

PICKETT SPROUSE

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY



RETAIL OUTPARCEL **For Sale** PARKWEST CROSSING 4832 APEX HWY (NC HWY 55) DURHAM, NC

PARKWEST CROSSING SHOPPING CENTER OUTPARCEL AVAILABLE

Food Lion anchored center includes Brigg's Restaurant, Dollar Tree, Little Caesar's, UPS and FedEx with Starbucks, Subway, JustTires and Jiffy Lube on outparcels. McDonald's, Wendy's, Bojangles, CookOut are directly across Hwy 55.

NC Hwy 55 traffic count = 22,000 vehicles per day

Zoning = CC(D)

Car wash currently on site. Continue use as a car wash, renovate building for an alternate use, or teardown for new use completely. Concept plus for fast food (QSR) & mixed use retail attached.

Demographics

Radius	1 mile	3 miles	5 miles
Population Est	2,555	39,281	104,805
Avg Income	\$64,122	\$84,309	\$87,354

PRICE IMPROVEMENT
NOW \$575,000

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