

MURDOCH CENTER

RETAIL SPACE FOR LEASE

2206 N. ROXBORO STREET
DURHAM, NC 27704

york



YORK PROPERTIES, INC
2108 Clark Avenue
Raleigh, NC 27605
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LEASING AGENTS

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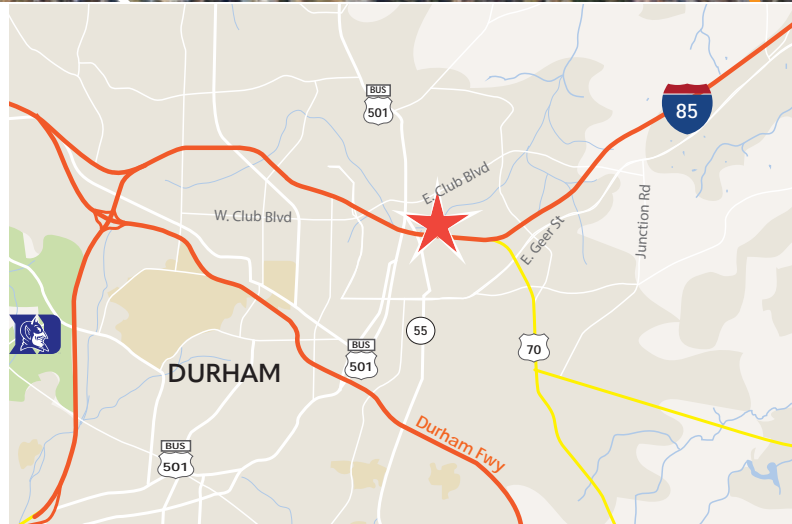
JAMES TROXLER
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PROPERTY OVERVIEW

Murdoch Center is located on N. Roxboro Street, 5 minutes north of Downtown Durham. The property is visible from I-85 exit 177 with 95,000 cars per day. It is adjacent to well-known neighborhoods Duke Park and Colonial Village to the north.

Home prices in the area increased by 18% in 2018 and nearly 75% since 2016. More than 3 million square feet of Public Parks are within a half mile of the property.



2025 DEMOGRAPHICS REPORT

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	8,440	3,627	\$117,342	1,979
3	91,039	38,016	\$95,556	47,287
5	180,463	72,890	\$103,152	69,531

