

# Shopping Center Space for Lease

**Greenwood Commons** - 5410 NC Highway 55  
Durham, NC



## Property Highlights:

- 67,809 SF Shopping center
- 10.10 Acres of land
- Located at the intersection of Hwy. 55/Sedwick Rd.
- Just south of I-40 and Hwy. 55/54 intersection
- Shopping center spaces:
  - Suite V: 3,000 SF (daycare/church)
  - Suite Z: 3,495 SF
  - Suite AB: 1,800 SF
  - Suite AE: 3,600 SF (former restaurant)
  - Suite AJ: 1,820 SF (former dry cleaner, has drive-thru)
- Outparcel (Space 5420):
  - 10,334 SF freestanding building
  - Former fitness center with ample parking
- Lease rate: \$12.00/SF, plus \$3.55/SF CAM



<b>Demographics</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	30,048	76,585
Employees	22,487	54,955
Establishments	1,244	3,152
Avg. HH Income	\$74,361	\$81,642
Total Households	12,545	31,717
Avg. Household Size	2.38	2.40
HH Growth 1990-2000	72.9%	64.3%



Commercial Real Estate Services, Worldwide.

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- Suite A - Covenant Creations Flowers
- Suite B - Ooh La La Pet Spa
- Suite D - 3 Sisters Embroidery
- Suite E - Ellingson Family Chiropractic
- Suite F - Thai Lanna Restaurant
- Suite H - Tandoor Indian Restaurant
- Suite J - VGS India Mart
- Suite M - The Staffing Alliance
- Suite O - Sarah's Empanadas
- Suite Q - Benetis Restaurant
- Suite S - MBS Fitness
- Suite T - Seasons at Tandoor
- Suite V - AVAILABLE FOR LEASE - 3,000 SF**

- Suite W - Restoration Fellowship Assembly
- Suite Y - Papa Mojo's Roadhouse
- Suite Z - AVAILABLE FOR LEASE - 3,495 SF**
- Suite AB - AVAILABLE FOR LEASE - 1,800 SF**
- Suite AC - Source One Staffing Solutions
- Suite AD - Dr. Christopher Tope, Dentist
- Suite AE - AVAILABLE FOR LEASE - 3,600 SF**
- Suite AG - Corporate Image Hairstyling
- Suite AH - Acceptance Insurance
- Suite AJ - AVAILABLE FOR LEASE - 1,820 SF**
- 5402 - Autosmart Tire & Service Center
- 5416 - AutoRama Car Wash
- 5420 - AVAILABLE FOR LEASE - 10,334 SF**



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Information provided herein is secured from sources presumed to be reliable. However, all information is subject to verification. NAI Carolantic Realty does not independently verify nor warrant the accuracy of the information.

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