



THE BOULEVARD

**NEWLY
RENOVATED
EXTERIOR!**



PRESENTED BY:



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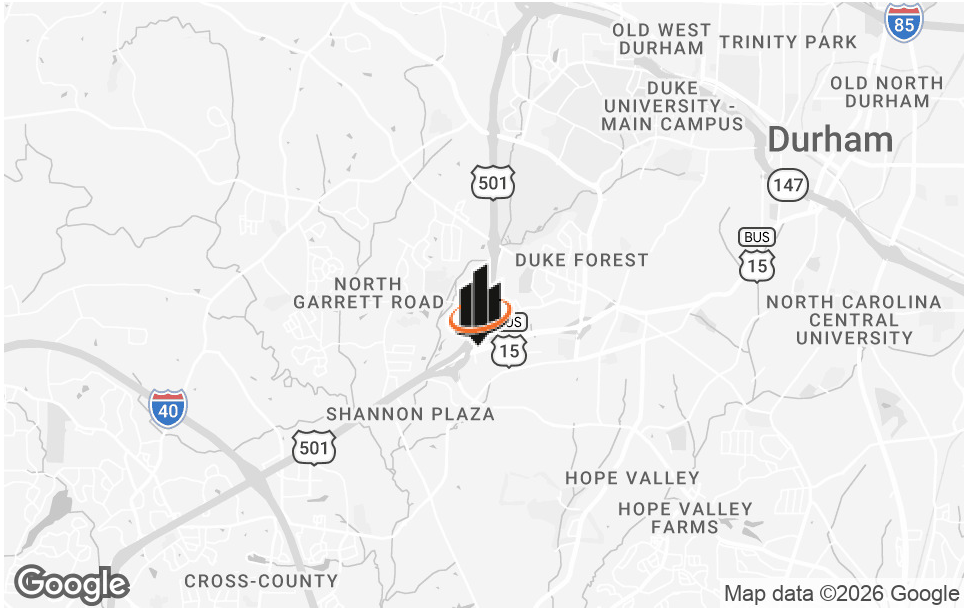


ALEX ZAJDEL

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FOR LEASE
**4125 DURHAM-
CHAPEL HILL BLVD**
DURHAM, NC 27707

PROPERTY SUMMARY



LEASE RATE	\$27.50/SF (NNN)
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OFFERING SUMMARY	
AVAILABLE SF:	±1,000 - 5,564 SF
LOT SIZE:	±1.42 Acres
ZONING:	Comm. General (CG)
MARKET:	Raleigh/Durham
SUBMARKET:	South Durham
TRAFFIC COUNTS:	±21,400 VPD

PROPERTY OVERVIEW

Prime retail space for lease - high-traffic, newly upgraded, and ready for business! A unique opportunity to join a revitalized multi-tenant retail center.

With exciting **exterior upgrades complete and a new tenant line up in the works, this prime location offers excellent visibility next to the newly-built Chick-fil-A** and south Durham’s premier power center, featuring major retailers like Target, Ross, and Sam’s Club.

PROPERTY HIGHLIGHTS

- Multiple spaces available from ±1,000 - 5,564 SF as we refine the tenant mix/reorganize existing spaces
- Lease rate is around \$27.50/SF, but does vary depending on the specific space
- Located in front of one of Target’s highest grossing stores in the Carolinas
- Thriving area with 15,000+ multifamily units within a 3-mile radius (see page 6 for more info)
- Improvements include a revamped building facade/roof, new signage, and a freshly paved parking lot

