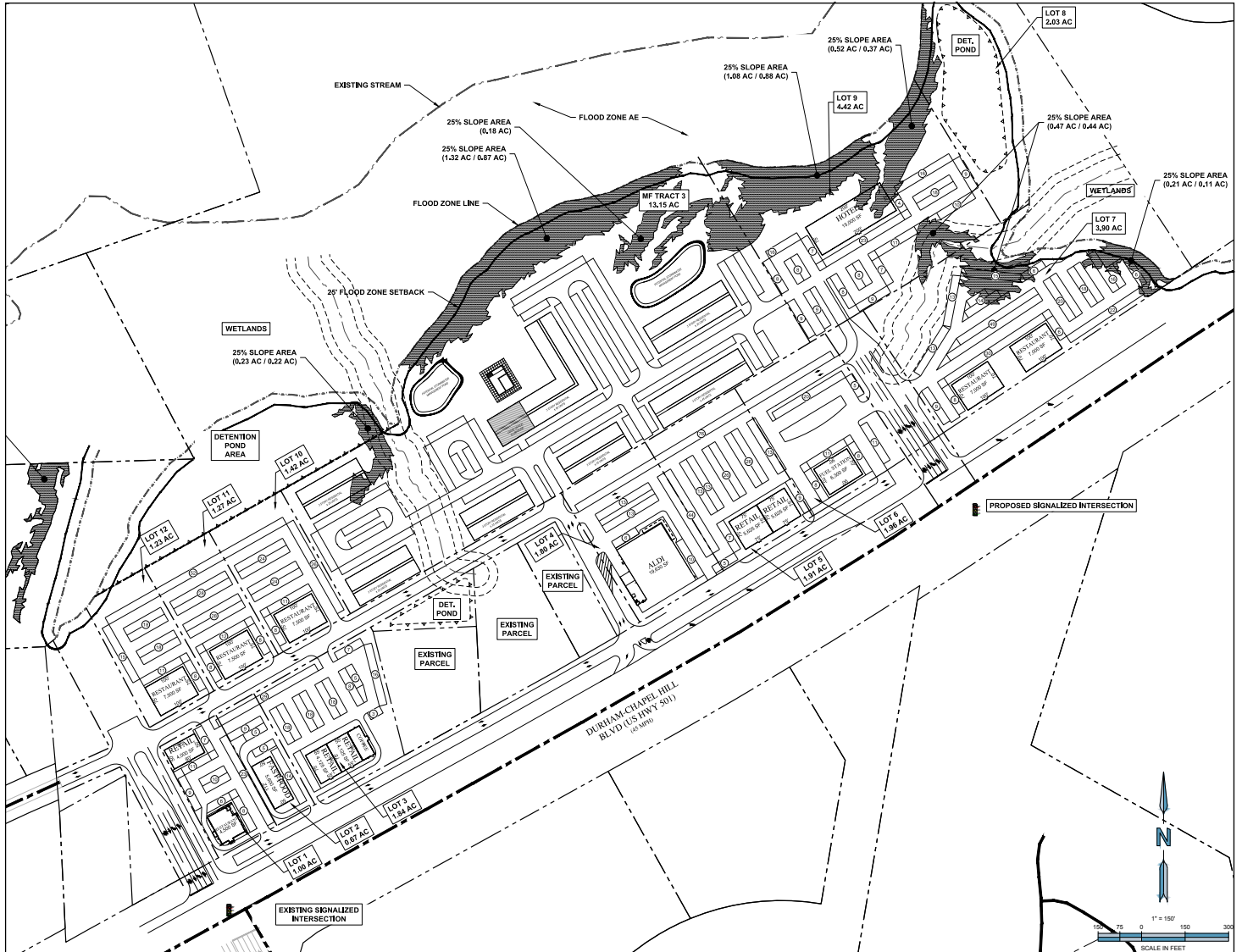
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### SITE PLAN



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LOCATION



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