

PROPERTY FOR LEASE

# HIGH-VISIBILITY FUEL SITE / RETAIL

3446 HILLSBOROUGH RD.  
DURHAM, NC 27705

- Available June 1st
- Prime Infill Location
- Drive-Thru Potential
- Fuel Infrastructure Existing

High-visibility retail site positioned on one of Durham's most active commercial corridors, offering immediate presence, strong traffic exposure, and flexible future use.



This established retail and fuel site sits within a dense, high-demand infill area surrounded by residential neighborhoods, commuter traffic, and daily-use destinations. It has excellent visibility, existing infrastructure, and multiple points of ingress and egress, making it well suited for continued convenience retail use or repositioning. This site is a rare opportunity for operators looking for a proven location with long-term upside in a growing Durham submarket.

## PROPERTY HIGHLIGHTS

- Available June 1st
- Strong daily traffic counts with consistent commuter flow
- Existing fuel and convenience retail infrastructure in place
- Lot size: 1 acre
- Building size: approx. XXXX SF
- Zoning supports retail, QSR, drive-thru, service, and medical uses
- High-exposure signage opportunity

## CONTACT

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