

Located at the gateway to
RESEARCH TRIANGLE PARK,
 at the junction of Highway 54 and Miami Blvd.



PROPERTY HIGHLIGHTS

- Located at the center of the massive employment base within RESEARCH TRIANGLE PARK
- Excellent visibility from Miami Blvd.

LEASING CONTACT

Nate Cretarolo, CCIM
 NCRETAROLO@GFDINC.COM
 222 Cloister Ct
 Chapel Hill, NC 27514

LOCATION HIGHLIGHTS

- 2023 estimated population within 5 miles - 141,213*
- 2023 estimated average household income within 5 miles - \$140,560*
- Major employers in the immediate vicinity include IBM Corporation, Cisco Systems, Inc., Lenovo, Biogen, GlaxoSmithKline, Fidelity Investments, RTI International, Credit Suisse, and NetApp, Inc.

**Demographics obtained from Esri*

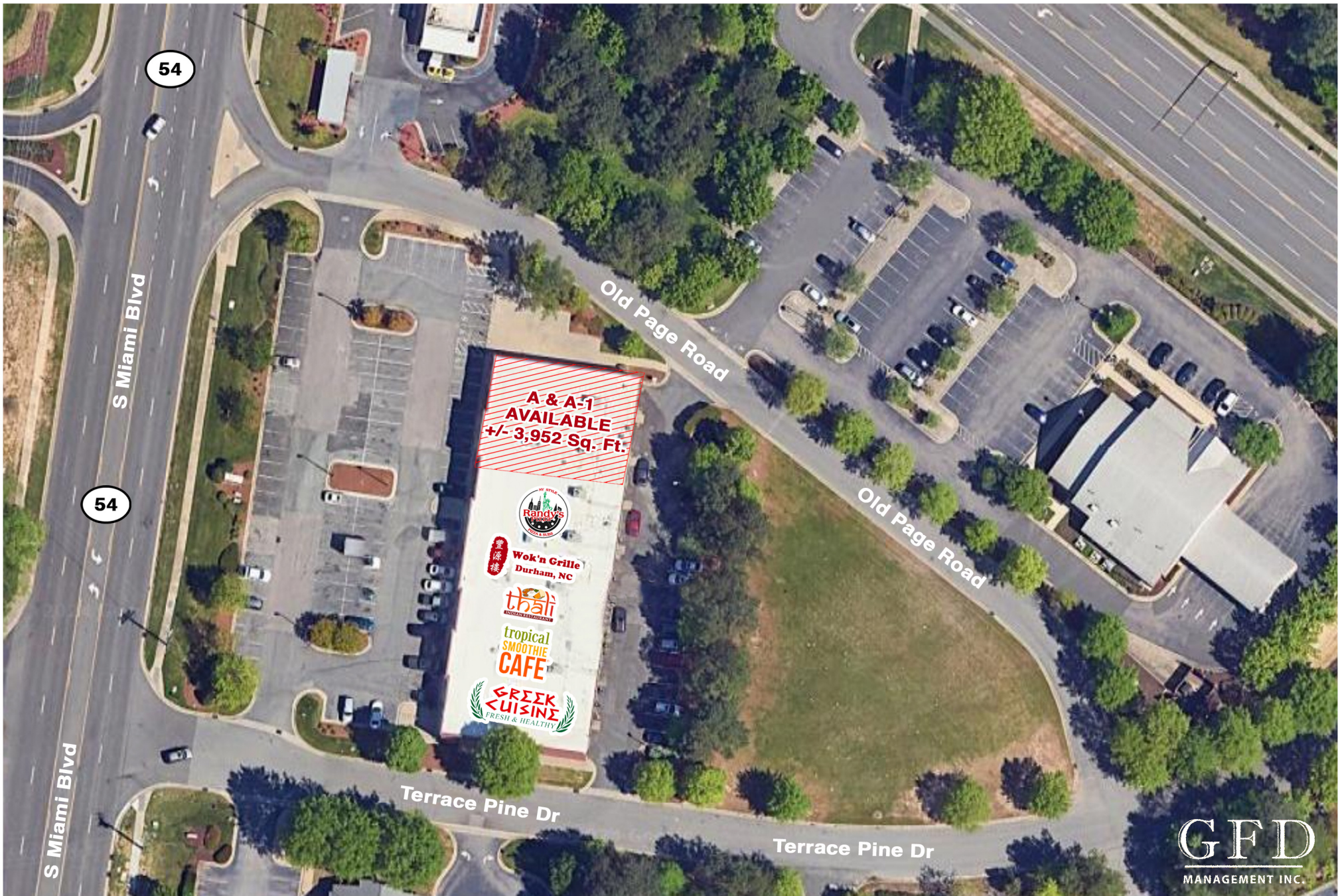
CURRENTLY AVAILABLE
Space A & A-1 +/- 3,952 Sq. Ft.



MORE INFO
www.gfdinc.com
919.401.5500



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.



THE SHOPS AT IMPERIAL CORNERS
Durham, North Carolina

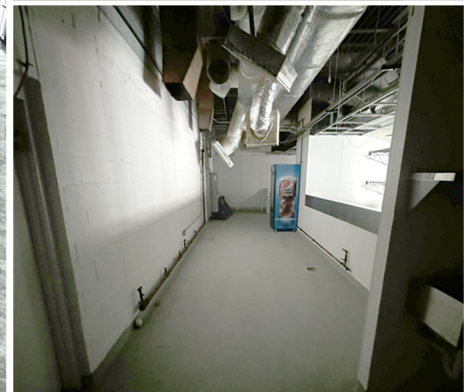


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Nate Cretarolo, CCIM
NCRETAROLO@GFDINC.COM
Suite 205
6350 Quadrangle Drive
Chapel Hill, NC 27517

