

**+/- 750 - 2,500 SF
Retail Space & Outparcels
Available for Lease**

Available Retail

**+/- 750 - 2,500 SF
Available for Lease**



University Dr

Hill St

13,000 VPD

+/- 750 - 2,500 SF Retail and Outparcels Available for Lease

CONTACT BROKER FOR PRICING

Forrest Hills Shopping Center

1233 University Dr, Durham, North Carolina 27707

FOR LEASE

Mark Petrone
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Clay Nelson
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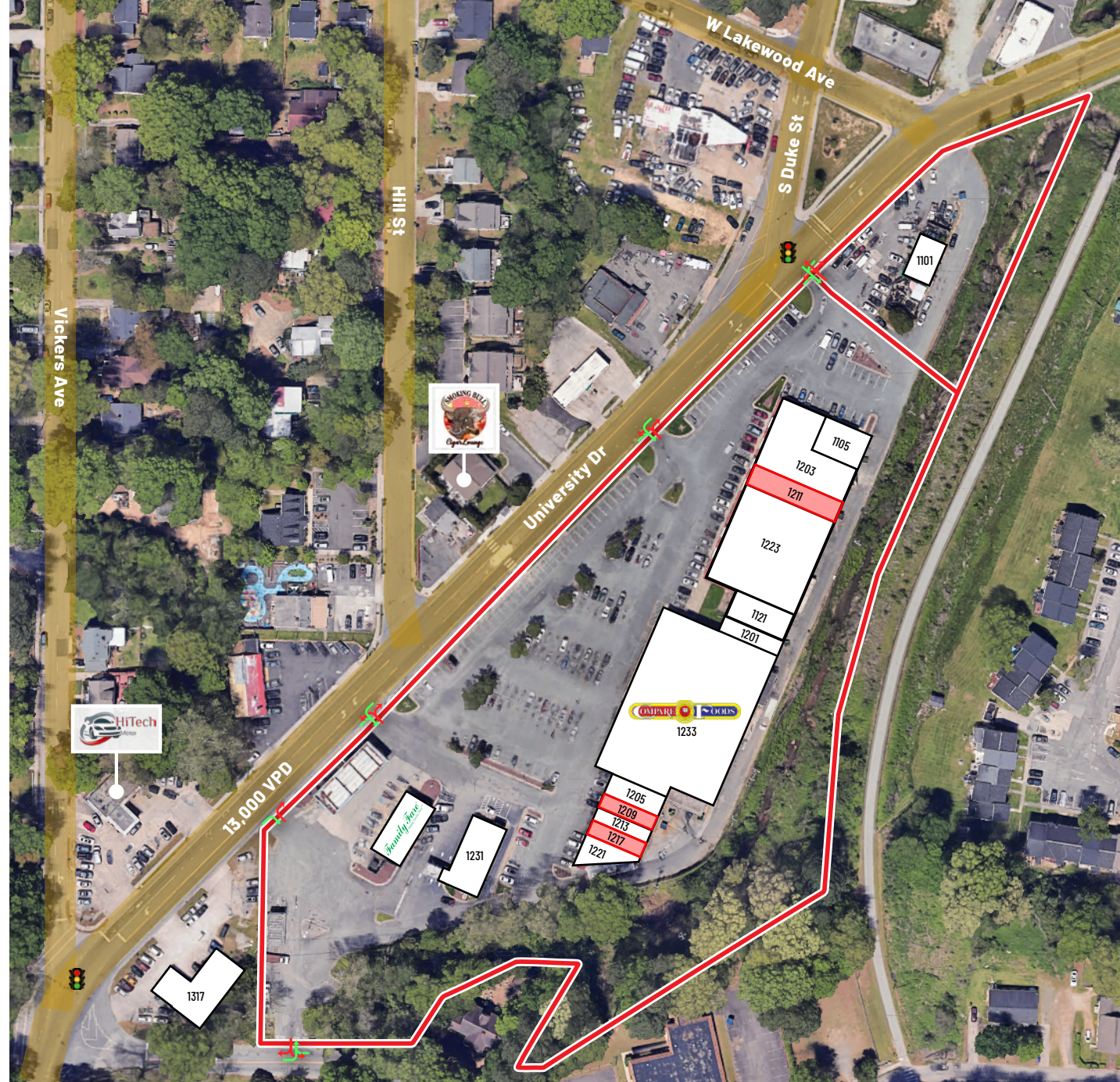
Property Overview

LOCATION OVERVIEW

Compare Foods anchored shopping center featuring a signalized access point and multiple full-access ingress/egress locations. Conveniently situated off University Drive (13,000 VPD) in Durham, NC, with excellent proximity to the Durham Expressway (79,500 VPD). Current co-tenants include Compare Foods, Cricket Wireless, and additional retailers.

