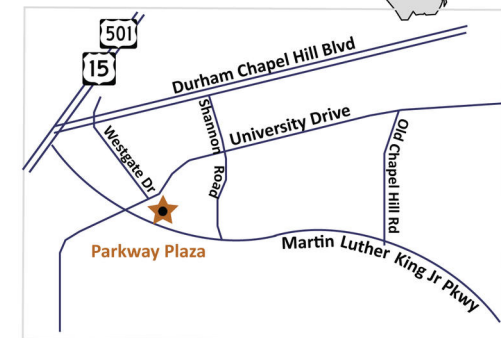


Durham, NC 27707

4215 University Drive

Parkway Plaza



- **Anchors:** At Home, The Fresh Market
- **Key Tenants:** Dollar Tree, AutoZone, Sally Beauty
- **GLA:** 161,186 SF
- **Year Built/Renovated** 1983/2009
- **Parking Ratio:** 4.78/1,000 SF
- **Average Daily Traffic:** 15,362 VPD - MLK Jr Pkwy, 12,912 VPD - University Dr

Distance	1 Mile	3 Mile	5 Mile
Population	10,091	64,093	190,205
Average Household Income	\$102,526	\$121,521	\$117,949

Leasing contact: Jimmy Conder · (919) 926-3115 · jconder@rivercrestrealty.com

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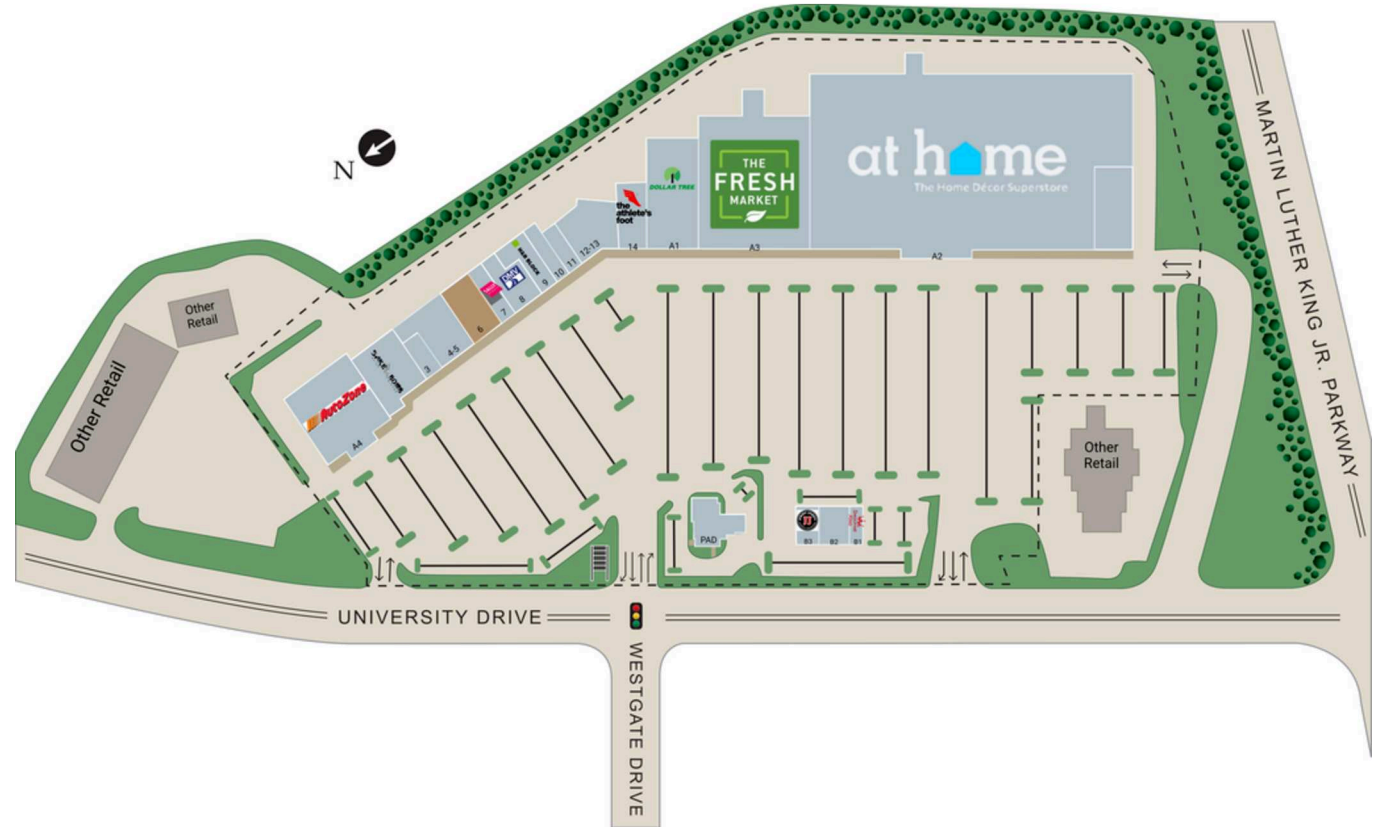
4215 University Drive



Parkway Plaza

Tenants

A1	Dollar Tree	8,939 SF
A2	At Home	84,723 SF
A3	The Fresh Market	23,493 SF
A4	Auto Zone	9,960 SF
B1	Smoothie King	745 SF
B2	Hillcrest Convalescent Center	2,090 SF
B3	Jimmy John's	1,400 SF
PAD	United Bank	2,254 SF
2	Sake Bomb	5,934 SF
3	Nail Trix	1,200 SF
4-5	Uptown Cheapskate	4,026 SF
6	Available	3,173 SF
7	Sally Beauty Supply	1,597 SF
8	NC License Plate Agency	2,806 SF
9	H&R Block	2,388 SF
10	GlamShe & Co.	2,010 SF
11	Protective Agency	906 SF
12-13	Unleashed	4,444 SF
14	The Athlete's Foot	3,360 SF



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