



Hope Valley Commons

Durham, NC

Durham-Chapel Hill (NC)



Matt Hockeborn

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)

81,327 SF

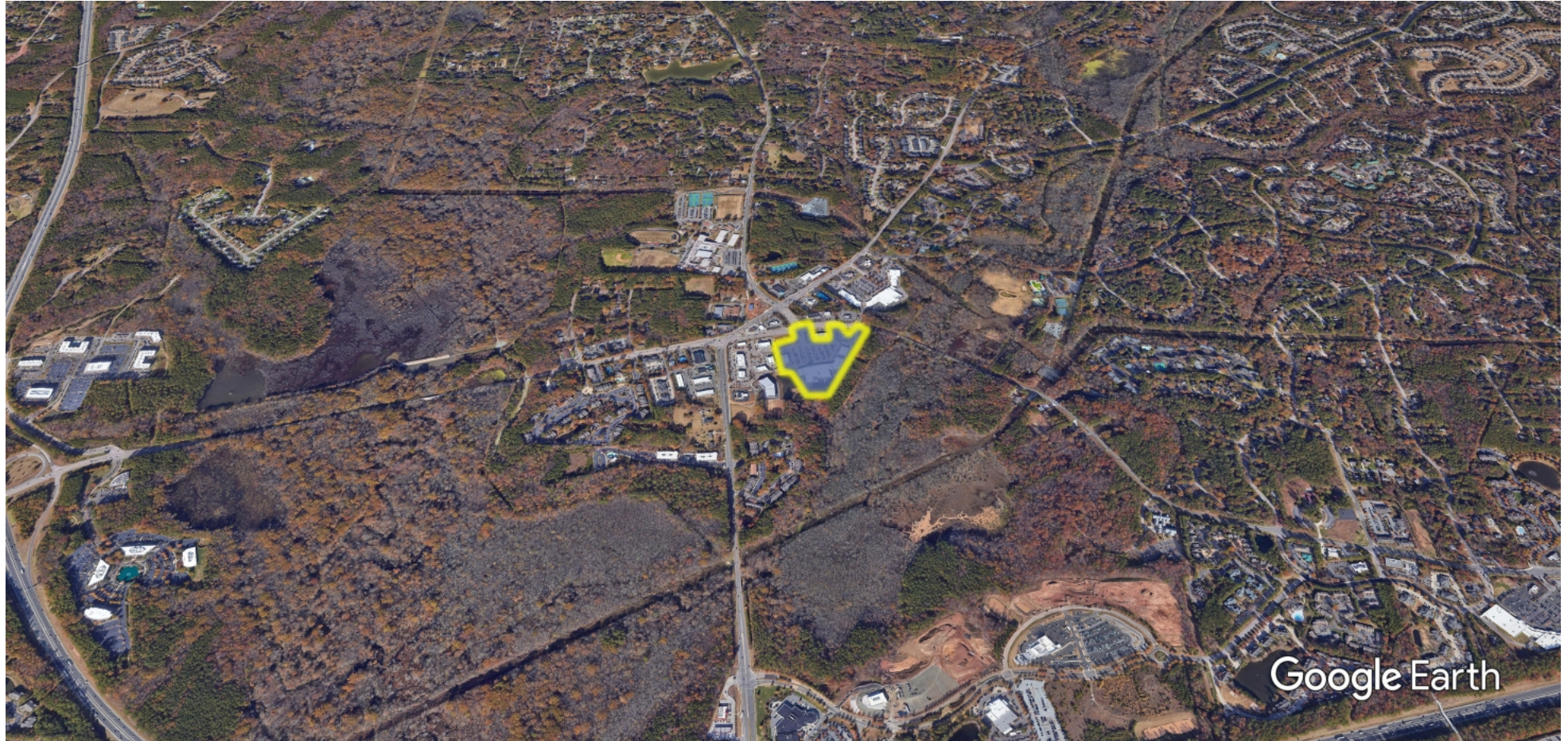
PARKING SPACES

283

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DENSITY AERIAL



Property Overview