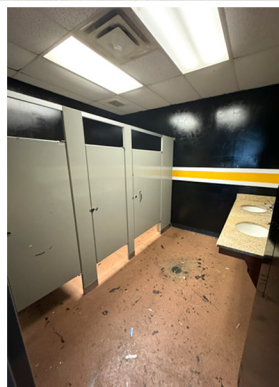


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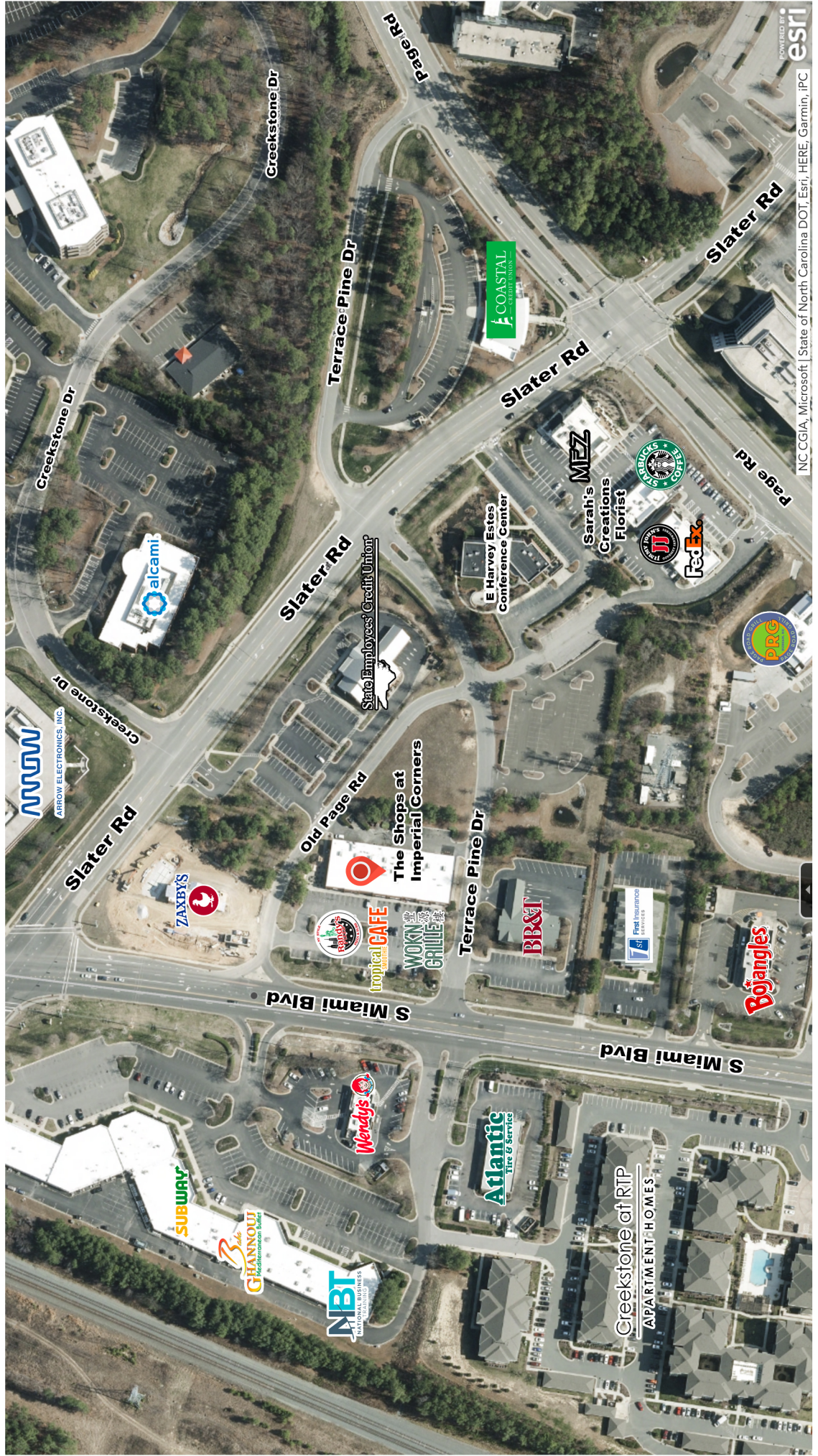
THE SHOPS AT IMPERIAL CORNERS

