

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

Gross Leasable Area

85,602 sf

Availability

Fully Leased

Parkwest Crossing

4900 NC-55

Durham, North Carolina 27713

Leased by:

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