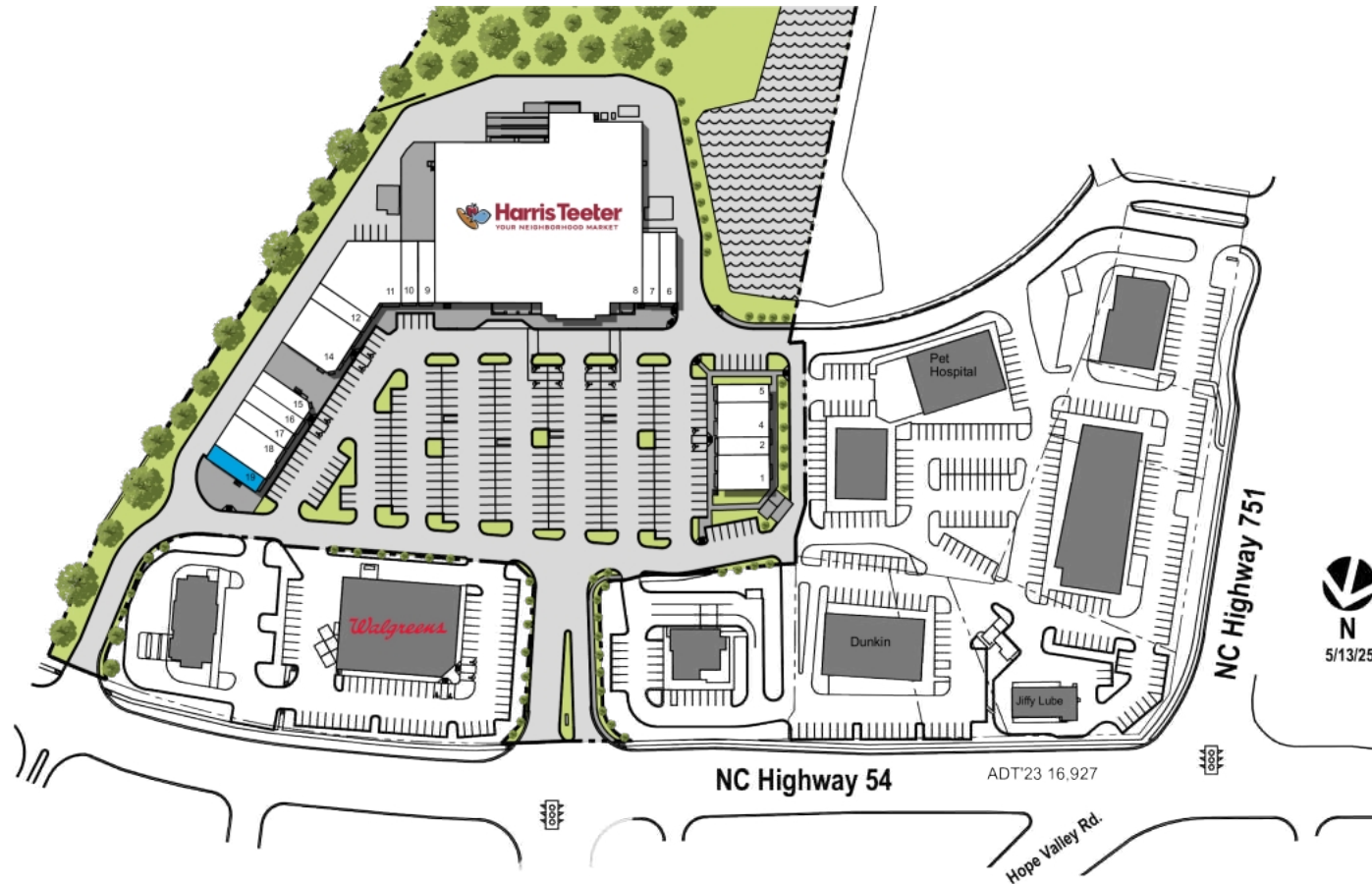
Hope Valley Commons is an upscale shopping center in Durham, North Carolina, with great visibility and access from both SH 54 and SH 751. This Harris Teeter-anchored center is minutes from I-40 and The Streets at Southpoint and serves a trade area of highly educated households.