Durham, North Carolina

Tenant List

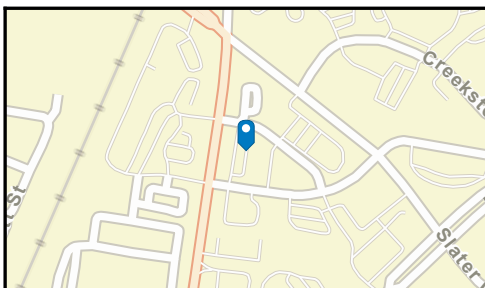
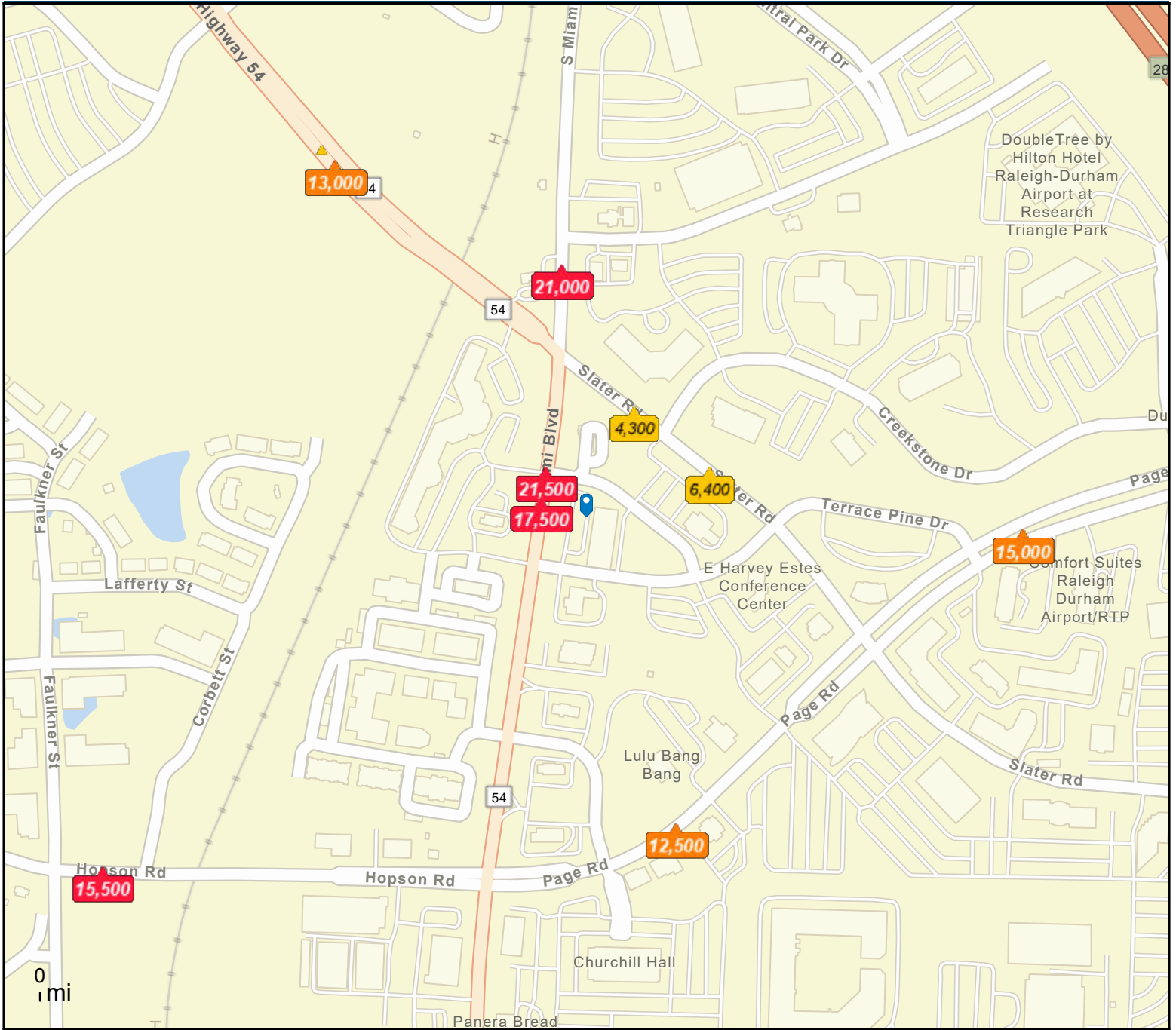
<u>SPACE</u>	<u>TENANT</u>	<u>SQUARE FEET</u>
A & A1	AVAILABLE	3,952
B & C	Randy's Pizza	3,750
D	WOK'N GRILLE	1,875
E	Thali Indian Restaurant	1,875
F	Tropical Smoothie Café	1,875
G	Greek Cuisine	2,077

The Shops at Imperial Corners Durham, North Carolina

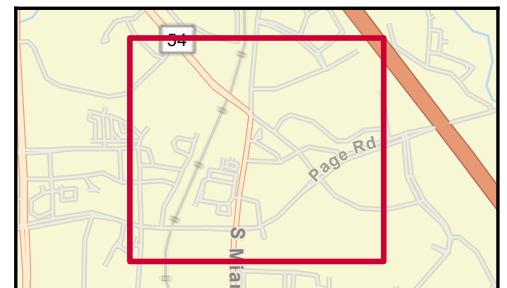


Shops at Imperial Corners
 5402 S Miami Blvd, Durham, North Carolina, 27703
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.88072
 Longitude: -78.84976



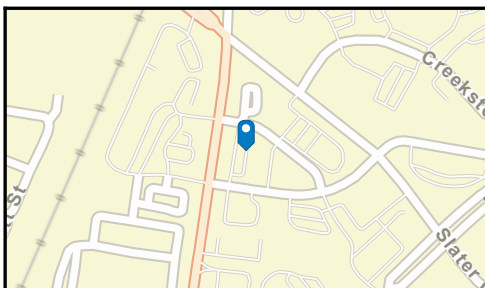
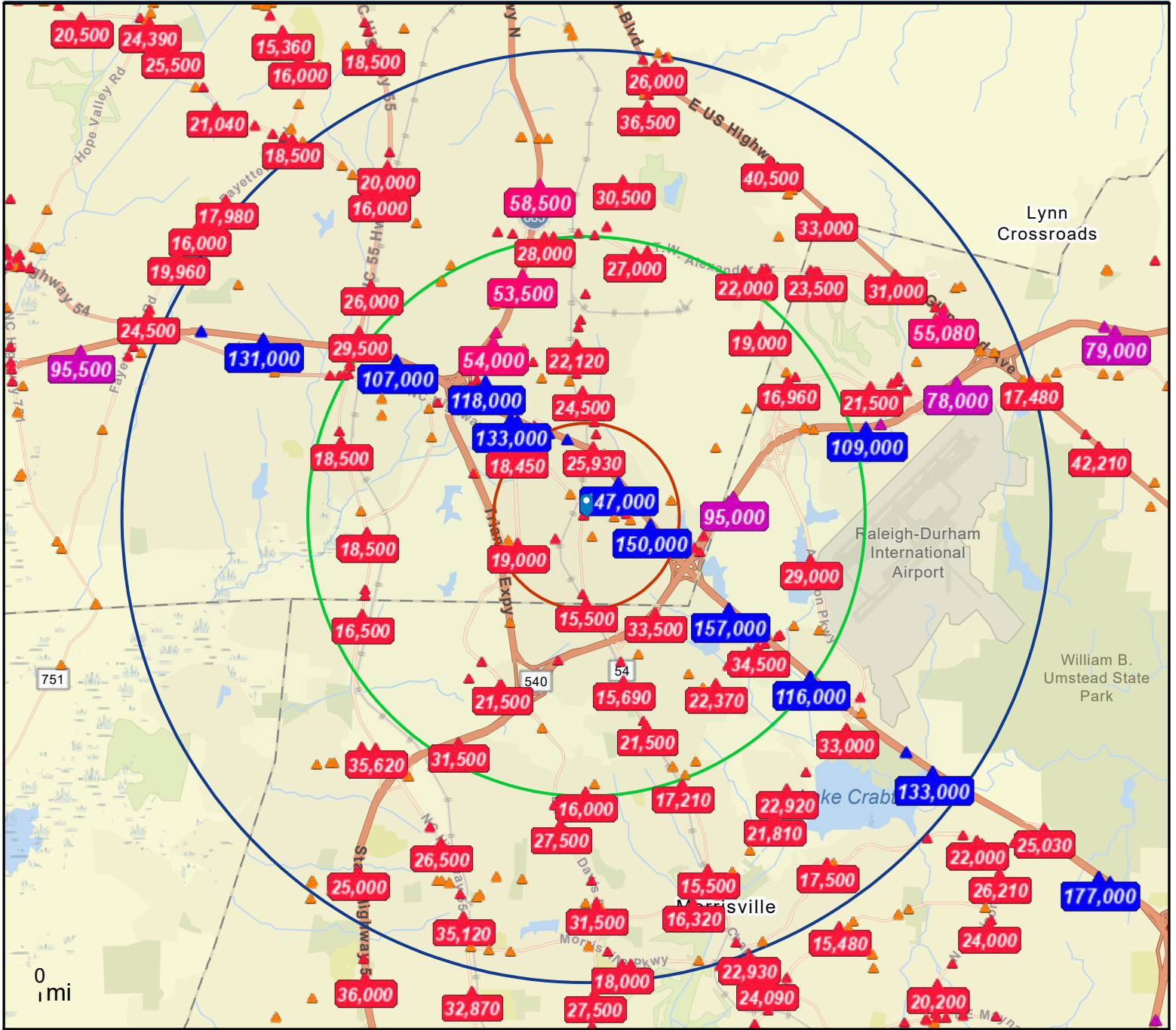
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



