TRIANGLE SQUARE

4723 NC Highway 55
Durham, NC 27713

Anchored by Planet Fitness *(now open)*, Triangle Square is a well-established retail center located at the heavily traveled intersection of Highway 54 and Highway 55 (Apex Highway) in Durham. Nearby Research Triangle Park, with its substantial workforce (375 companies and 60,000+ employees), and the new mixed-use development of HUB RTP, contribute significantly to the area's vibrant daytime population.

PROPERTY HIGHLIGHTS

- **(2) 1,040 SF inline retail spaces available -** can be combined for up to 2,080 SF
- Planned exterior upgrades and improvements
- Large parking field with multiple access points along Highway 55
- Positioned at the signalized intersection of Highway 55 (31,500 VPD) and Highway 54 (20,000 VPD)
- Area retailers include O'Reilly Auto Parts, Walgreens, Starbucks, Food Lion, Dollar Tree, Chipotle, and several QSR users

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XTEAM
RETAIL ADVISORS

EAST COAST ACQUISITIONS

SITE PLAN Shopping Center

Suite	Tenant	Size (SF)
1	AutoZone	9,600
2	Pure Nail Spa	1,040
3	Cricket Wireless	1,040
4	Café Meridian	2,080
6	La Cocina Latina	1,040
7	Planet Fitness	35,200

Suite	Tenant	Size (SF)
7A	NC License Plate Agency	1,600
8	Crab Sea Restaurant	3,200
9	Nora's African Grocery	1,040
10	Beauty Max	1,040
11	AVAILABLE Q4 2027	1,040
12	AVAILABLE	1,040

Can be combined for up to 2,080 SF

Suite	Tenant	Size (SF)
13	Metro by T-Mobile	1,135
14	Jamaica Jamaica	2,270
15	Nora's African Grocery	3,200
16	I Love My Cleaners	3,200
NA	Carolina Ice Queen	-
	TOTAL	68,765

SURROUNDING AREA High-Traffic Durham Intersection

DEMOGRAPHICS *(2026)*	1 MILE	3 MILES	5 MILES
POPULATION	4,805	45,550	139,495
AVERAGE HH INCOME	$93,405	$128,543	$146,145
BUSINESS ESTABLISHMENTS	626	2,728	6,018
DAYTIME POPULATION	8,511	35,526	77,058

TRADE AREA Immediate Connectivity to Research Triangle Park

Within Five Miles

139,495
Estimated Population *(2026)*

$146,145
Average HH Income

77,058
Daytime Population

66.3%
Higher Education *(Bach+)*

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