HOPE VALLEY COMMONS

GROCERY ANCHORED SHOPPING CENTER IN SOUTH DURHAM

1125 NC HWY 54 | DURHAM, NC 27707

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PARTNER XTEAM



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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 $140,000 within a one-mile radius.

PROPERTY HIGHLIGHTS

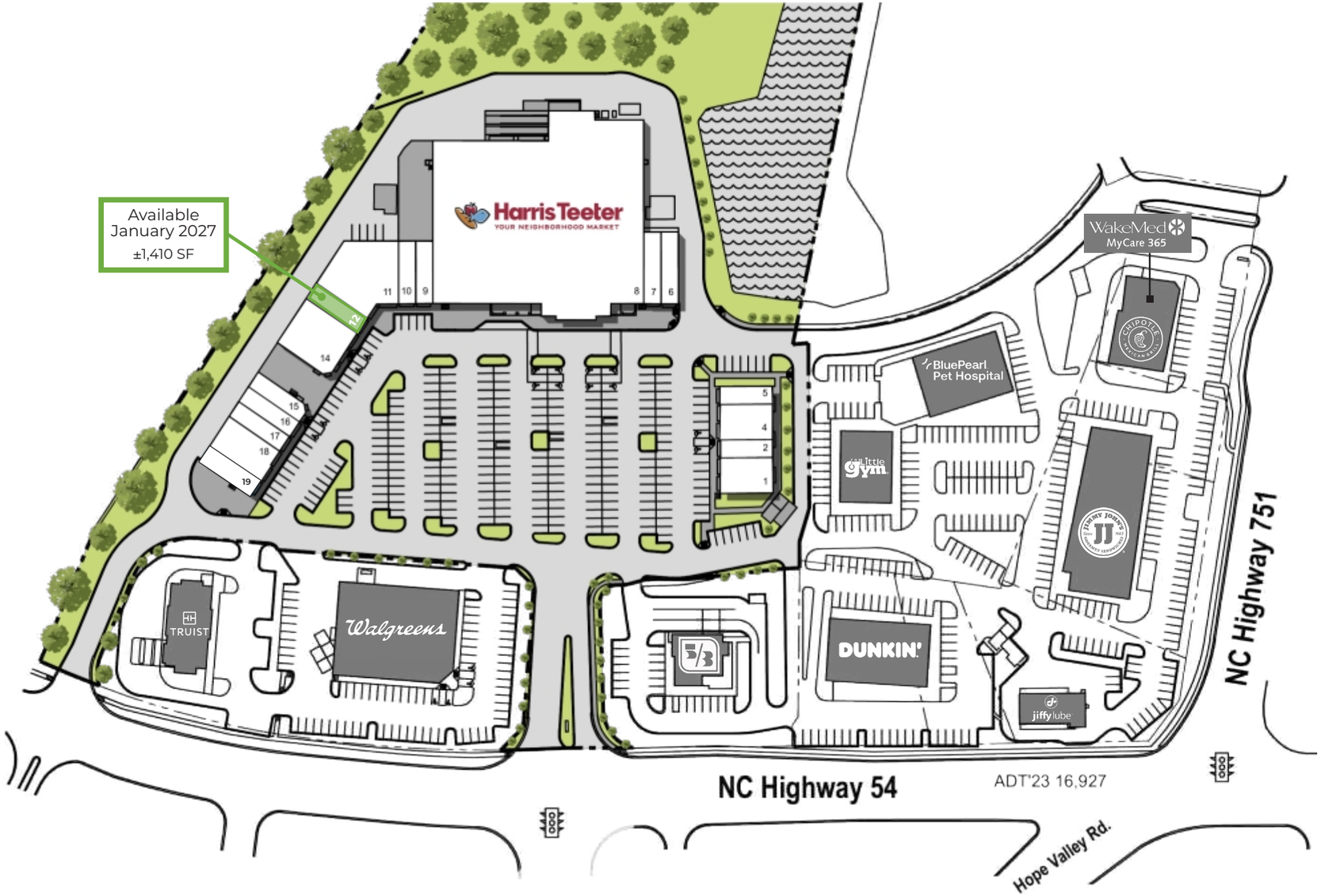
- ±1,410 SF Available January 2027
- Strong tenant mix comprised of regional and local users including Club Pilates, Marco's Pizza and The Guys' Place
- Located adjacent to the heavily traveled intersection of Hwy 751 & NC 54, the center benefits from excellent visibility and accessibility
- Surrounded by strong demographics with an average household income of over $149,000 within a five-minute drive time

DEMOGRAPHICS *(2025)*	1 MILE	3 MILES	5 MILES
POPULATION	5,193	62,213	145,616
AVERAGE HH INCOME	$140,425	$151,979	$144,690
MEDIAN HH INCOME	$104,221	$116,915	$107,322
BUSINESS ESTABLISHMENTS	342	2,446	6,869
DAYTIME EMPLOYMENT	2,198	16,489	55,912



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SITE PLAN



Suite	Tenant	Size (SF)
1	Neo Japan	2,414
2	Beverly Nails	1,200
4	Club Pilates	2,400
5	Marco's Pizza	1,200
6	Bapu Teahouse	1,542
7	Jeff's Bagel Run	1,600
8	Harris Teeter	48,505
9	Triangle Tailors	1,400
10	Backyard Birds & Gifts	1,400
11	Armed Forces Career Center	5,700
12	**Available January 2027**	**1,410**
14	Urban Turban Indian Grill & Bar	4,200
15	Salon Povera	1,400
16	The Guys' Place	1,500
17	Salt & Cocoa	1,256
18	Sun Tan City	2,800
19	Hangry Joe's Hot Chicken & Wings	1,400
	TOTAL	**81,327**

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



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