FEATURED LEASE OPPORTUNITY

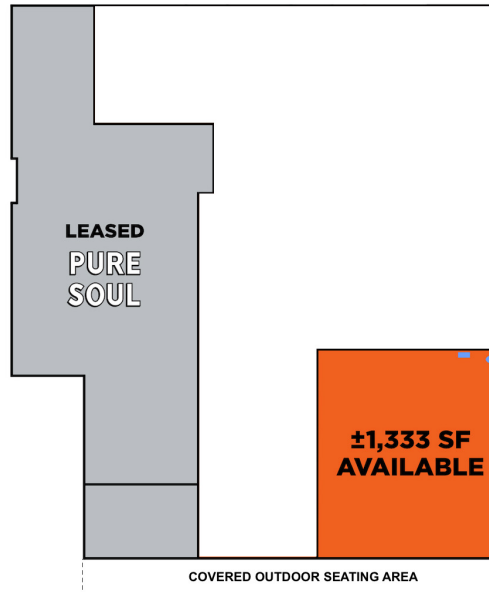


PRIME CORNER RETAIL WITH PATIO POTENTIAL

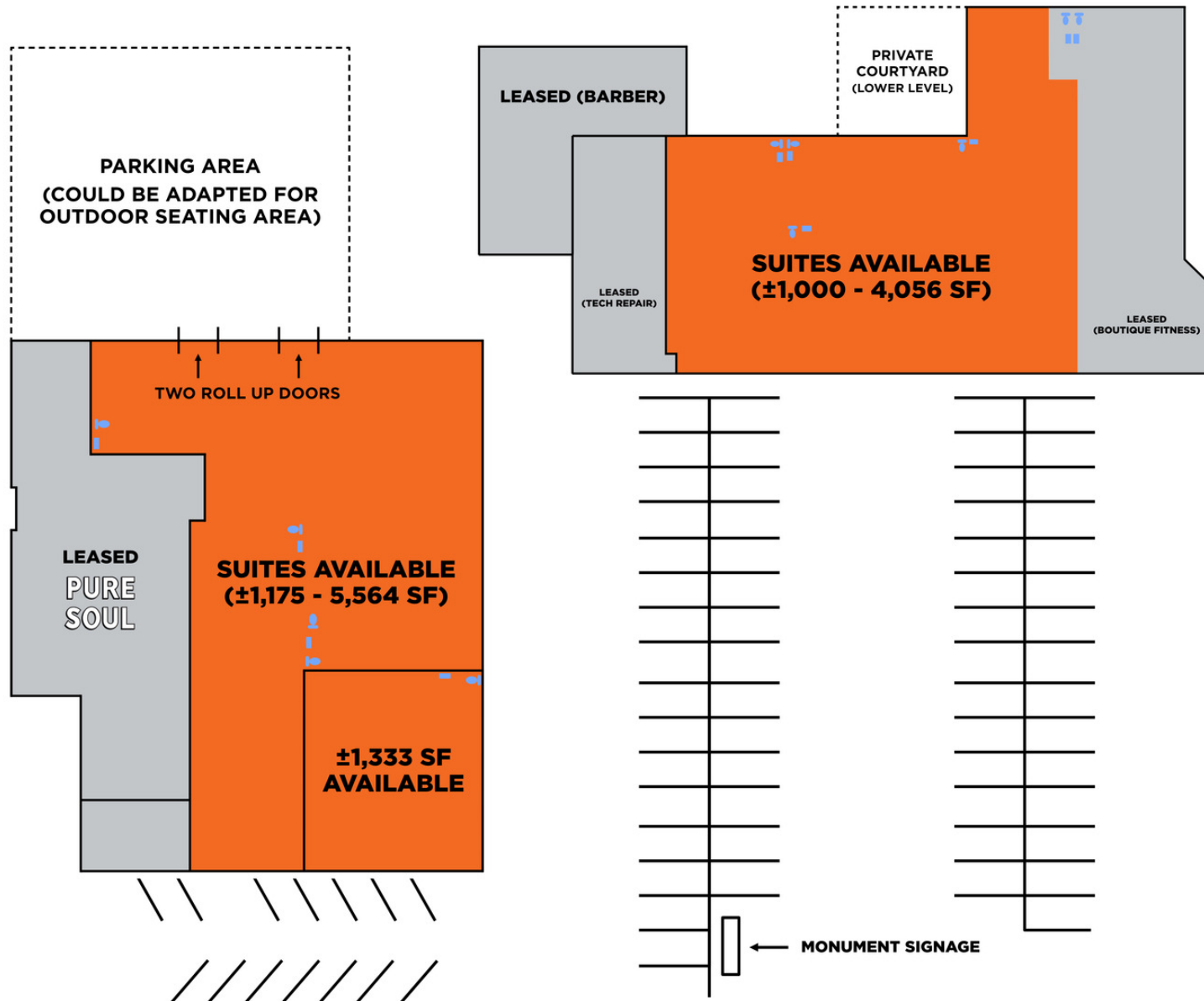
This **±1,333 SF front corner retail space** features **excellent visibility, strong exposure**, and prominent two-sided signage potential.

The suite benefits from a wide covered sidewalk area under a permanent awning, **creating a natural opportunity for outdoor seating, customer pickup, or an inviting storefront presence.**

Its corner position, visibility, and approachable size make it **well-suited for a coffee shop, smoothie concept, QSR, dessert shop, or other high-traffic neighborhood retail use.** Contact Johnny Wehmann for leasing information.



