

Retail Suite in High Visibility Location For Lease

2514 UNIVERSITY DRIVE, DURHAM, NC 27707

\$20 / SF

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY



Lease Rate	\$20/SF
Total Square Footage	±461
Ceiling Height	10 Feet
Zoning	CN (Commercial Neighborhood)
Year Built	1975
Best Use	Boutique Retail, Retail Service, Small Professional Service Office

Excellent retail opportunity located in a high traffic shopping center along the busy University Drive corridor. This 461 SF suite offers exposure to steady vehicle and foot traffic. Surrounded by a strong mix of established businesses, nearby national retailers, and supported by a dense residential population, the location naturally drives customer flow throughout the day.

The efficient layout is well-suited for boutique retail, personal services, or professional office users. With convenient access and strong demographics, this suite provides an ideal location for small businesses looking to grow their visibility and clientele.

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VISITS
2025

407.4K

**AVERAGE
DWELL TIME**

45 Min

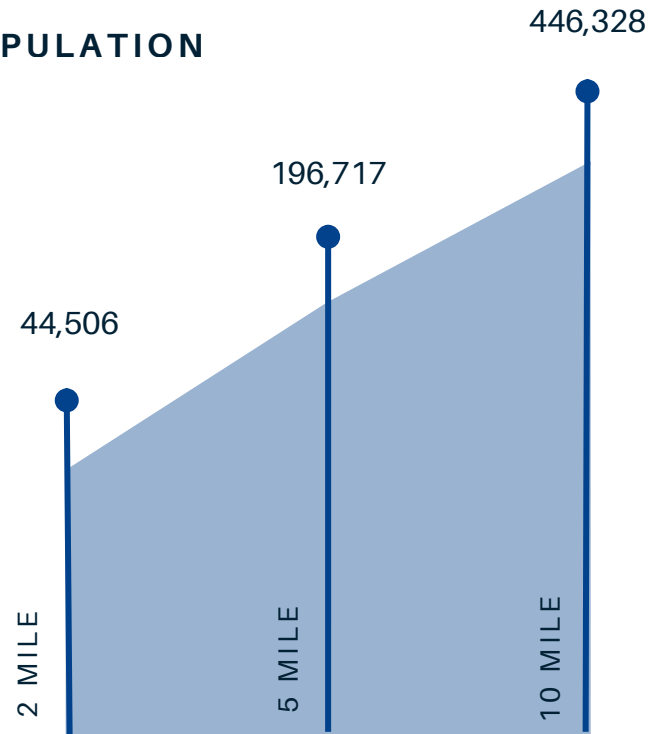
VISITORS
2025

179.7K

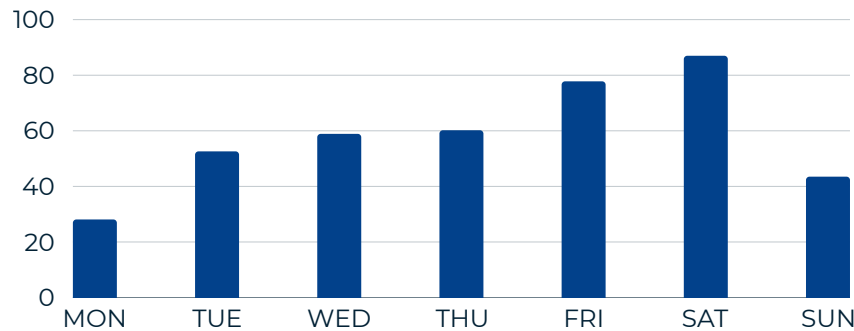
**VISIT
FREQUENCY**

2.27

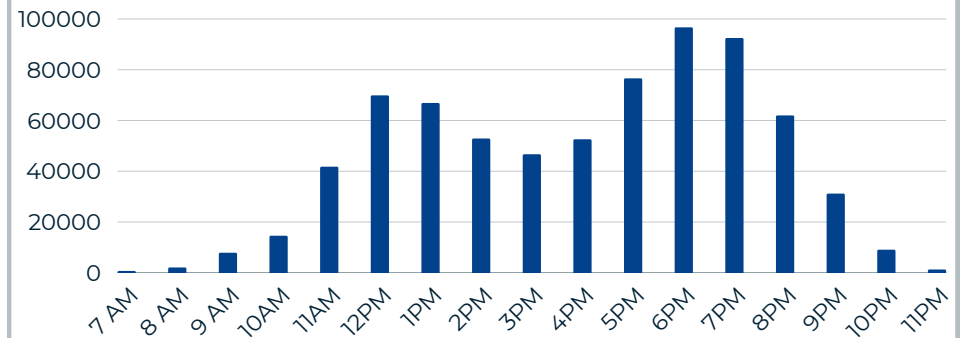
POPULATION



DAILY VISITS (IN THOUSANDS)

