



FOR LEASE: TRIANGLE VILLAGE

2105 NC HIGHWAY 54 | Durham, NC 27713

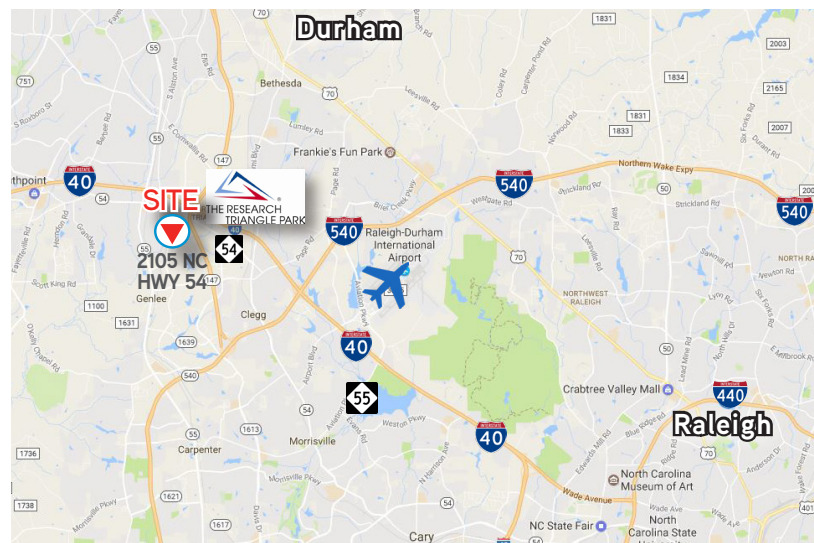
PROPERTY DETAILS

Total Building SF	36,216
Available Suite SF	± 1,240 - 3,720
Lease Type	NNN
Lease Rate	\$18.00 /SF
Year built	1992
TICAM	\$3.38
Parking Spaces	220

PROPERTY HIGHLIGHTS

- > 2nd Generation 3,720 SF restaurant available. Space could be subdivided to 2,480 SF
- > Property is located at signalized intersection at Highway 55 and Highway 54 in Durham.
- > Located minutes to I-40 and .5 mile to Research Triangle Park with tremendous daytime population

CLICK ON THE MAP BELOW TO VIEW THE LOCATION IN GOOGLE MAPS



DEMOGRAPHICS

2017	1 Mile	3 Miles	5 Miles
Total Population	1,994	42,616	113,622
Total Daytime Population	10,761	78,932	156,408
Total Households	981	19,001	48,348
Avg Household Income	\$62,574	\$83,528	\$89,945

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COLLIERS INTERNATIONAL

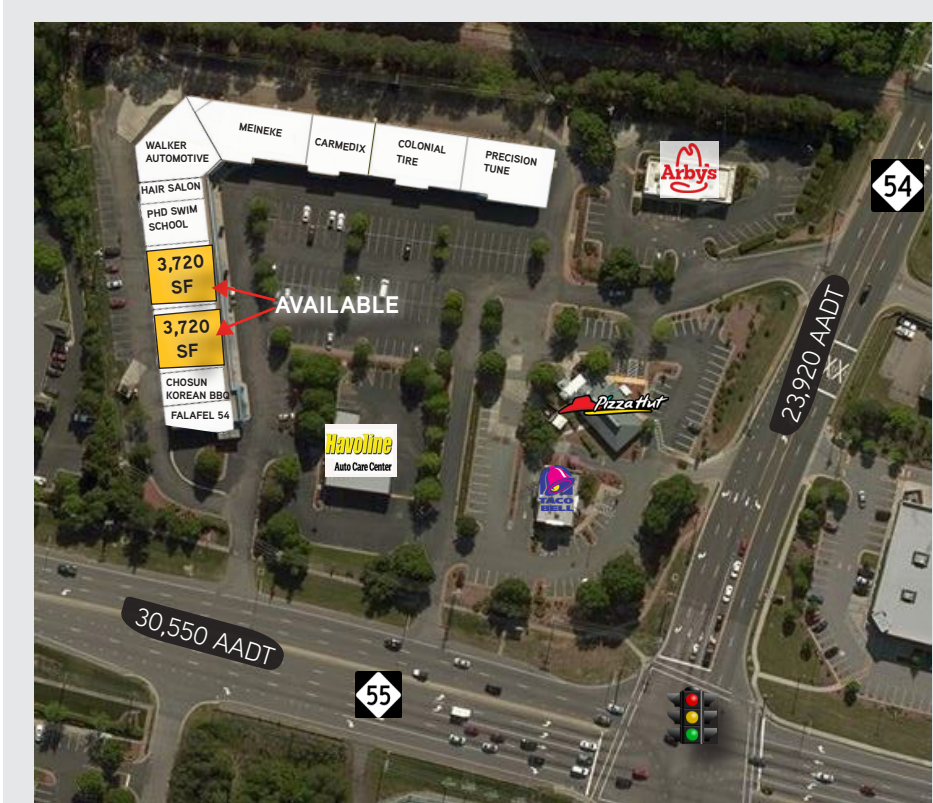
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RETAIL MAP



SITE PLAN



TENANTS AT TRIANGLE VILLAGE

BUSINESS	SF
Precision Tune	4,554 SF
Colonial Tire	4,350 SF
Carmedix	2,950 SF
Meineke	5,475 SF
Walker Automotive	4,107 SF
Hair Salon	1,329 SF
PHD Swim School	2,483 SF
2ND GEN RESTAURANT AVAILABLE	3,720 SF
AVAILABLE	3,720 SF
Chosum OK Korean	1,860 SF
Falafel 54	2,210 SF