



Ram Realty Services
Ram Development Company

Durham Festival Center Durham, North Carolina



Highlights

- Durham Festival Shopping Center is a grocery-anchored, neighborhood shopping center consisting of three main, single-story structures and one free-standing bank outparcel.
- The property is surrounded by a mixture of commercial uses, several residential neighborhoods, and Duke University's Campuses and Medical Center.
- The average household income within a 3 and 5 mile radius is \$58,521 and \$59,430, respectively. An estimated 602,457 and 149,300 people reside within a three and five-mile radius of the property.
- Major tenants include Kroger Supermarket, Millennium Sports Club and Dollar General.





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Location

- 3405 - 3459 Hillsborough Rd.
 Durham, NC 27705
- Located at the SW corner of Hillsborough Rd.
 (Hwy 70) and N. La Salle Steet, Durham, NC
 (Durham County)

Center Size

- 134,329 SF SF

Traffic Counts

- Interstate 85 = 87,000 Cars/Day
- Durham Freeway 147 = 39,000 Cars/Day
- Highway 70 = 20,000 Cars/Day
- 15-501 Bypass = 30,000 Cars/Day

Ram Realty Services

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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population 2010	9,444	62,457	149,300
Population 2015	10,559	66,682	159,447
Growth % 2010-15	11.8%	6.7%	6.6%
Average HH Income	\$44,880	\$58,521	\$59,430