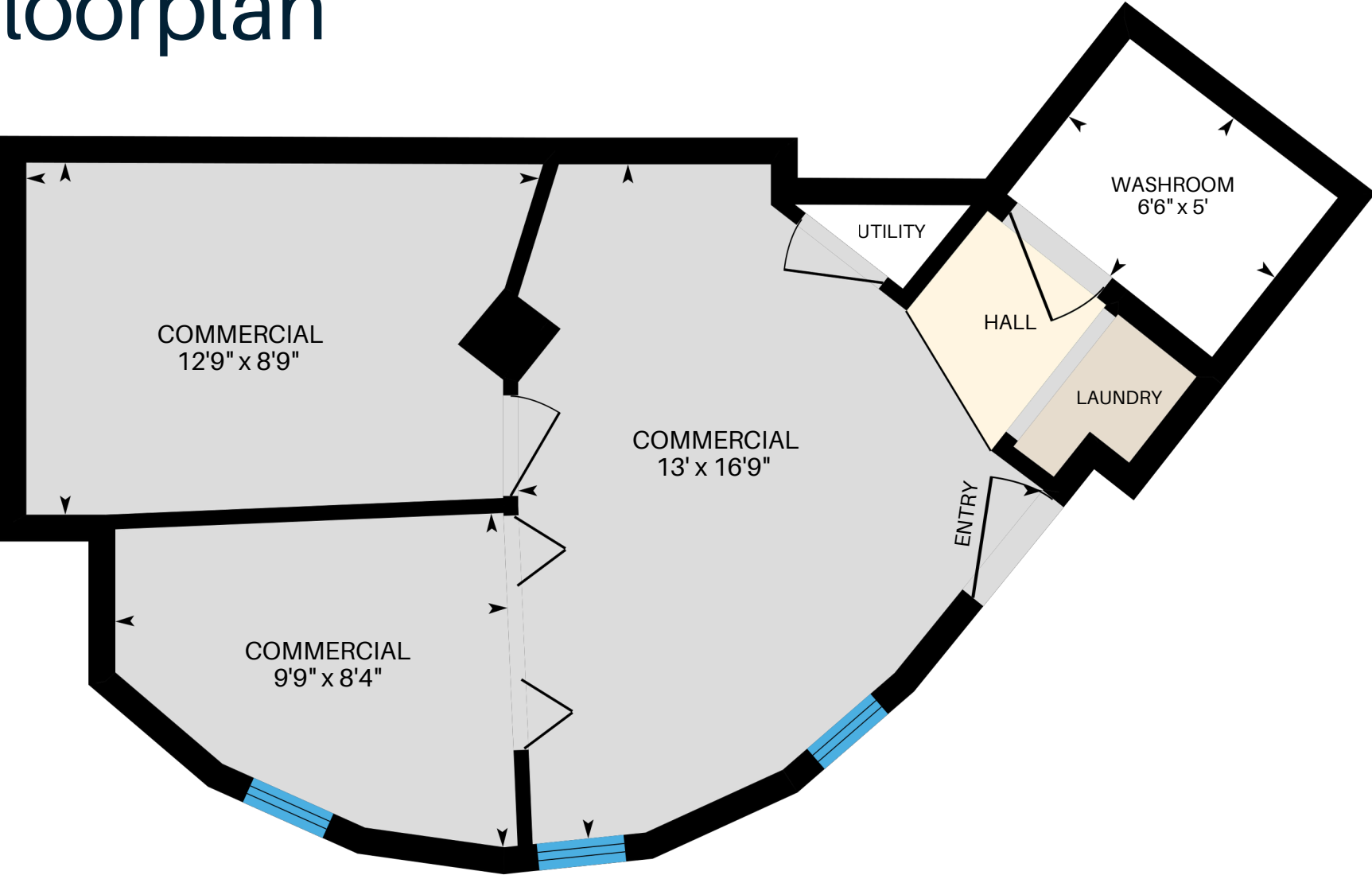


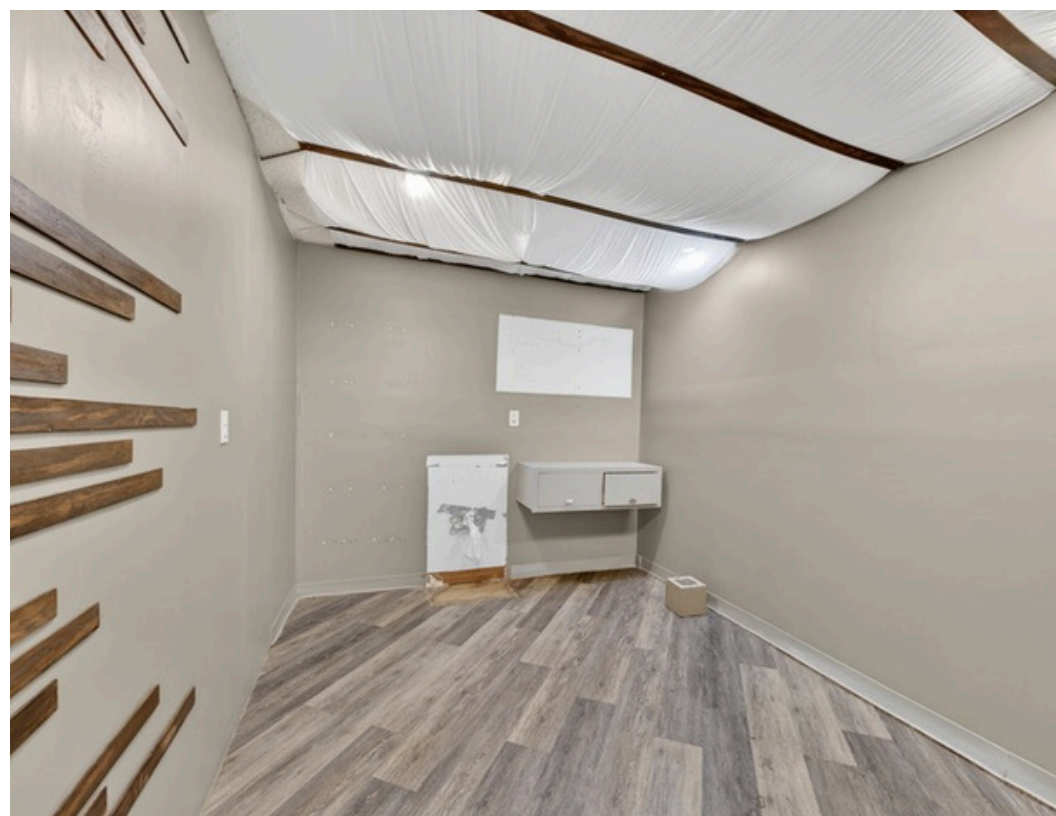
HOURLY VISITS



Please note that the visit data does not represent the actual number of customers at the property. These figures are estimates of individuals present in the vicinity of the property.

