

TRIANGLE SQUARE

4723 NC Highway 55
Durham, NC 27713

Well positioned at the heavily traveled intersection of Highway 54 and Highway 55 (Apex Highway) in Durham, Triangle Square is an established retail center currently anchored by Big Lots. 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

- » **±1,040 SF inline retail space available;**
±35,200 SF future anchor opportunity
- » Center will soon be undergoing a full façade renovation
- » 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, and several QSR users



FULL FAÇADE RENOVATION IN PLANNING



THE
PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

XTEAM
RETAIL ADVISORS



EAST COAST
ACQUISITIONS

SITE PLAN Shopping Center



Suite	Tenant	Size (SF)
1	AutoZone	9,600
2	Solar Nails	1,040
3	Best Wireless	1,040
4	Café Meridian	2,080
6	Tortelleria Miguelena	1,040
7	Big Lots	35,200

Suite	Tenant	Size (SF)
7A	R3 Wellness	1,600
8	Crab Sea Restaurant	3,200
9	Nora's African Grocery	1,040
10	Allstate Insurance	1,040
11	Moory Tobacco Outlet	1,040
12	AVAILABLE	1,040

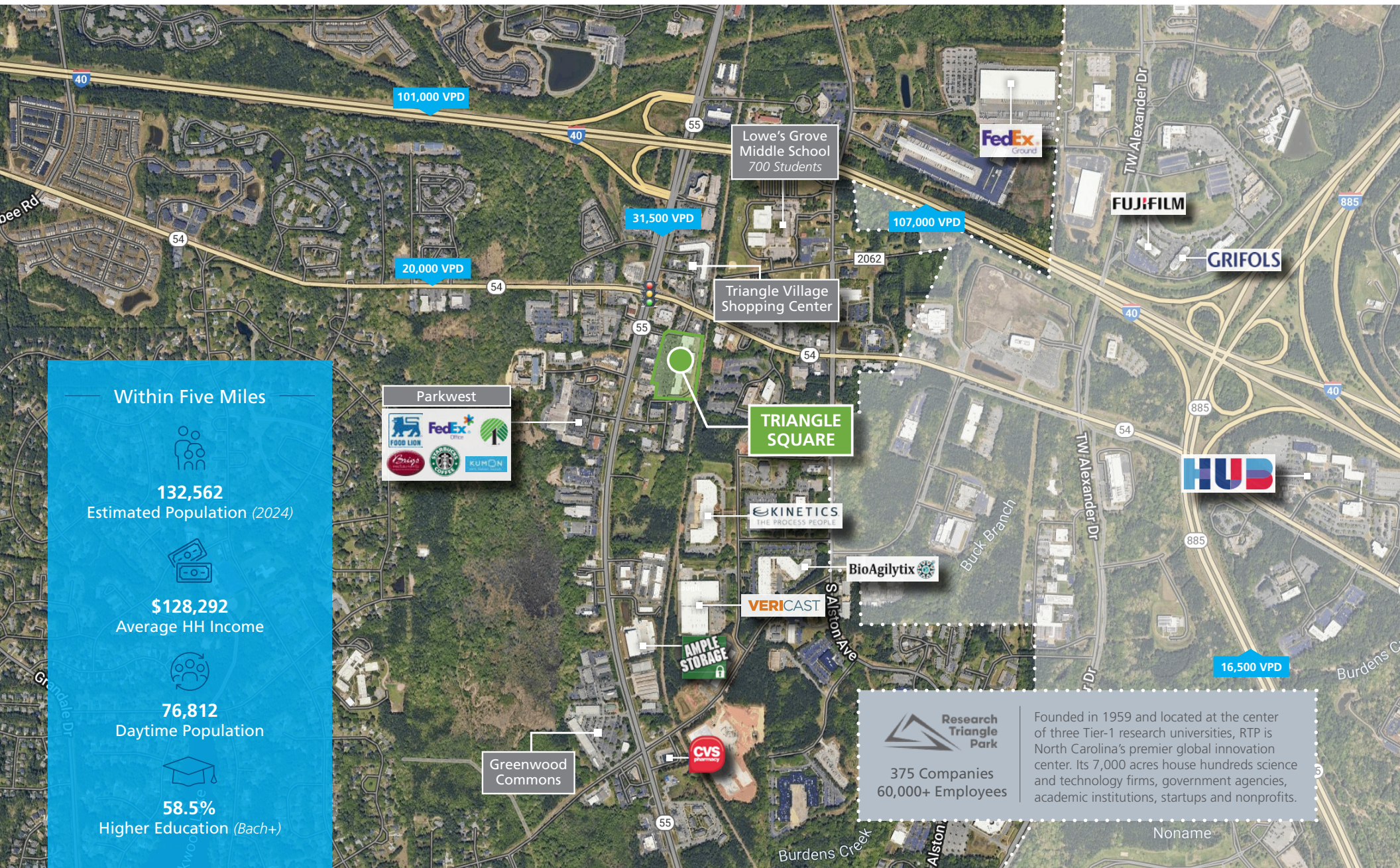
Suite	Tenant	Size (SF)
13	Metro by T-Mobile	1,135
14	Jamaica Jamaica	2,270
15	Nora's African Grocery	3,200
16	Triangle Laundromat	3,200
NA	Carolina Ice Queen	-
TOTAL		68,765

SURROUNDING AREA High-Traffic Durham Intersection



DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
POPULATION	4,831	42,812	132,562
AVERAGE HH INCOME	\$82,203	\$110,739	\$128,292
BUSINESS ESTABLISHMENTS	825	3,007	6,224
DAYTIME POPULATION	10,168	39,380	76,812

TRADE AREA Immediate Connectivity to Research Triangle Park



PLANNED FAÇADE RENOVATION Renderings



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