PARKWEST CROSSING DURHAM, NORTH CAROLINA



Trade Area

Durham, NC

Demographics 2023 Est. Population

1 mile 6,517 3 miles 43,403 5 miles 127,117 *4/2023 AGS

Average Household Income

1 mile \$66,668 3 miles \$117,821 5 miles \$130,035 *2023 Estimate

Traffic Counts

NC 55 29,600 VPD *2023 Inrix

Anchor

Food Lion

Other Highlights

- Occupies the SW corner of the NC 54/55 intersection, the geographic center of the Triangle MSA
- Serves as the western entrance to Research Triangle Park (RTP) and is less than a quarter mile from I-40 (major E-W connector in the Triangle providing direct access into Raleigh, Durham, and Chapel Hill)
- RTP has been the beneficiary of over \$5 billion of investments and 5,000+ new jobs in the past two years, much of which has taken place within three miles of Parkwest Crossing

Availability

1,400 sf

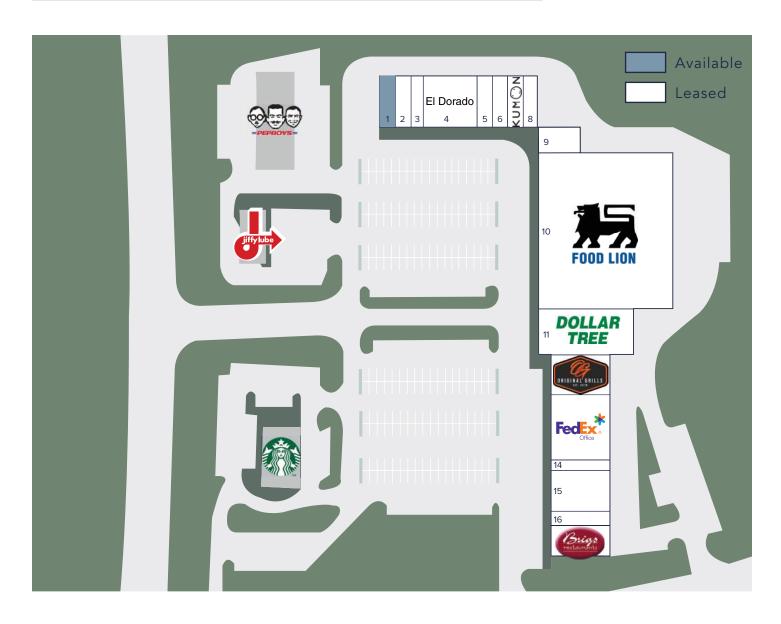
Parkwest Crossing

4900 NC-55 Durham, North Carolina 27713

Leased by:
Wilson Glasgow
704.319.4942
hwglasgow@astonprop.com



2825 South Blvd, Suite 300 Charlotte, NC 28209 **704.366.7337** www.astonprop.com



Sho	p Tenant	Sq Ft			
1	AVAILABLE	1,400	10	Food Lion	38,052
2	Hibachi 88	1,350	11	Dollar Tree	8,450
3	Infinite Cuts	1,050	12	Original Grills	4,400
4	El Dorado	5,600	13	FedEx	6,800
5	Parkwest Pharmacy	1,400	14	Nail First	1,200
6	TJ Smokes	1,400	15	United Thai	4,800
7	Kumon	1,400	16	Sushioki	1,600
8	Our Daughters Salon	1,400	17	Brigs at the Park	3,200
9	Sal's Pizza	2,100			
			TOTAL		85,602

