

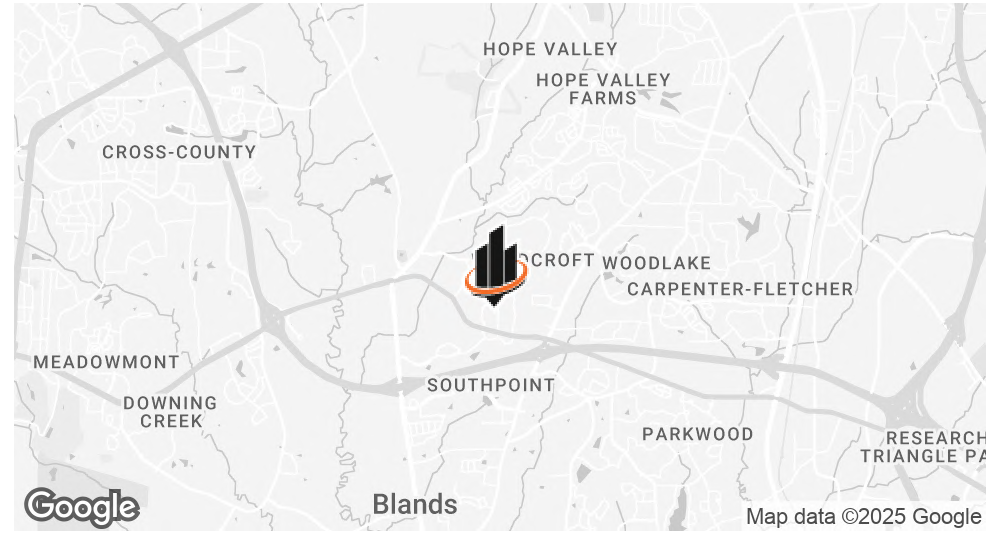


FOR LEASE

5011 SOUTHPARK DRIVE

SUITE 220 | DURHAM, NC 27713

PROPERTY SUMMARY



OFFERING SUMMARY

SUITE 220 SIZE:	±709 RSF
ZONING:	Office Institutional (OI)
LEASE TYPE:	Modified Gross (MG)
LEASE RATE:	\$20.00/SF

PROPERTY OVERVIEW

This ±709 SF second-floor office condo in **Durham's Southpark at 54 Professional Center** is ideal for a **satellite office or small business** seeking a convenient, professional setting in Durham.

With ample on-site parking and a **prime location near I-40 (±1 mile), RTP (±5 miles), and RDU Airport (±10 miles)**, this space offers excellent accessibility and is close to top-tier retail and dining **near The Streets at Southpoint (±1 mile)**.

PROPERTY HIGHLIGHTS

- Move-in ready unit featuring two windowed offices, a private restroom, break room, and a spacious lobby
- Tenant Improvement Allowance (TIA) available for qualified tenants
- \$150/month for existing phone and internet service (required with lease)

JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

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PROPERTY & COMMON AREA PHOTOS