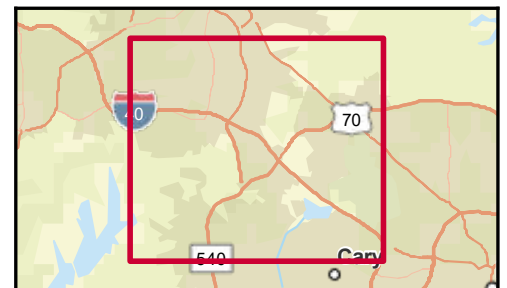
Source: ©2023 Kalibrate Technologies (Q3 2023).

Shops at Imperial Corners
 5402 S Miami Blvd, Durham, North Carolina, 27703
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.88072
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Source: ©2023 Kalibrate Technologies (Q3 2023).



Demographic and Income Profile

Shops at Imperial Corners
 5402 S Miami Blvd, Durham, North Carolina, 27703
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 35.88072
 Longitude: -78.84976

Summary	Census 2010	Census 2020	2023	2028
Population	1,370	4,341	5,805	6,381
Households	750	2,285	3,053	3,366
Families	302	982	1,152	1,262
Average Household Size	1.83	1.90	1.90	1.90
Owner Occupied Housing Units	217	624	780	983
Renter Occupied Housing Units	533	1,661	2,273	2,383
Median Age	29.6	31.4	33.4	32.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.91%	0.53%	0.30%
Households	1.97%	0.68%	0.49%
Families	1.84%	0.60%	0.44%
Owner HHs	4.73%	0.78%	0.66%
Median Household Income	1.71%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	33	1.1%	27	0.8%
\$15,000 - \$24,999	75	2.5%	60	1.8%
\$25,000 - \$34,999	206	6.7%	138	4.1%
\$35,000 - \$49,999	179	5.9%	192	5.7%
\$50,000 - \$74,999	750	24.6%	812	24.1%
\$75,000 - \$99,999	570	18.7%	586	17.4%
\$100,000 - \$149,999	757	24.8%	890	26.4%
\$150,000 - \$199,999	203	6.6%	305	9.1%
\$200,000+	279	9.1%	355	10.5%

Median Household Income	\$85,354	\$92,906
Average Household Income	\$114,411	\$128,254
Per Capita Income	\$59,478	\$67,017

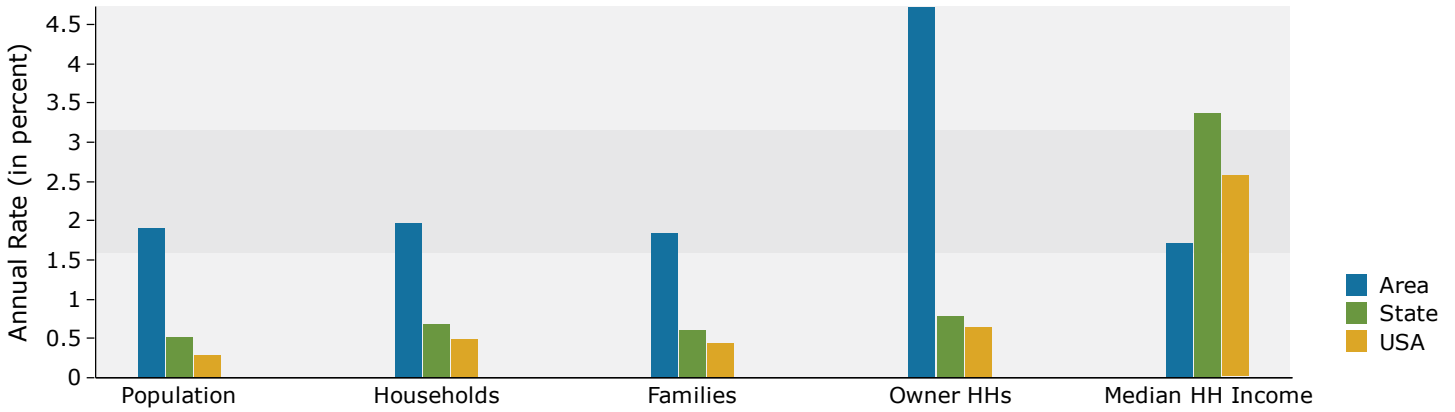
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	96	7.0%	252	5.8%	236	4.1%	281	4.4%
5 - 9	36	2.6%	146	3.4%	185	3.2%	169	2.6%
10 - 14	27	2.0%	103	2.4%	154	2.7%	130	2.0%
15 - 19	25	1.8%	101	2.3%	151	2.6%	144	2.3%
20 - 24	171	12.5%	403	9.3%	535	9.2%	705	11.0%
25 - 34	576	42.0%	1,685	38.8%	1,948	33.6%	2,227	34.9%
35 - 44	217	15.8%	685	15.8%	1,073	18.5%	1,150	18.0%
45 - 54	115	8.4%	414	9.5%	544	9.4%	607	9.5%
55 - 64	84	6.1%	353	8.1%	453	7.8%	407	6.4%
65 - 74	18	1.3%	145	3.3%	337	5.8%	346	5.4%
75 - 84	4	0.3%	40	0.9%	136	2.3%	160	2.5%
85+	2	0.1%	14	0.3%	53	0.9%	55	0.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	721	52.6%	1,690	38.9%	2,177	37.5%	2,237	35.1%
Black Alone	374	27.3%	1,024	23.6%	1,337	23.0%	1,425	22.3%
American Indian Alone	2	0.1%	20	0.5%	26	0.4%	30	0.5%
Asian Alone	213	15.5%	1,212	27.9%	1,721	29.7%	2,065	32.4%
Pacific Islander Alone	1	0.1%	7	0.2%	9	0.2%	10	0.2%
Some Other Race Alone	22	1.6%	116	2.7%	163	2.8%	190	3.0%
Two or More Races	38	2.8%	272	6.3%	371	6.4%	423	6.6%
Hispanic Origin (Any Race)	76	5.5%	257	5.9%	359	6.2%	420	6.6%

