

DURHAM WESTGATE PLAZA

3400 Westgate Dr, Durham, NC 27707

Just One Space Available: 15,000 SF



Westgate Plaza is a Regional Shopping Center located on Durham-Chapel Hill Blvd (US Hwy 15-501) in Durham, NC. It is easily accessible from I-40 and I-85.

The property is next to the redeveloped South Square Shopping Center and shares a traffic signal with neighboring tenants: Super Target, Sam's Club, Office Depot, Petco and Ross Dress for Less. The center is in close proximity to Chapel Hill and is less than 3 miles from Duke University.

Anchor Tenants: Li Ming's Global Market, Toys 'R Us, and Retro Fitness

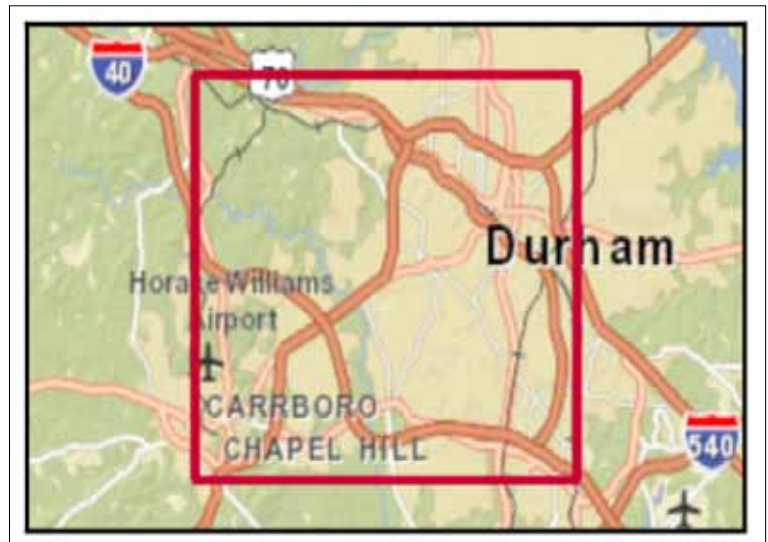
National Tenants: Rugged Wearhouse, Burger King

Gross Leasable Area: 126,399 SF

Parking: 821 free surface spaces available

Traffic Count: 44,000 VPD

Features: Dedicated Turn Lane, Drive Thru, Freeway Visibility, Pylon Sign, Signalized Intersection



2015 Demographics	1 Mile	3 Mile	5 Mile
Population	9,634	57,129	167,758
Daytime Population	8,049	35,108	137,897
Total Households	4,811	23,625	71,263
Average Household Income	\$61,735	\$83,979	\$72,764



For more information on leasing, please contact:

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2-15-16



Unit	Tenant	Category	SF
1-2	K-Mix Karaoke	Karaoke	4,049
3-7	A2Z Cash & Carry	Wholesale	10,000
8-9	Joyful Noise	Gym/Children's Music Lessons	3,400
10	The Body Cafe	Full Service Hair Salon	3,061
11-12	The Clock Depot	Clock Repair	3,888
13A	Available	Former Tuesday Morning	15,000
13B	Rugged Wearhouse	Apparel - Men's and Women's	15,463
14A	Li Ming's Global Market	Supermarket	49,136
14B	Sci-Fi Genre	Comic Book Store	12,000
14C/D	Retro Fitness	Gym	24,746
15	Toys R Us	Children's Toys and Apparel	47,300
OP1	El Rodeo	Mexican Restaurant	8,000
OP2	Burger King	Fastfood	3,472
OP3	Yadkin Bank	Bank	2,987

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Demographic and Income Profile

3400 Westgate Dr, Durham, North Carolina, 27707
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 35.96727
 Longitude: -78.96123