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SUITE 220 PHOTOS

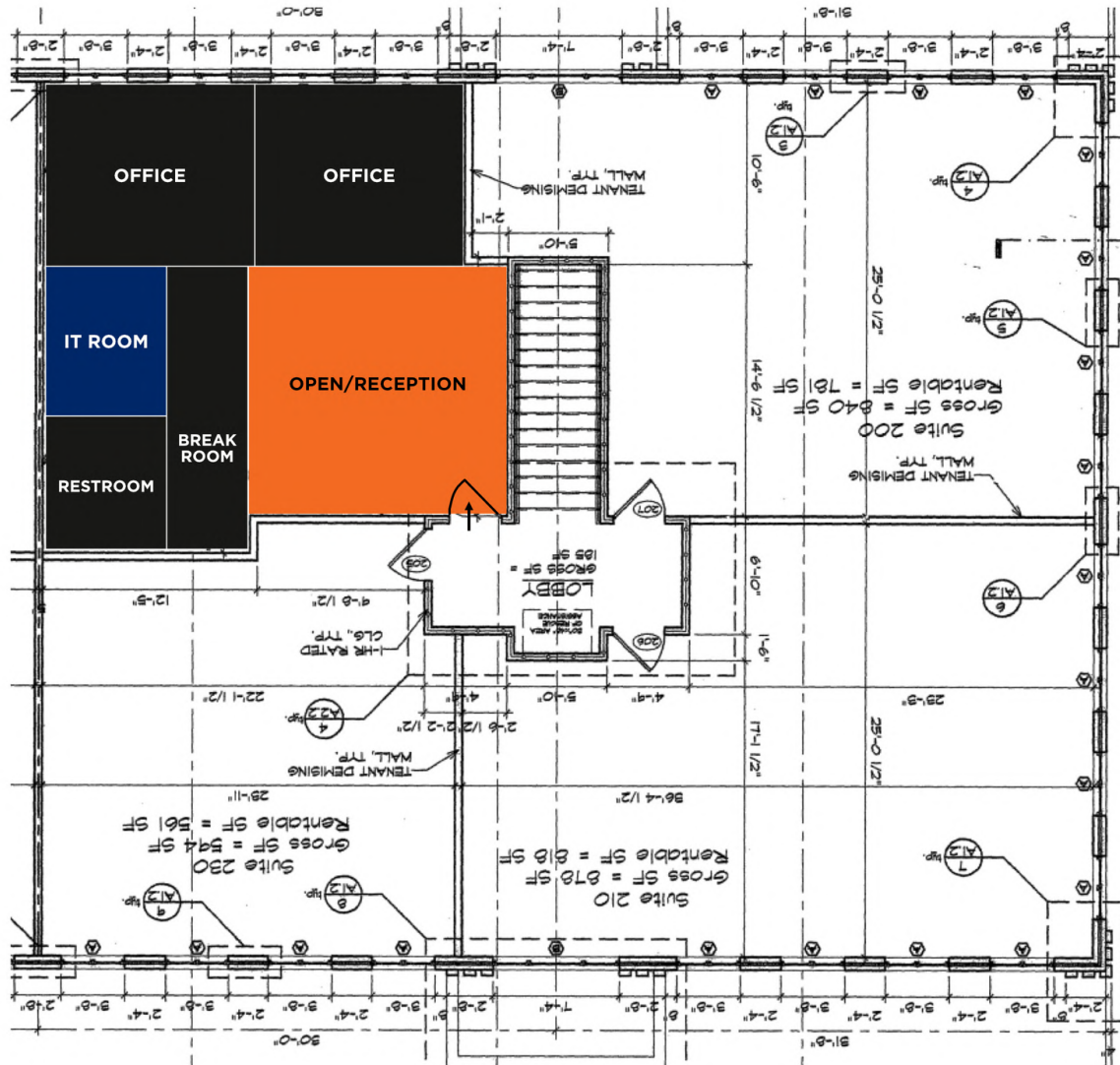


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SUITE 220 FLOOR PLAN



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NEARBY RETAILERS



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AREA ANALYTICS

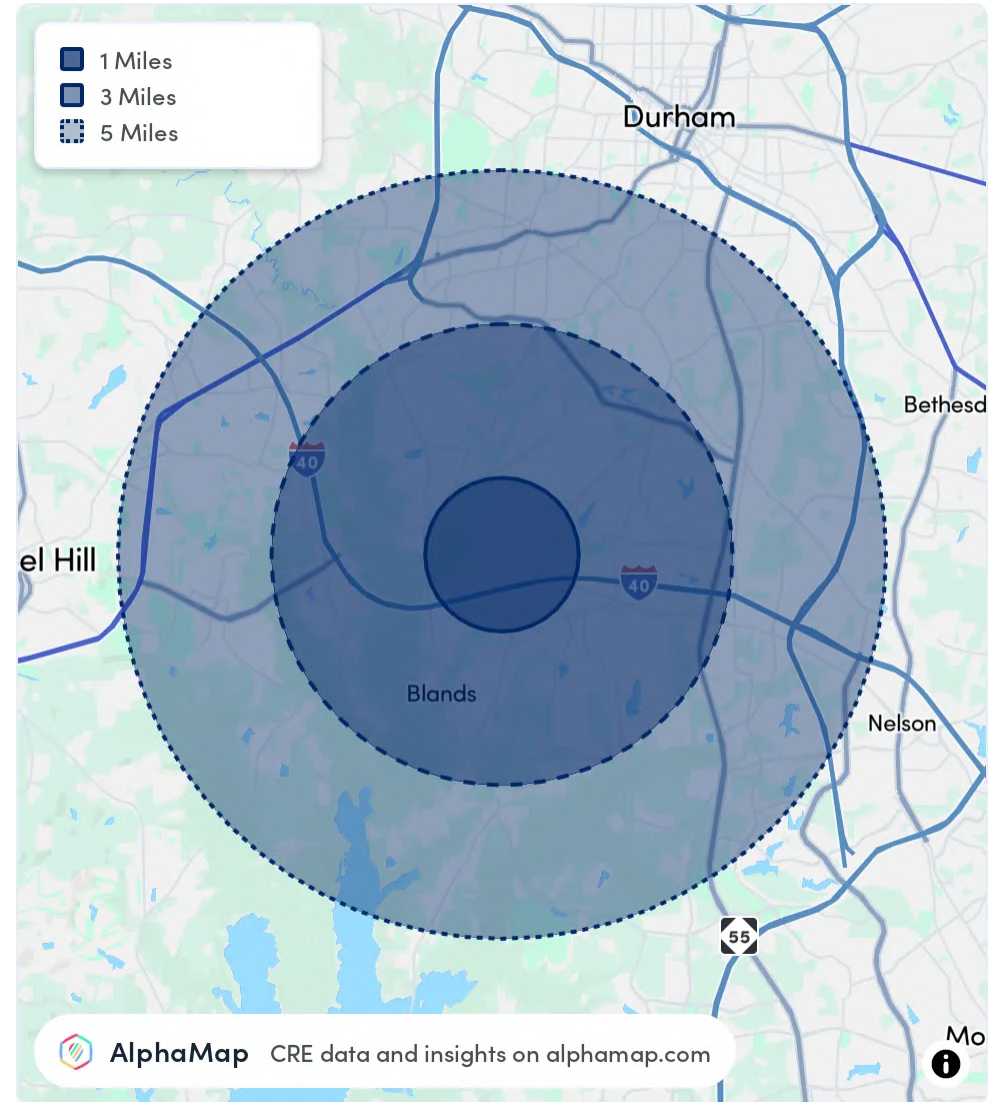
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,323	60,485	139,509
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	41	40	40

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,825	26,748	61,096
PERSONS PER HH	1.9	2.3	2.3
AVERAGE HH INCOME	\$109,967	\$133,712	\$119,402
AVERAGE HOUSE VALUE	\$378,074	\$439,618	\$450,128
PER CAPITA INCOME	\$57,877	\$58,135	\$51,913

Map and demographics data derived from AlphaMap



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny Wehmann is a Senior Advisor with SVN | Real Estate Associates, specializing in retail leasing services for landlords across North Carolina's Triangle region. With a deep understanding of the local market and a hands-on, proactive approach, Johnny delivers results that stand out in an industry increasingly dominated by automation and AI. His commitment to building genuine connections and picking up the phone ensures his clients receive personalized, strategic solutions tailored to their unique needs.

Johnny brings 19 years of diverse real estate experience in North Carolina. Before transitioning to commercial brokerage, he worked in commercial property management at Meridian Realty with a focus on retail and office properties. His client base ranged from local landlords to private equity fund managers, giving him a broad perspective on ownership needs and investment strategies. Johnny also served as a property manager and broker-in-charge (BIC) at Ticon Properties, where he focused on multi-family housing for a prominent developer/owner.

Outside of work, Johnny enjoys spending time with friends and family. He can often be found at live music venues and sporting events around the Triangle and especially loves outdoor adventures with his wife, daughters, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelor of Science in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Board Member, Triangle Commercial Association of Realtors®
- Member, ICSC (International Council of Shopping Centers)
- Member, Orange-Chatham Association of Realtors®
- Licensed Real Estate Broker, North Carolina

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