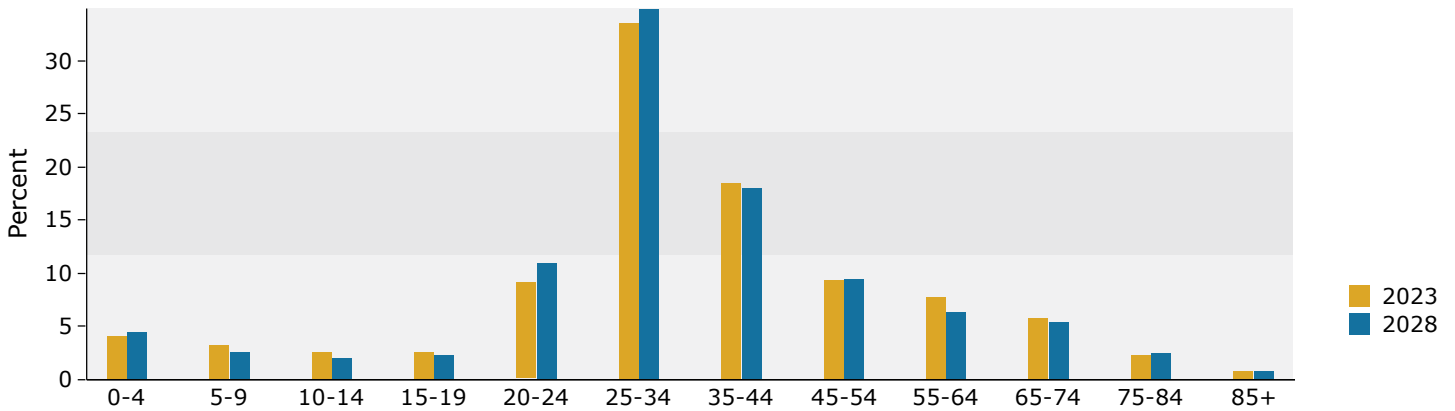
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

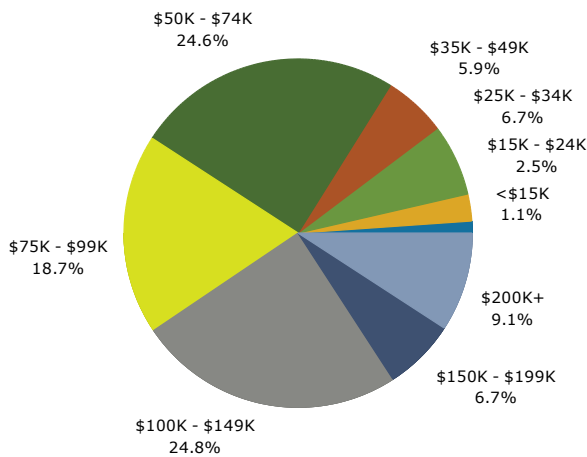
Trends 2023-2028



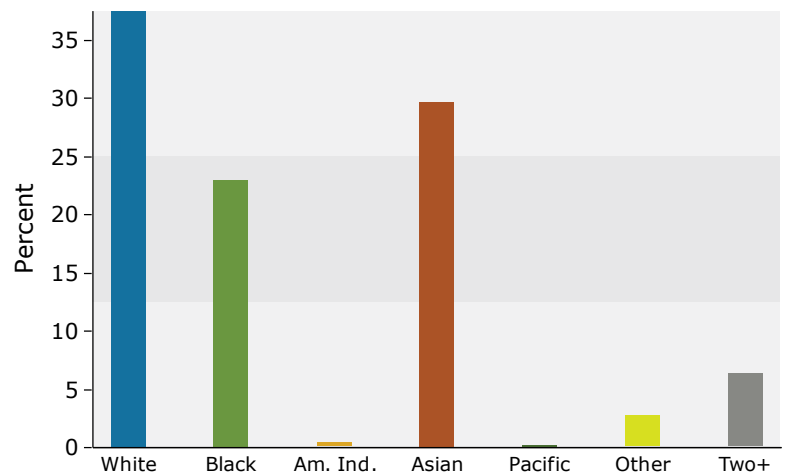
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 6.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

Shops at Imperial Corners
 5402 S Miami Blvd, Durham, North Carolina, 27703
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.88072
 Longitude: -78.84976

Summary	Census 2010	Census 2020	2023	2028
Population	12,524	25,982	31,343	32,950
Households	5,733	11,375	13,898	14,759
Families	3,074	6,478	6,670	7,049
Average Household Size	2.18	2.28	2.25	2.23
Owner Occupied Housing Units	2,486	4,626	5,772	6,090
Renter Occupied Housing Units	3,247	6,749	8,126	8,668
Median Age	31.2	33.1	33.9	32.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.01%	0.53%	0.30%
Households	1.21%	0.68%	0.49%
Families	1.11%	0.60%	0.44%
Owner HHs	1.08%	0.78%	0.66%
Median Household Income	1.90%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	322	2.3%	262	1.8%
\$15,000 - \$24,999	371	2.7%	334	2.3%
\$25,000 - \$34,999	963	6.9%	719	4.9%
\$35,000 - \$49,999	1,040	7.5%	792	5.4%
\$50,000 - \$74,999	2,037	14.7%	1,966	13.3%
\$75,000 - \$99,999	2,034	14.6%	2,075	14.1%
\$100,000 - \$149,999	3,271	23.5%	3,708	25.1%
\$150,000 - \$199,999	1,652	11.9%	2,276	15.4%
\$200,000+	2,204	15.9%	2,623	17.8%