Floorplan







University Drive
7K Cars/Day

Salt Box Seafood Joint

Chet Miller Gift Shop

Rock Paper Scissors Salon

Goodman Auto

Jiffy Lube

Subject

Happy China

Durham - Chapel Hill Blvd
10k Cars/Day

NuvoTaco

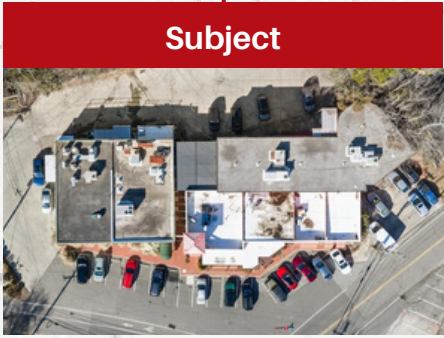
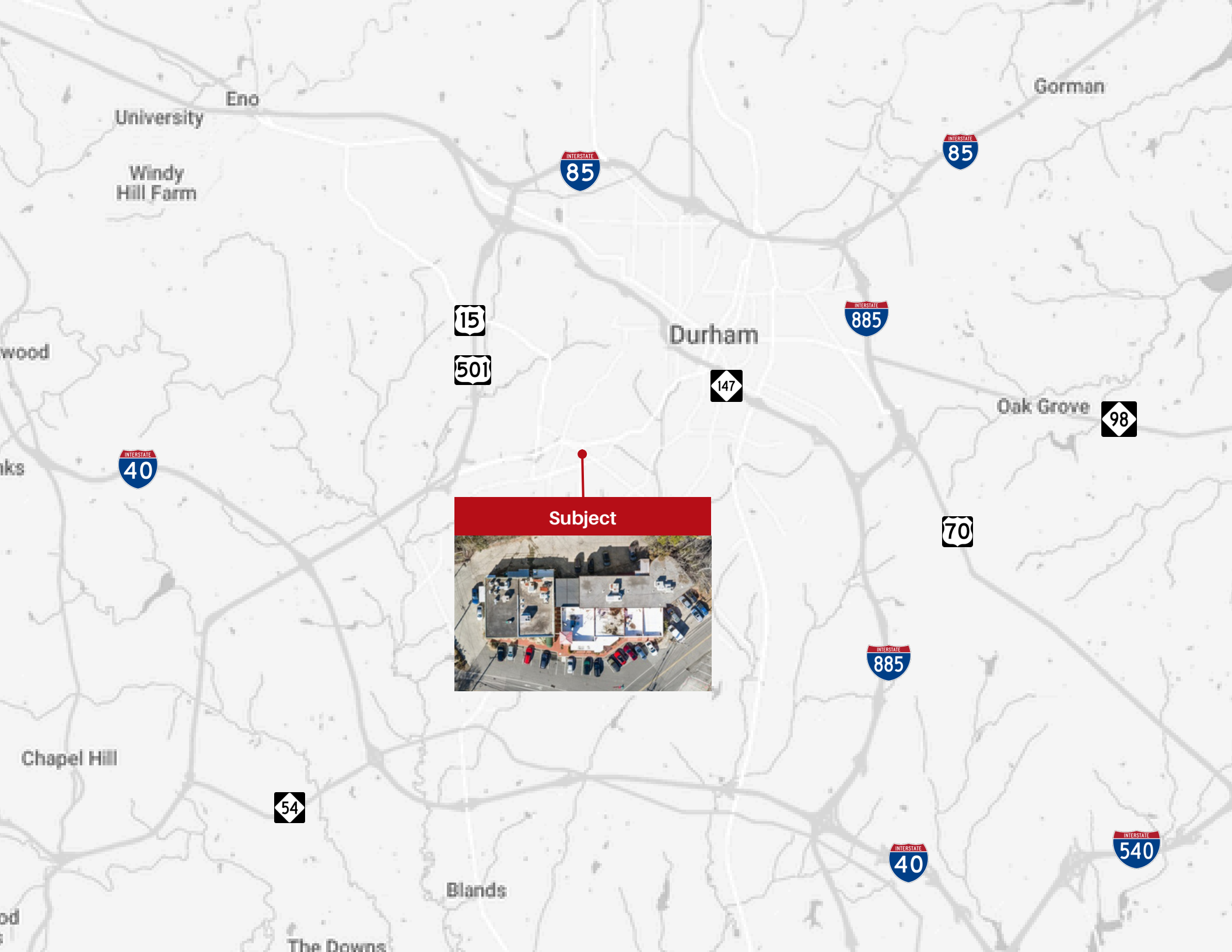
Q Shack

The Boot Room

Wine Authorities Durham - Wine Shop

Book Harvest

Thai Cafe





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Contact Us

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