

**RAVENSTONE COMMONS
DURHAM, NORTH CAROLINA**



Trade Area

Durham, NC

Demographics

2023 Est. Population

1 mile	4,294
3 mile	29,225
5 mile	91,772

*4/2023 AGS

Average Household Income

1 mile	\$142,111
3 mile	\$127,392
5 mile	\$116,893

*2023 Estimate

Traffic Counts

Sherron Rd	11,300
Wake Forest Hwy	17,200
Hwy 70	61,700

*2023 NC DOT AADT

Anchor

Food Lion

Other Highlights

- At intersection of Sherron Rd & Wake Forest Hwy which is the connection point between the fast-growing Wake Forest area of N. Raleigh & Hwy 70 which feeds directly into downtown Raleigh
- Surrounding area is experiencing explosive pop. growth with 10 residential developments planned that are expected to total over ~1,500 residential units driving pop. growth
- Very little nearby retail competition due to high barriers to entry in the surrounding area allowing tenants in the center to benefit from nearby pop. growth

Gross Leasable Area

60,424 sf

Fully Leased

Ravenstone Commons

121 Sherron Rd
Durham, North Carolina 27703

Leased by:

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ASTON

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Shop	Tenant	Sq Ft
1	Subway	1,400
2	Grill 46	2,100
3	Our Daughters Salon	1,400
4	New China	1,400
5	State Farm Insurance	1,400
6	Tobacco World	1,400
7	Open Wide Family Dentist	2,450
8	J. Tiger Taekwondo	1,200
9	SD Cleaners	1,200
10	Nail Time	1,200
11	Food Lion	38,274
12	Roma Pizza	2,100
13	Anytime Fitness	4,900
OP	Better World Recycling	
TOTAL		60,424

