

# TRIANGLE SQUARE

4723 NC Highway 55  
Durham, NC 27713

Well positioned at the heavily traveled intersection of Highway 54 and Highway 55 (Apex Highway) in Durham, Triangle Square is an established retail center currently anchored by Big Lots. Nearby Research Triangle Park, with its substantial workforce (375 companies and 60,000+ employees), and the new mixed-use development of HUB RTP, contribute significantly to the area's vibrant daytime population.

## PROPERTY HIGHLIGHTS

- » **±1,040 SF inline retail space available and ±35,200 SF future anchor opportunity**
- » **Center will soon be undergoing a full façade renovation**
- » Large parking field with multiple access points along Highway 55
- » Positioned at the signalized intersection of Highway 55 (31,500 VPD) and Highway 54 (20,000 VPD)
- » Area retailers include O'Reilly Auto Parts, Walgreens, Starbucks, Food Lion, Dollar Tree, and several QSR users



**FUTURE ANCHOR OPPORTUNITY: ±35,200 SF**



EAST COAST  
ACQUISITIONS

# SITE PLAN Shopping Center



Suite	Tenant	Size (SF)
1	AutoZone	9,600
2	Solar Nails	1,040
3	Best Wireless	1,040
4	Café Meridian	2,080
6	Tortelleria Miguelena	1,040
7	Big Lots	35,200

Suite	Tenant	Size (SF)
7A	R3 Wellness	1,600
8	Crab Sea Restaurant	3,200
9	Nora's African Grocery	1,040
10	Allstate Insurance	1,040
11	Moory Tobacco Outlet	1,040
12	AVAILABLE	1,040

Suite	Tenant	Size (SF)
13	Metro by T-Mobile	1,135
14	Jamaica Jamaica	2,270
15	ARTC Salon & Beauty School	3,200
16	Triangle Laundromat	3,200
NA	Carolina Ice Queen	-
<b>TOTAL</b>		<b>68,765</b>

# SURROUNDING AREA High-Traffic Durham Intersection

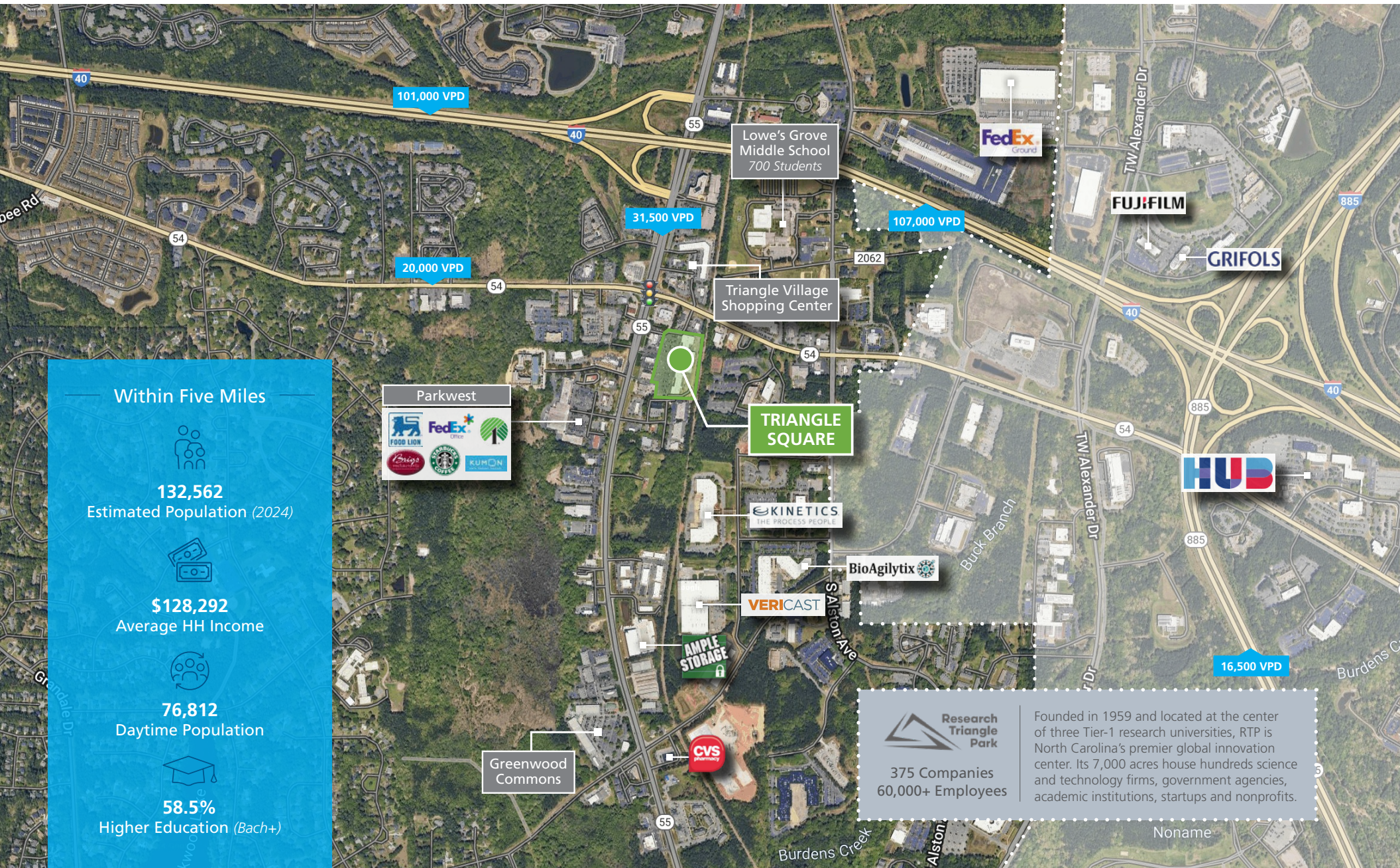


**Park Terrace Center**  
 RTP Signs & Graphics  
 Rock Box Karaoke  
 Thai 55  
 DIA Dance Studio

**metro** by T-Mobile   **Allstate**  
 You're in good hands.  
 Moory Tobacco Outlet  
 Jamaica Jamaica  
 Crab Sea Restaurant

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
POPULATION	4,831	42,812	132,562
AVERAGE HH INCOME	\$82,203	\$110,739	\$128,292
BUSINESS ESTABLISHMENTS	825	3,007	6,224
DAYTIME POPULATION	10,168	39,380	76,812

# TRADE AREA Immediate Connectivity to Research Triangle Park



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