Summary	Census 2010	2015	2020
Population	8,890	9,634	10,677
Households	4,485	4,811	5,314
Families	2,083	2,216	2,438
Average Household Size	1.96	1.99	1.99
Owner Occupied Housing Units	1,096	1,137	1,293
Renter Occupied Housing Units	3,389	3,674	4,021
Median Age	30.5	32.6	32.9
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	2.08%	1.10%	0.75%
Households	2.01%	1.13%	0.77%
Families	1.93%	1.03%	0.69%
Owner HHs	2.60%	1.05%	0.70%
Median Household Income	3.82%	2.85%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	696	14.5%	732	13.8%
\$15,000 - \$24,999	628	13.1%	532	10.0%
\$25,000 - \$34,999	937	19.5%	853	16.1%
\$35,000 - \$49,999	651	13.5%	722	13.6%
\$50,000 - \$74,999	672	14.0%	864	16.3%
\$75,000 - \$99,999	469	9.7%	604	11.4%
\$100,000 - \$149,999	419	8.7%	575	10.8%
\$150,000 - \$199,999	136	2.8%	177	3.3%
\$200,000+	203	4.2%	255	4.8%

Median Household Income	\$37,560	\$45,293
Average Household Income	\$61,735	\$70,288
Per Capita Income	\$28,598	\$32,439

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	716	8.1%	699	7.3%	780	7.3%
5 - 9	454	5.1%	630	6.5%	638	6.0%
10 - 14	350	3.9%	428	4.4%	582	5.5%
15 - 19	352	4.0%	441	4.6%	509	4.8%
20 - 24	1,011	11.4%	839	8.7%	1,113	10.4%
25 - 34	2,478	27.9%	2,340	24.3%	2,110	19.8%
35 - 44	1,053	11.8%	1,432	14.9%	1,711	16.0%
45 - 54	824	9.3%	908	9.4%	1,000	9.4%
55 - 64	661	7.4%	735	7.6%	840	7.9%
65 - 74	372	4.2%	504	5.2%	620	5.8%
75 - 84	328	3.7%	372	3.9%	455	4.3%
85+	290	3.3%	306	3.2%	319	3.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,535	51.0%	4,888	50.7%	5,307	49.7%
Black Alone	2,112	23.8%	2,268	23.5%	2,466	23.1%
American Indian Alone	51	0.6%	49	0.5%	48	0.4%
Asian Alone	737	8.3%	822	8.5%	957	9.0%
Pacific Islander Alone	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	1,144	12.9%	1,237	12.8%	1,448	13.6%
Two or More Races	305	3.4%	363	3.8%	446	4.2%
Hispanic Origin (Any Race)	2,087	23.5%	2,234	23.2%	2,584	24.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

December 15, 2015



Demographic and Income Profile

3400 Westgate Dr, Durham, North Carolina, 27707
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 35.96727
 Longitude: -78.96123

Summary	Census 2010	2015	2020
Population	52,977	57,129	62,900
Households	21,755	23,625	26,216
Families	12,069	12,954	14,271
Average Household Size	2.29	2.29	2.28
Owner Occupied Housing Units	10,814	11,106	12,228
Renter Occupied Housing Units	10,941	12,519	13,989
Median Age	32.1	33.6	34.7
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.94%	1.10%	0.75%
Households	2.10%	1.13%	0.77%
Families	1.96%	1.03%	0.69%
Owner HHs	1.94%	1.05%	0.70%
Median Household Income	2.59%	2.85%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	3,356	14.2%	3,508	13.4%
\$15,000 - \$24,999	2,256	9.5%	1,835	7.0%
\$25,000 - \$34,999	2,838	12.0%	2,637	10.1%
\$35,000 - \$49,999	2,850	12.1%	3,070	11.7%
\$50,000 - \$74,999	3,509	14.9%	4,264	16.3%
\$75,000 - \$99,999	2,374	10.0%	2,895	11.0%
\$100,000 - \$149,999	3,001	12.7%	3,915	14.9%
\$150,000 - \$199,999	1,410	6.0%	1,708	6.5%
\$200,000+	2,031	8.6%	2,386	9.1%
Median Household Income	\$52,637		\$59,814	
Average Household Income	\$83,979		\$92,966	
Per Capita Income	\$35,336		\$39,332	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,816	7.2%	3,752	6.6%	4,097	6.5%
5 - 9	2,931	5.5%	3,681	6.4%	3,735	5.9%
10 - 14	2,599	4.9%	3,016	5.3%	3,763	6.0%
15 - 19	3,288	6.2%	3,588	6.3%	3,948	6.3%
20 - 24	6,392	12.1%	6,144	10.8%	6,778	10.8%
25 - 34	10,131	19.1%	9,783	17.1%	9,439	15.0%
35 - 44	6,667	12.6%	7,877	13.8%	9,096	14.5%
45 - 54	6,406	12.1%	6,431	11.3%	6,912	11.0%
55 - 64	5,453	10.3%	6,141	10.7%	6,543	10.4%
65 - 74	2,734	5.2%	3,867	6.8%	5,055	8.0%
75 - 84	1,671	3.2%	1,841	3.2%	2,423	3.9%
85+	890	1.7%	1,007	1.8%	1,110	1.8%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,265	53.4%	30,021	52.5%	32,219	51.2%
Black Alone	14,443	27.3%	15,597	27.3%	17,097	27.2%
American Indian Alone	264	0.5%	273	0.5%	294	0.5%
Asian Alone	4,289	8.1%	4,834	8.5%	5,638	9.0%
Pacific Islander Alone	23	0.0%	23	0.0%	24	0.0%
Some Other Race Alone	4,258	8.0%	4,636	8.1%	5,452	8.7%
Two or More Races	1,435	2.7%	1,745	3.1%	2,175	3.5%
Hispanic Origin (Any Race)	7,907	14.9%	8,578	15.0%	9,989	15.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

