

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
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*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

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