

# HOPE VALLEY COMMONS

GROCERY ANCHORED SHOPPING CENTER  
IN SOUTH DURHAM

1125 NC HWY 54 | DURHAM, NC 27707



PARTNER **XTEAM**



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# HOPE VALLEY COMMONS

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Anchored by Harris Teeter, Hope Valley Commons is located at the signalized intersection of Highway 54 and Garrett Road in South Durham just minutes from I-40 and The Streets at Southpoint. The center is surrounded by strong demographics with an average HH Income of over \$124,000 within a one-mile radius.

## PROPERTY HIGHLIGHTS

- Shop space availability:
  - Suite 19 – 1,400 SF second generation endcap restaurant space
  - Suite 15 – 1,400 SF second generation salon space; available May 2025
- Strong tenant mix comprised of regional and local users including Club Pilates, Marco's Pizza and The Guys' Place
- Located adjacent to the heavily traveled intersection of Hwy 751 & NC 54, the center benefits from excellent visibility and accessibility
- Surrounded by strong demographics with an average household income of over \$147,000 within a five-minute drive time

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
POPULATION	5,401	61,919	139,041
AVERAGE HH INCOME	\$124,469	\$134,179	\$129,737
MEDIAN HH INCOME	\$97,673	\$101,596	\$96,136
BUSINESS ESTABLISHMENTS	389	2,409	6,931
DAYTIME EMPLOYMENT	2,317	16,454	55,793



1,400 SF Second Gen Endcap Restaurant with Patio



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# SITE PLAN







Suite	Tenant	Size (SF)
01	Neo Japan	2,414
02	Beverly Nails	1,200
04	Club Pilates	2,400
05	Marco's Pizza	1,200
06	Bapu Teahouse	1,542
07	InView Eye Care	1,600
08	Harris Teeter	48,505
09	Triangle Tailors	1,400
10	Backyard Birds & Gifts	1,400
11	Armed Forces Career Center	5,700
12	Makus Empanadas	1,410
14	Urban Turban Indian Grill & Bar	4,200
15	AVAILABLE May 2025	1,400
16	The Guys' Place	1,500
17	Salt & Cocoa	1,256
18	Sun Tan City	2,800
19	AVAILABLE	1,400
<b>TOTAL</b>		<b>81,327</b>

# SURROUNDING AREA



## 10-Minute Drive Time Stats

-  **\$137,984**  
Average Household Income
-  **Population**  
81,935
-  **31,404**  
Daytime Population
-  **68.2%**  
Bachelor's/Grad/  
Professional Degree

## Regional Accessibility

-  **12 Minutes**  
UNC Chapel Hill
-  **14 Minutes**  
Duke University
-  **8 Minutes**  
Streets at Southpoint
-  **10 Minutes**  
Research Triangle Park



# TRADE AREA

Jordan High School

Woodcroft



14,000 VPD

15,900 VPD

Hope Valley Commons



751

15,500 VPD

Johnson AutoPark

Streets at Southpoint

- NORDSTROM JCPenney
- amc THEATRES macy's belk
- URBAN OUTFITTERS
- WILLIAMS-SONOMA BANANA REPUBLIC
- ANTHROPOLOGIE LOFT
- POTTERY BARN Crate & Barrel west elm BARNES & NOBLE

Homestead Market



Southpoint Crossing



21,000 VPD

Fayetteville Rd

95,500 VPD

40

101,000 VPD

16,000 VPD

98,000 VPD

13,500 VPD



Renaissance Village



Renaissance Center



Massey Chapel Rd