

**RAVENSTONE COMMONS
DURHAM, NORTH CAROLINA**



121 Sherron Rd
Durham, NC 27703



For more information, please contact:



WILSON GLASGOW
704.319.4942
hwglasgow@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

STRATEGIC & GROWING LOCATION

Ideally positioned at Sherron Road and Wake Forest Highway, linking Wake Forest, North Raleigh, and downtown Durham. Just 20 minutes from RDU International Airport, the area is seeing rapid expansion with 60% of nearby homes built since 2010 and 1,500 new residential units planned.



AFFLUENT, EXPANDING TRADE AREA

Within a 5-mile radius, the population exceeds 92,000 across 37,000 households, up 21,000 residents since 2010. Median household income tops \$110,000, and the average net worth exceeds \$1.3 million, with one-third of households having children—creating stable retail demand.



LIMITED COMPETITION & STRONG CONSUMER SPENDING

The market remains underserved, offering significant opportunity for new tenants. Households within three miles spend \$663 million annually on retail, including \$82 million on groceries and \$58 million on dining, while 70% of residents commute by car, ensuring consistent daily exposure.



DEMOGRAPHICS

<i>RADIUS</i>	<i>1 MILE</i>	<i>3 MILES</i>	<i>5 MILES</i>
POPULATION	4,121	28,505	92,788
DAYTIME POPULATION	784	3,597	25,877
AVG HH INCOME	\$151,250	\$131,777	\$134,020

FULLY LEASED —————

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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	Family Dollar	9,180
OP	Better World Recycling	



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