Median Household Income	\$101,703	\$111,729
Average Household Income	\$134,685	\$151,942
Per Capita Income	\$58,898	\$66,886

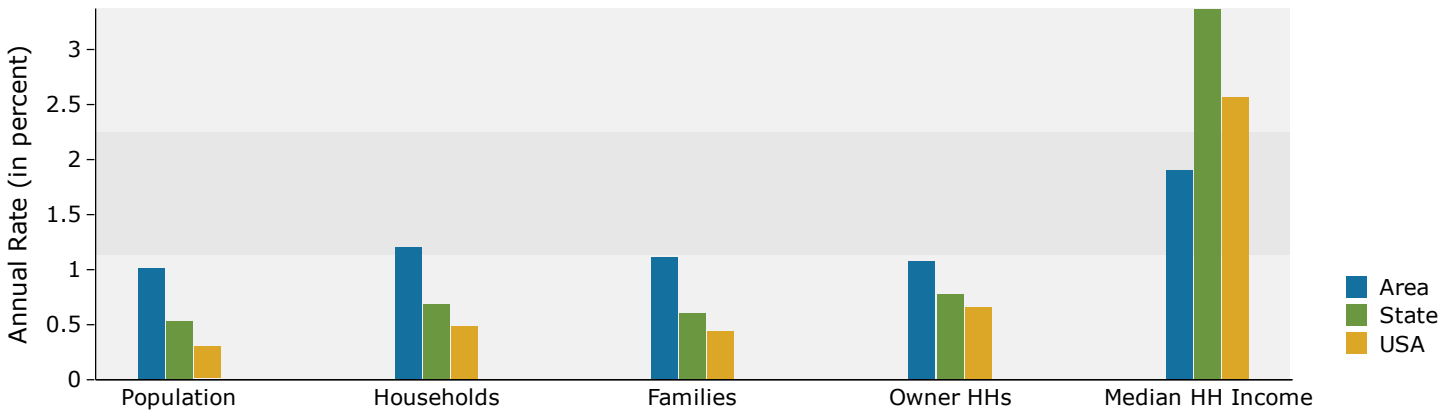
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,150	9.2%	1,806	7.0%	1,927	6.1%	2,077	6.3%
5 - 9	904	7.2%	1,772	6.8%	1,874	6.0%	1,800	5.5%
10 - 14	654	5.2%	1,481	5.7%	1,739	5.5%	1,668	5.1%
15 - 19	419	3.3%	1,095	4.2%	1,501	4.8%	1,531	4.6%
20 - 24	858	6.9%	1,633	6.3%	2,407	7.7%	3,020	9.2%
25 - 34	3,608	28.8%	6,424	24.7%	6,970	22.2%	7,918	24.0%
35 - 44	2,417	19.3%	4,888	18.8%	6,034	19.3%	5,478	16.6%
45 - 54	1,204	9.6%	3,012	11.6%	3,701	11.8%	4,110	12.5%
55 - 64	803	6.4%	2,040	7.9%	2,510	8.0%	2,475	7.5%
65 - 74	334	2.7%	1,173	4.5%	1,748	5.6%	1,767	5.4%
75 - 84	133	1.1%	458	1.8%	714	2.3%	860	2.6%
85+	41	0.3%	200	0.8%	216	0.7%	246	0.7%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,117	48.8%	9,618	37.0%	11,553	36.9%	11,661	35.4%
Black Alone	3,215	25.7%	5,524	21.3%	6,789	21.7%	7,095	21.5%
American Indian Alone	41	0.3%	114	0.4%	140	0.4%	154	0.5%
Asian Alone	2,429	19.4%	8,183	31.5%	9,607	30.7%	10,426	31.6%
Pacific Islander Alone	7	0.1%	11	0.0%	14	0.0%	16	0.0%
Some Other Race Alone	293	2.3%	714	2.7%	941	3.0%	1,058	3.2%
Two or More Races	423	3.4%	1,818	7.0%	2,299	7.3%	2,540	7.7%
Hispanic Origin (Any Race)	840	6.7%	1,731	6.7%	2,274	7.3%	2,550	7.7%

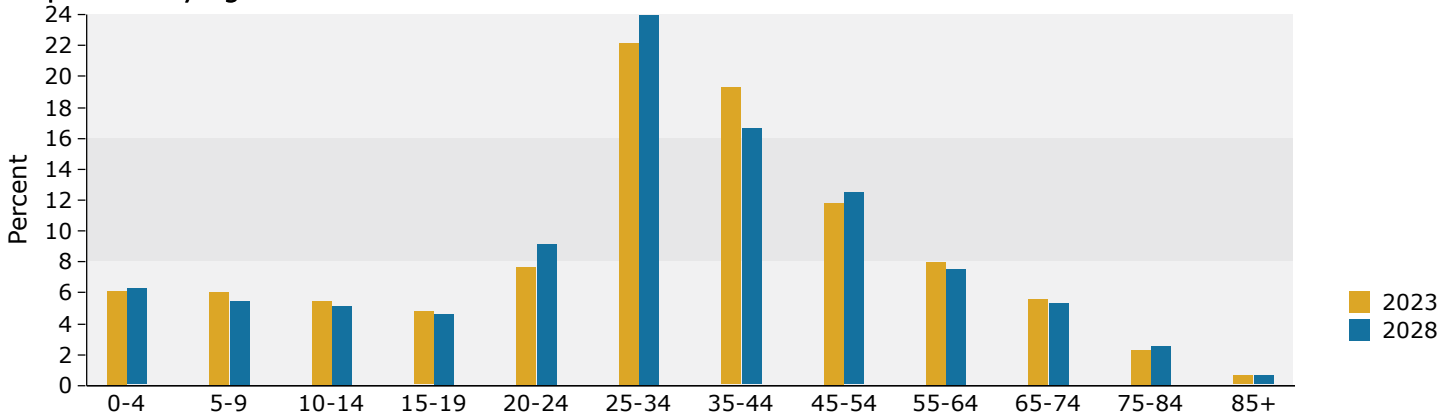
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