AVAILABILITY

Address	Size
1101 - Outparcel Available	0.80 AC
1105 - Labor Works	1,200 SF
1203 - Laundromat	2,900 SF
1211 - Available	2,500 SF
1223 - SK Beauty Supply	10,192 SF
1121 - Nightclub	2,600 SF
1201 - Barber Shop	650 SF
1233 - Compare Foods	17,944 SF
1205 - Chinese Restaurant	1,924 SF
1209 - Available	750 SF
1213 - Cricket	750 SF
1217 - Available	750 SF
1221 - Check Cashing	900 SF
1231 - Nationwide Insurance	2,376 SF



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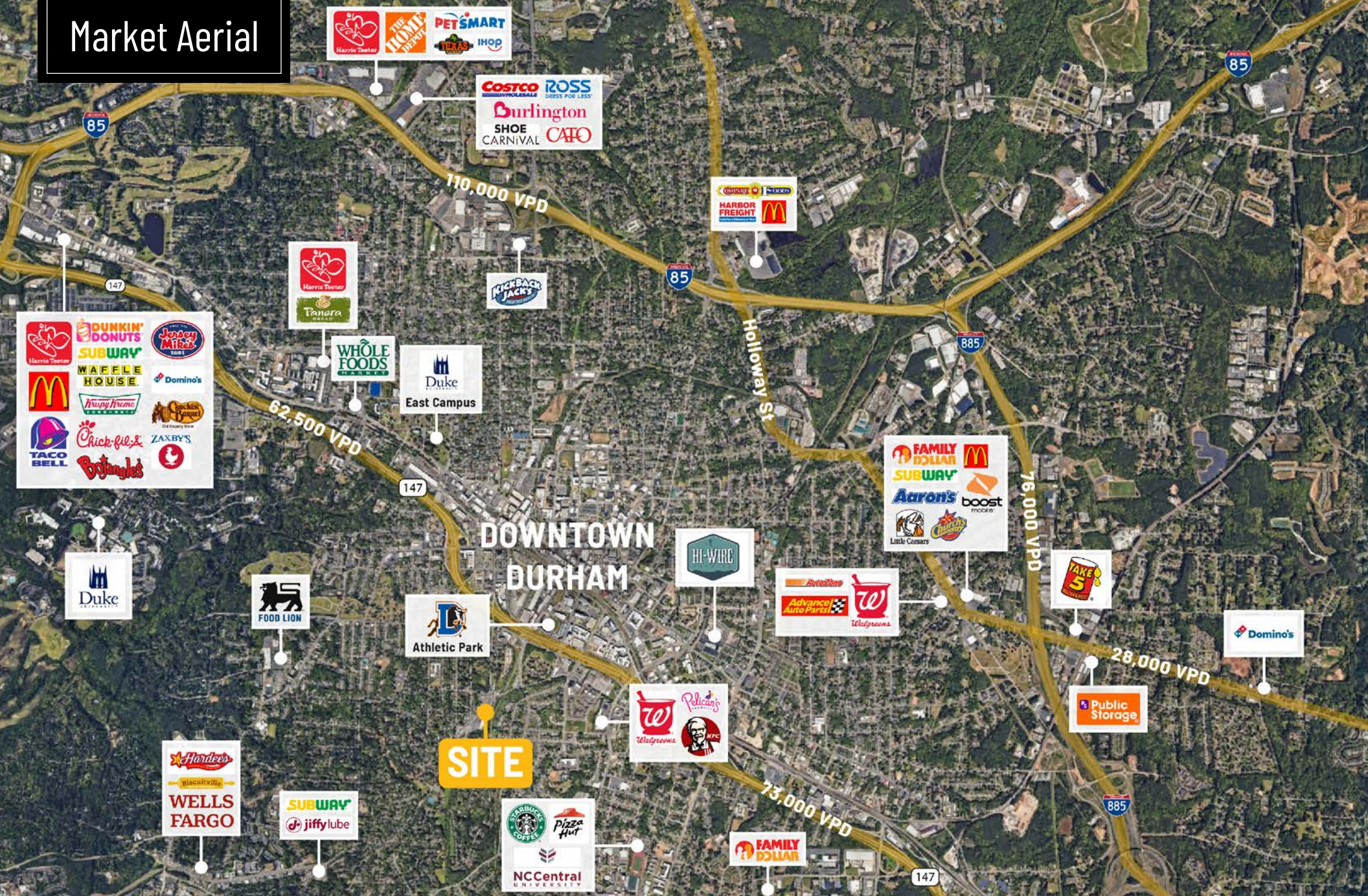
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MetCap
COMMERCIAL

Market Aerial



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Demographic Profile

DURHAM | NORTH CAROLINA



\$98,606
Average HH Income



42,947
Households



4,793
Businesses



69,107
Employees



105,107
Population



0.97%
Annual Population Rate of Change



	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated Population	16,472	105,107	207,027
2030 Projected Population	17,690	110,561	213,907
Households			
2025 Estimated Households	6,968	42,947	86,622
2030 Projected Households	7,768	46,415	91,223
Household Income			
2025 Estimated Avg Household Income	\$106,992	\$98,606	\$106,438
Businesses			
2025 Estimated Total Businesses	1,139	4,793	8,095
2025 Estimated Total Employees	14,489	69,107	111,184

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CONTACT US

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