3400 Westgate Dr, Durham, North Carolina, 27707
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 35.96727
 Longitude: -78.96123

Summary	Census 2010	2015	2020			
Population	156,749	167,758	183,009			
Households	66,063	71,263	78,304			
Families	34,354	36,551	39,843			
Average Household Size	2.23	2.22	2.22			
Owner Occupied Housing Units	29,928	29,839	32,441			
Renter Occupied Housing Units	36,135	41,424	45,863			
Median Age	32.1	33.2	33.7			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	1.76%	1.10%	0.75%			
Households	1.90%	1.13%	0.77%			
Families	1.74%	1.03%	0.69%			
Owner HHs	1.69%	1.05%	0.70%			
Median Household Income	2.89%	2.85%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	11,821	16.6%	12,223	15.6%		
\$15,000 - \$24,999	8,001	11.2%	6,516	8.3%		
\$25,000 - \$34,999	8,050	11.3%	7,546	9.6%		
\$35,000 - \$49,999	10,067	14.1%	10,759	13.7%		
\$50,000 - \$74,999	11,300	15.9%	13,892	17.7%		
\$75,000 - \$99,999	6,826	9.6%	8,312	10.6%		
\$100,000 - \$149,999	7,146	10.0%	9,247	11.8%		
\$150,000 - \$199,999	3,463	4.9%	4,381	5.6%		
\$200,000+	4,589	6.4%	5,427	6.9%		
Median Household Income	\$45,675		\$52,657			
Average Household Income	\$72,764		\$81,370			
Per Capita Income	\$31,372		\$35,255			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,683	6.8%	10,599	6.3%	11,543	6.3%
5 - 9	8,858	5.7%	10,139	6.0%	10,328	5.6%
10 - 14	7,730	4.9%	8,825	5.3%	9,972	5.4%
15 - 19	11,432	7.3%	12,145	7.2%	12,948	7.1%
20 - 24	17,136	10.9%	16,810	10.0%	18,632	10.2%
25 - 34	30,669	19.6%	30,803	18.4%	31,975	17.5%
35 - 44	20,438	13.0%	22,930	13.7%	25,455	13.9%
45 - 54	18,842	12.0%	18,987	11.3%	19,810	10.8%
55 - 64	15,559	9.9%	17,485	10.4%	18,734	10.2%
65 - 74	7,941	5.1%	11,013	6.6%	13,962	7.6%
75 - 84	4,922	3.1%	5,175	3.1%	6,522	3.6%
85+	2,538	1.6%	2,847	1.7%	3,128	1.7%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	76,719	48.9%	80,643	48.1%	85,501	46.7%
Black Alone	52,517	33.5%	55,985	33.4%	60,584	33.1%
American Indian Alone	724	0.5%	755	0.5%	807	0.4%
Asian Alone	10,824	6.9%	12,436	7.4%	14,729	8.0%
Pacific Islander Alone	85	0.1%	85	0.1%	89	0.0%
Some Other Race Alone	11,713	7.5%	12,793	7.6%	15,029	8.2%
Two or More Races	4,168	2.7%	5,061	3.0%	6,270	3.4%
Hispanic Origin (Any Race)	20,779	13.3%	22,683	13.5%	26,469	14.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.