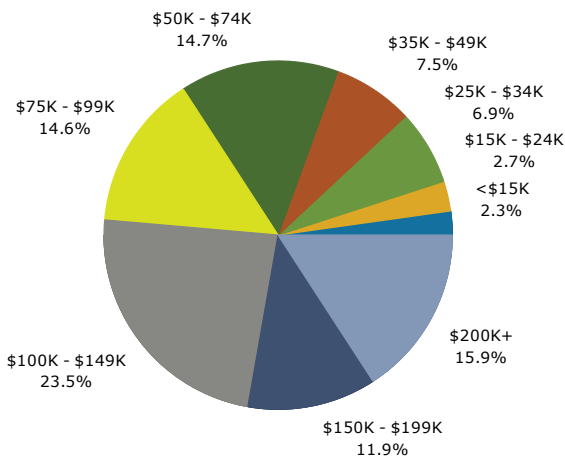
Trends 2023-2028



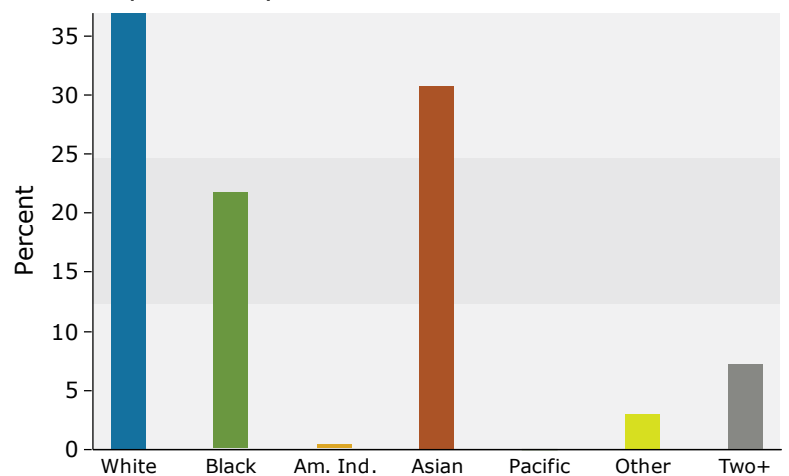
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 7.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

Shops at Imperial Corners
 5402 S Miami Blvd, Durham, North Carolina, 27703
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 35.88072
 Longitude: -78.84976

Summary	Census 2010	Census 2020	2023	2028
Population	77,729	125,283	141,213	150,192
Households	34,041	53,577	60,270	64,337
Families	19,884	32,347	32,987	35,101
Average Household Size	2.28	2.34	2.34	2.33
Owner Occupied Housing Units	17,790	25,902	31,411	32,937
Renter Occupied Housing Units	16,252	27,675	28,858	31,400
Median Age	32.7	34.7	34.9	34.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.24%	0.53%	0.30%
Households	1.31%	0.68%	0.49%
Families	1.25%	0.60%	0.44%
Owner HHs	0.95%	0.78%	0.66%
Median Household Income	2.32%	3.37%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,296	3.8%	1,840	2.9%
\$15,000 - \$24,999	1,758	2.9%	1,374	2.1%
\$25,000 - \$34,999	3,264	5.4%	2,478	3.9%
\$35,000 - \$49,999	4,581	7.6%	3,708	5.8%
\$50,000 - \$74,999	8,602	14.3%	8,203	12.8%
\$75,000 - \$99,999	8,287	13.8%	8,592	13.4%
\$100,000 - \$149,999	12,347	20.5%	14,066	21.9%
\$150,000 - \$199,999	8,335	13.8%	11,243	17.5%
\$200,000+	10,793	17.9%	12,827	19.9%

Median Household Income	\$103,615	\$116,185
Average Household Income	\$140,560	\$158,590
Per Capita Income	\$59,448	\$67,340