SITE PLAN



PROPERTY PHOTOS



NEARBY RETAILERS

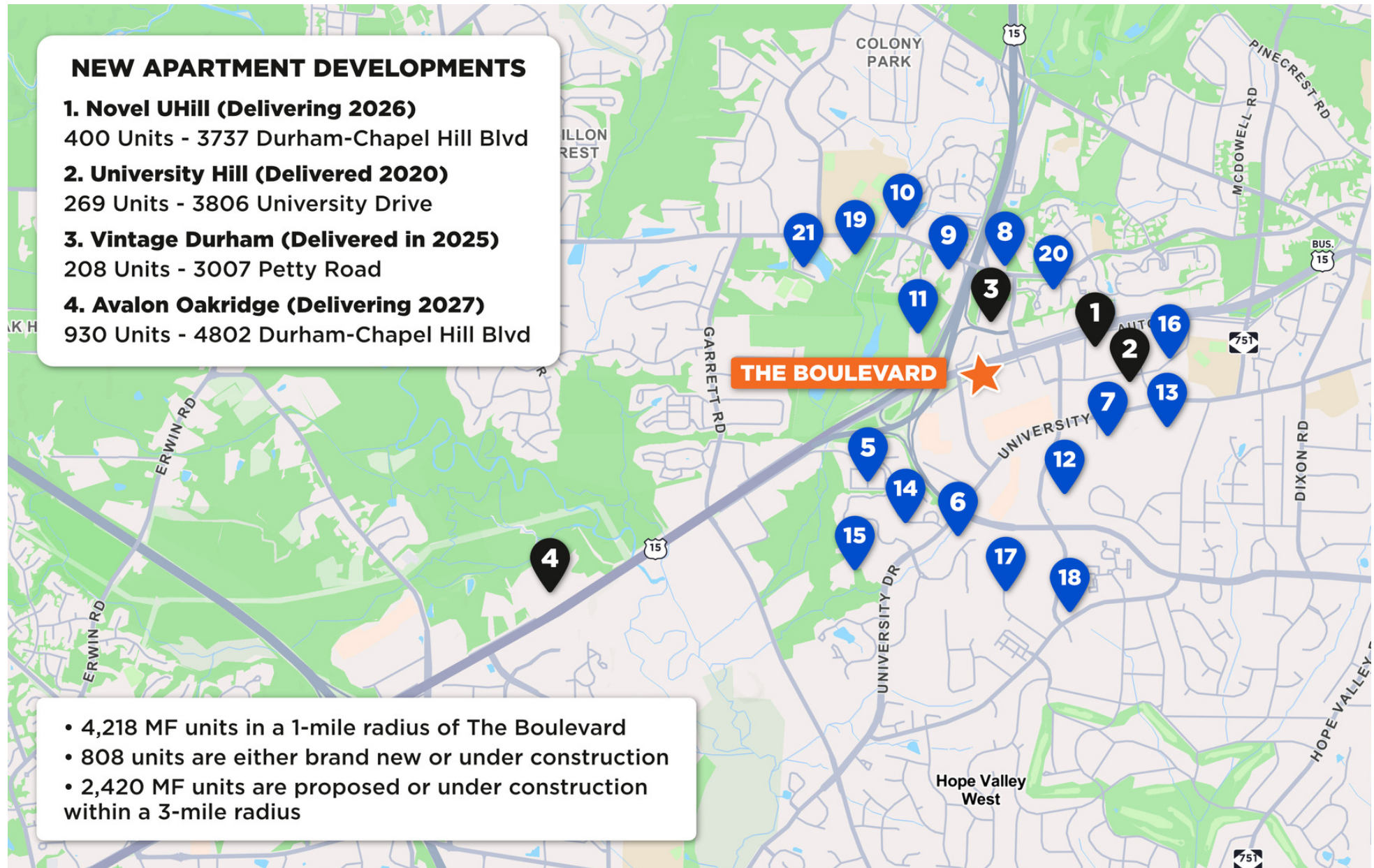


NEARBY APARTMENTS (1-MILE RADIUS)

NEW APARTMENT DEVELOPMENTS

- 1. Novel UHill (Delivering 2026)**
400 Units - 3737 Durham-Chapel Hill Blvd
- 2. University Hill (Delivered 2020)**
269 Units - 3806 University Drive
- 3. Vintage Durham (Delivered in 2025)**
208 Units - 3007 Petty Road
- 4. Avalon Oakridge (Delivering 2027)**
930 Units - 4802 Durham-Chapel Hill Blvd

- 4,218 MF units in a 1-mile radius of The Boulevard
- 808 units are either brand new or under construction
- 2,420 MF units are proposed or under construction within a 3-mile radius



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