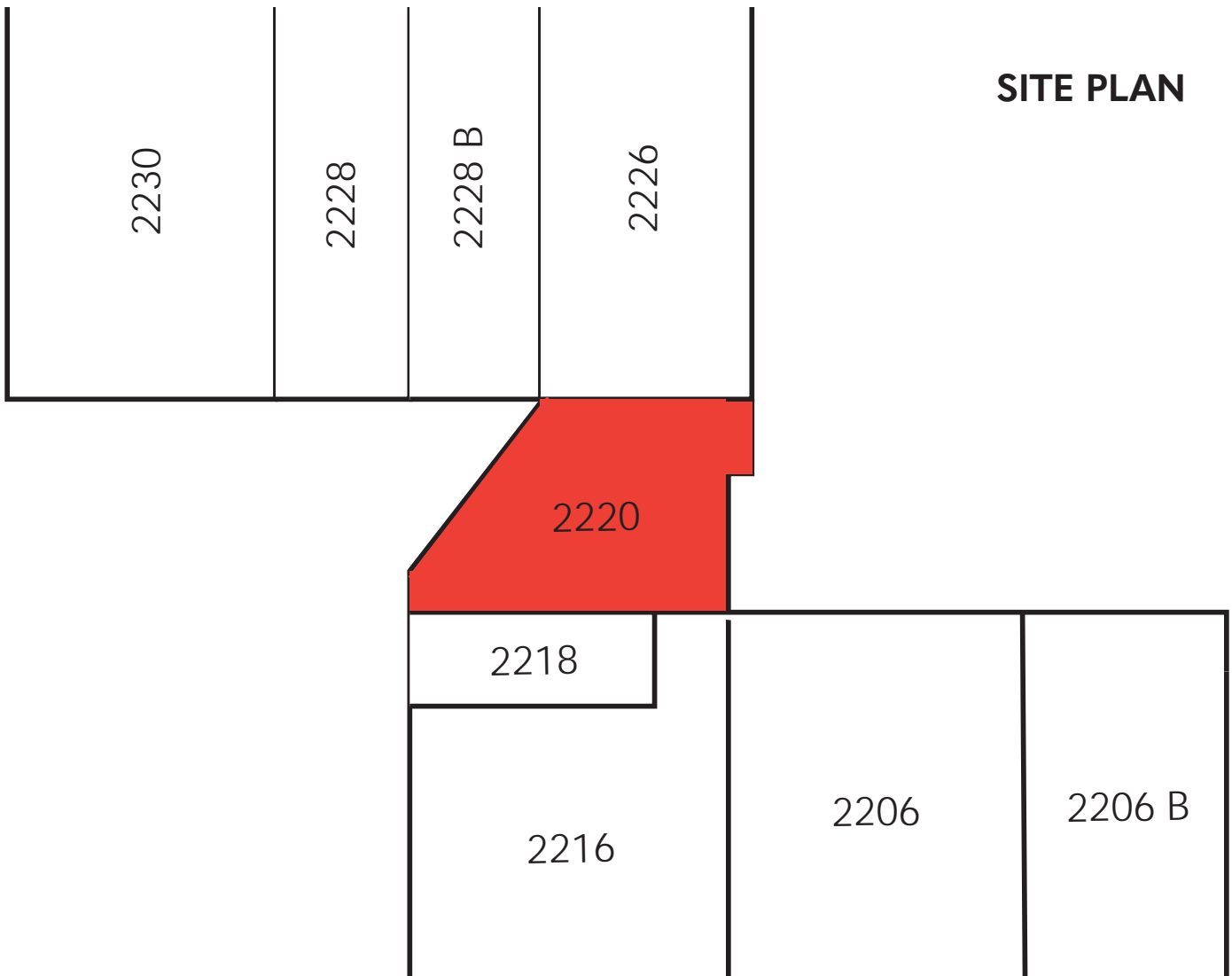
TRAFFIC COUNTS

N. Roxboro Street 28,673 CPD

NEARBY RETAIL AND SERVICES

- Advance Auto Parts
- Picasso Pawn
- King's Red & White Sprmkt
- Don Becerra
- Boost Mobile
- AutoZone Auto Parts
- BP
- Raspa Fruit Lupita
- Joy Mart
- Family Dollar
- Alpaca Peruvian Chicken
- Guanajuato Mexican
- Waffle House
- McDonald's
- Avondale Laundromat
- Panaderia Pahuatlan
- RTP Mobile Phone Repair
- Super Compare Foods

SITE PLAN



RATE

\$16.00 PSF NNN

AVAILABILITY

Suite 2220 ± 2,000 SF

TENANT ROSTER

STE	TENANT	SQFT	STE	TENANT	SQFT
2230	Boost Mobile	2,200 SF	2218	Phone Repair Zone	1,641 SF
2228	Zuly & Itzel's Nail Salon	1,650 SF	2216	Picasso Pawn	6,400 SF
2228-B	Club Bienestar	1,650 SF	2206	Advance Auto Parts	9,000 SF
2226	El Patio Cafe	2,900 SF	2206-B	Tenochtitlan Auto Care	6,000 SF
2220	AVAILABLE	2,000 SF			

DURHAM ACCOLADES

#1 CITY FOR COLLEGE BASKETBALL FANS
WalletHub · March 2022

#2 SMALLEST GENDER WAGE GAP IN THE NATION
GoodHire · May 2022

#4 RTP IS NATION'S #4 BIOTECH HUB
Fierce Biotech · July 2022

#4 BEST LARGE CITIES TO START A BUSINESS
WalletHub · April 2022

#2 BEST THING TO DO IN NC - SARAH P. DUKE GARDENS
Dream Vacation Mag · January 2023

#10 BEST-RUN CITY IN AMERICA
WalletHub · June 2022

#6 BEST PLACES TO LIVE IN THE US IN 2022-2023
US News & World Report · 2022

#2 DPAC #2 IN ATTENDANCE AMONG US THEATERS
Pollstar · June 2022



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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting · Venue Management

ADDRESS

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ONLINE

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