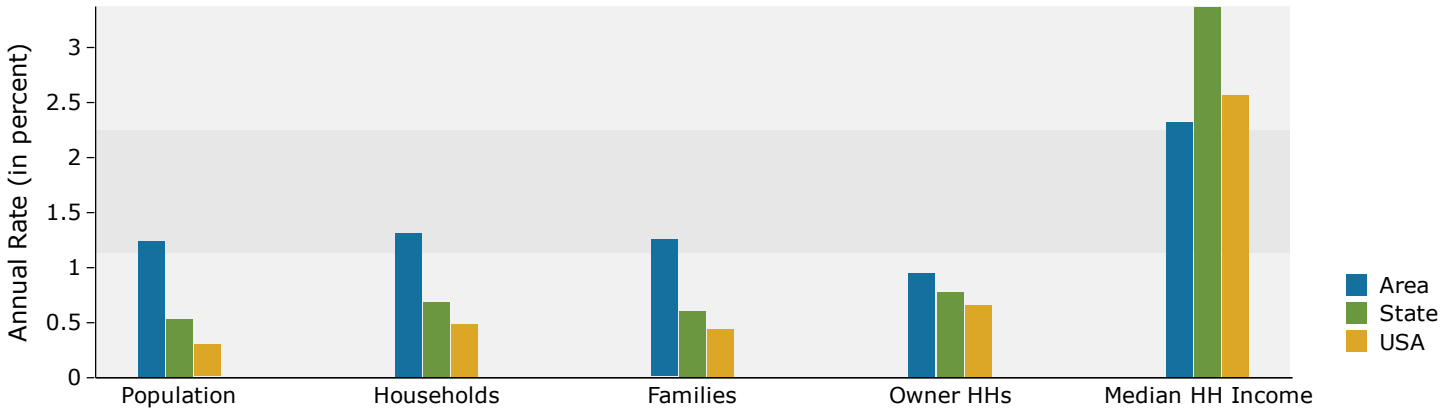
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,528	8.4%	7,996	6.4%	8,919	6.3%	9,657	6.4%
5 - 9	5,549	7.1%	8,313	6.6%	9,118	6.5%	9,053	6.0%
10 - 14	4,309	5.5%	7,893	6.3%	9,037	6.4%	8,679	5.8%
15 - 19	3,197	4.1%	6,312	5.0%	7,945	5.6%	8,113	5.4%
20 - 24	5,094	6.6%	7,464	6.0%	10,212	7.2%	12,565	8.4%
25 - 34	18,309	23.6%	25,441	20.3%	25,626	18.1%	29,487	19.6%
35 - 44	13,911	17.9%	21,562	17.2%	25,471	18.0%	23,569	15.7%
45 - 54	9,403	12.1%	16,038	12.8%	17,825	12.6%	19,802	13.2%
55 - 64	6,564	8.4%	11,625	9.3%	12,764	9.0%	13,017	8.7%
65 - 74	3,213	4.1%	8,034	6.4%	9,101	6.4%	9,607	6.4%
75 - 84	1,265	1.6%	3,637	2.9%	4,024	2.8%	5,145	3.4%
85+	387	0.5%	968	0.8%	1,170	0.8%	1,497	1.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	41,644	53.6%	53,000	42.3%	58,002	41.1%	58,899	39.2%
Black Alone	19,407	25.0%	26,999	21.6%	30,567	21.6%	32,278	21.5%
American Indian Alone	310	0.4%	483	0.4%	561	0.4%	624	0.4%
Asian Alone	11,722	15.1%	31,631	25.2%	36,370	25.8%	40,576	27.0%
Pacific Islander Alone	54	0.1%	61	0.0%	73	0.1%	83	0.1%
Some Other Race Alone	2,260	2.9%	4,443	3.5%	5,353	3.8%	6,177	4.1%
Two or More Races	2,332	3.0%	8,666	6.9%	10,286	7.3%	11,555	7.7%
Hispanic Origin (Any Race)	5,387	6.9%	9,818	7.8%	11,874	8.4%	13,496	9.0%

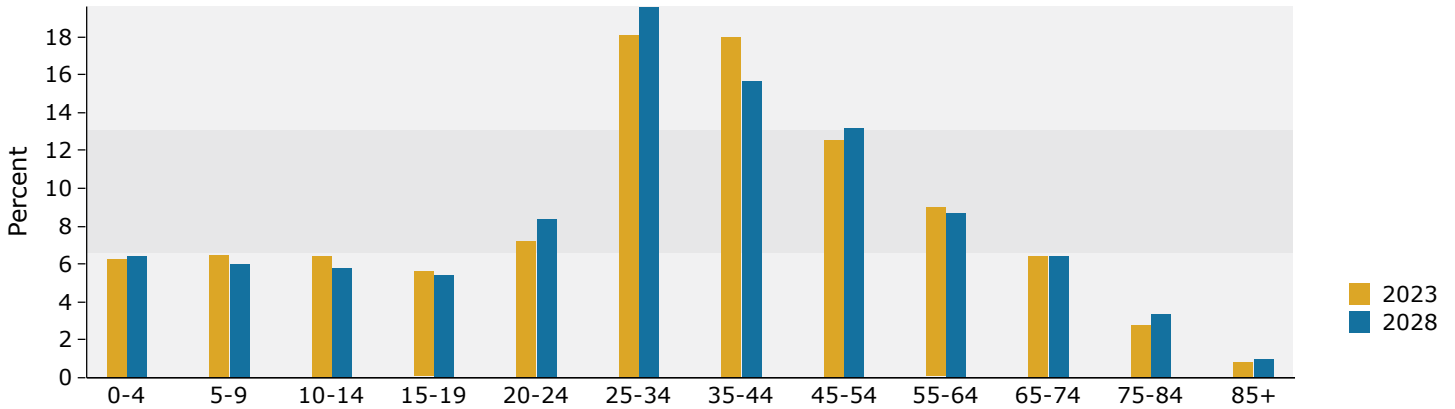
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

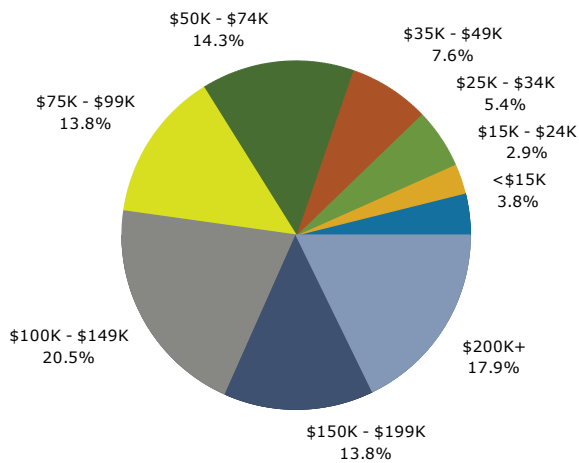
Trends 2023-2028



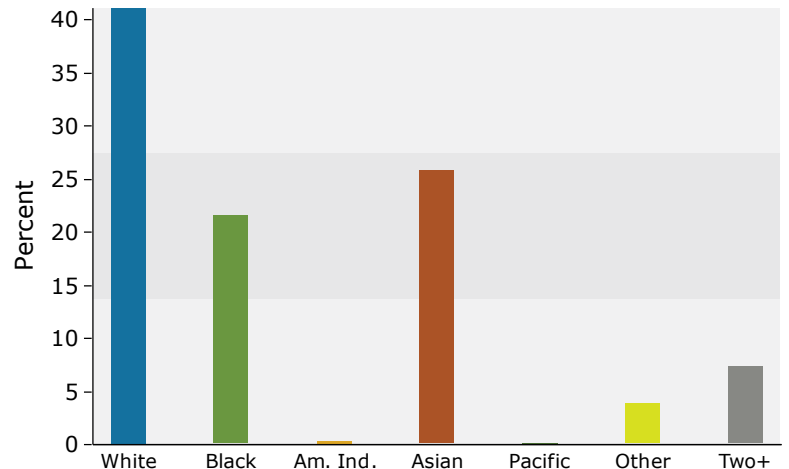
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 8.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.