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Available Non-Controlled

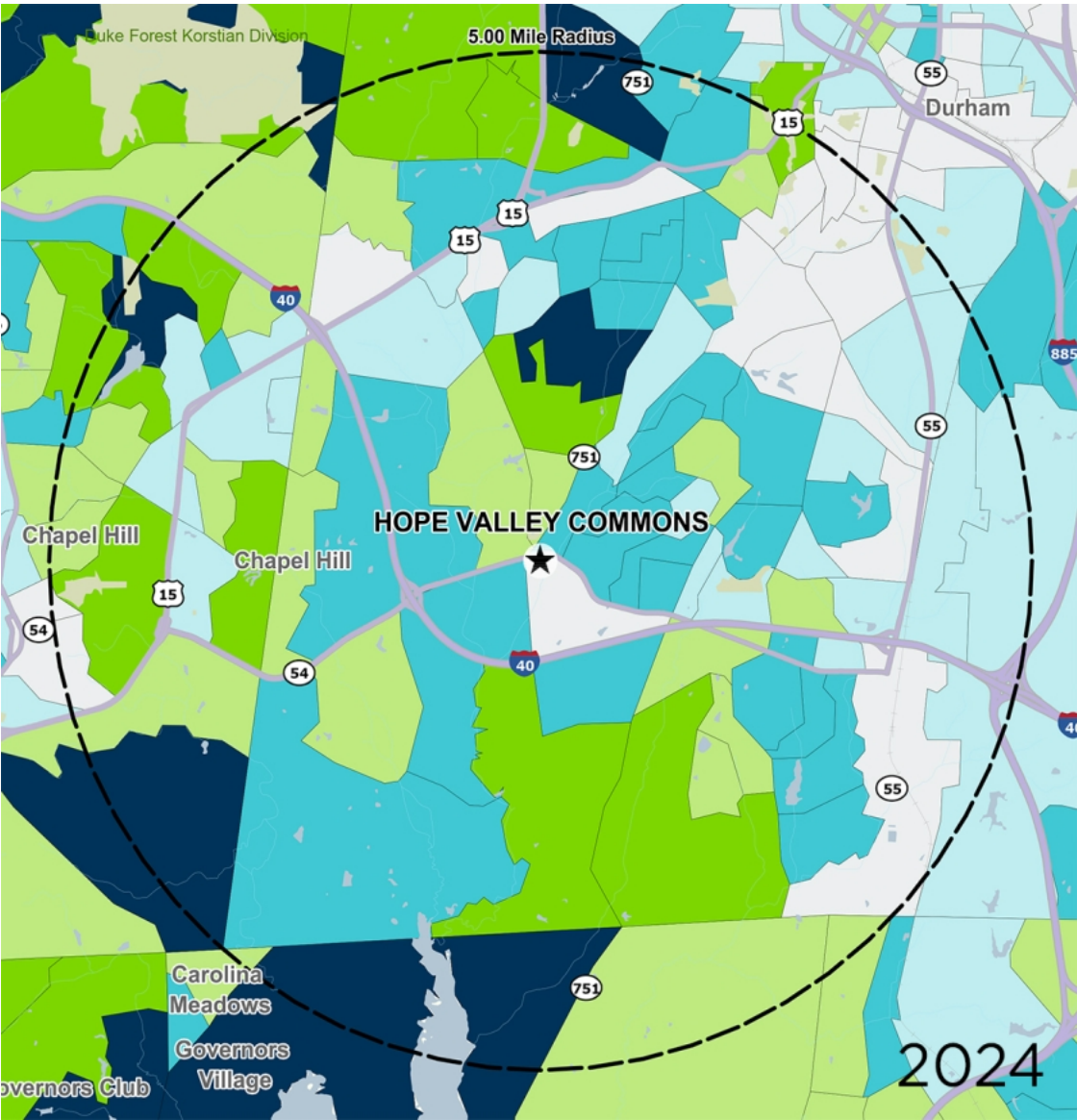


	TENANT	SQ FT
1	Neo Japan	2,414
2	Beverly Nails	1,200
4	Club Pilates	2,400
5	Marco's Pizza	1,200
6	Bapu Teahouse	1,542
7	InView Eye Care	1,600
8	Harris Teeter	48,505
9	Triangle Tailors	1,400
10	Backyard Birds and Gifts	1,400
11	Armed Forces Career Center	5,700
12	Makus Empanadas	1,410
14	Urban Turban Indian Grill [...]	4,200
15	Salon Povera	1,400
16	The Guys Place A Hair [...]	1,500
17	Salt & Cocoa	1,256
18	Sun Tan City	2,800
19	Available (Former Restaurant)	1,400

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	5,068	61,449	142,787
Daytime Pop	4,584	49,474	133,554
Households	2,529	28,050	60,713
Average HH Income	\$117,478	\$135,232	\$130,043
Median HH Income	\$92,594	\$105,522	\$92,879
Per Capita Income	\$58,632	\$62,020	\$55,861

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



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Hwy 751 & Hwy 54, Durham, NC



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