



DURHAM, NC 27713



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PROPERTY SUMMARY



LEASE RATE

CONTACT BROKER

OFFERING SUMMARY

UNIT 103 SIZE:	±1,168 RSF
ZONING:	CC(D)
YEAR BUILT:	2022
TRAFFIC COUNTS:	±19,634 VPD
PARKING RATIO:	5.2/1000
MARKET/SUBMARKET:	South Durham/RTP
LEASE TYPE:	NNN
TICAM:	\$5.20/SF

PROPERTY OVERVIEW

SVN | REA is pleased to present for lease **Unit 103, a prime retail opportunity in the Kittcreek Commons shopping center in south Durham, just minutes from Research Triangle Park (RTP)** and rapidly-growing residential communities that continue to drive strong retail demand.

Offering **±1,168 RSF, this space is ideal for a boutique retailer, coffee shop, restaurant, or other neighborhood-serving concept.** Positioned along a highly-traveled corridor, **the center draws customers from surrounding neighborhoods, nearby office users, and the thousands of employees who work in RTP.**

Join a strong lineup of national and regional retailers in the area - including Publix, Food Lion, and Starbucks - **while benefiting from excellent visibility, steady customer traffic, and ample on-site parking.**

PROPERTY HIGHLIGHTS

- **Fresh Space:** Warm vanilla shell suite with estimated delivery in Fall 2026
- **Prime Location:** Situated in south Durham, just minutes from RTP and I-40 (±1 mile)
- **Strong Tenant Mix:** Clean, well-maintained shopping center featuring a diverse mix of healthcare, restaurant, professional service, and other neighborhood-serving tenants

PROPERTY PHOTOS

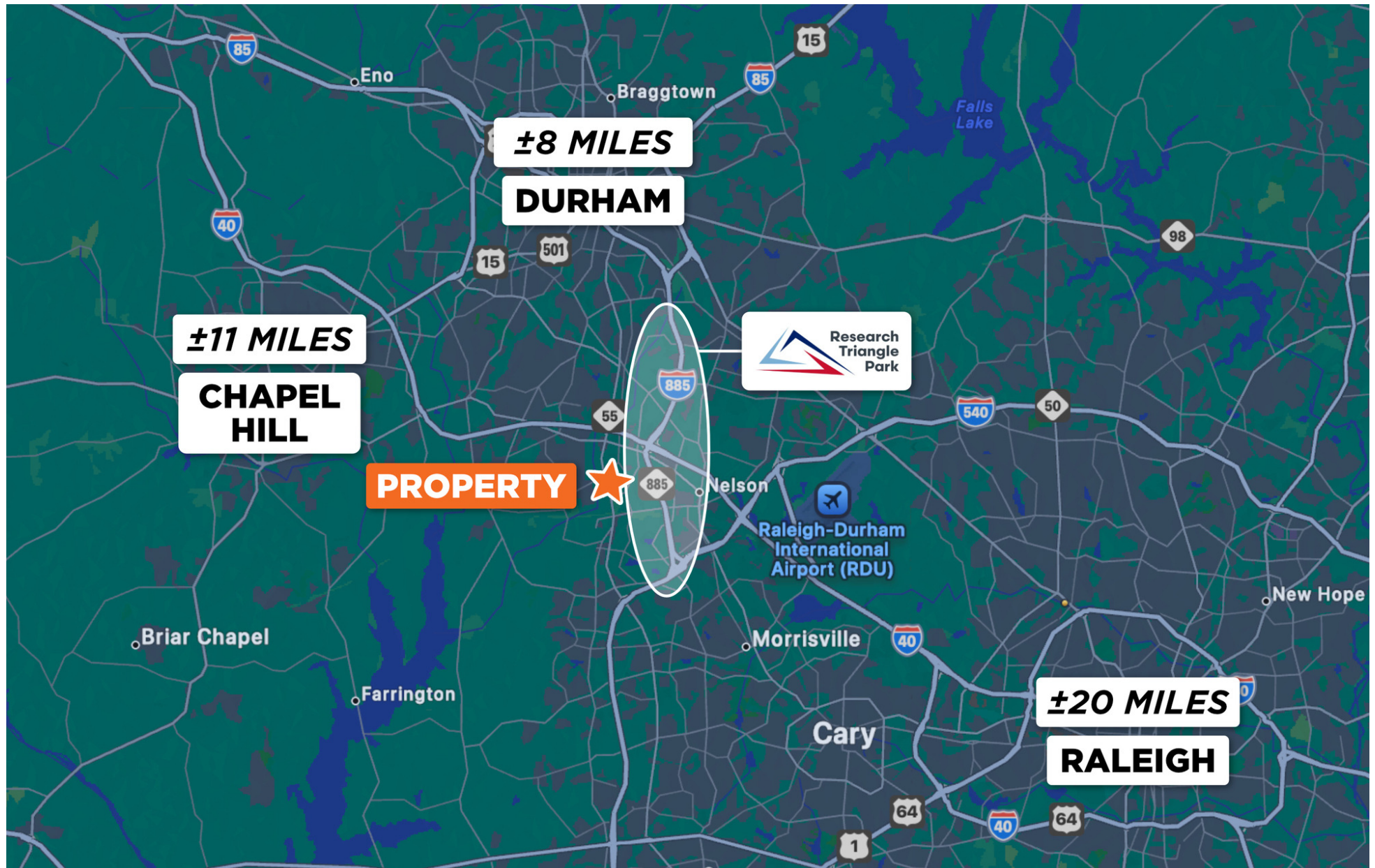


BUILDING PLAN

**NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY*



LOCATION MAP



NEARBY RETAILERS



WIDER-AREA RETAILER MAP



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