

S O U T H C O U R T

AT UHILL



Retail | For Lease

SouthCourt
3211 Shannon Rd | Durham, NC 27707

CBRE | Raleigh
A JOINT VENTURE

SOUTHCOURT

Mixed-Use Property in South Durham Corridor

Positioned in South Durham's bustling retail corridor, adjacent to the newly redeveloped University Hill project, SouthCourt is a mixed-use property with ground floor retail opportunities beneath five floors of office.

- + 3,722 SF to 9,284 SF retail spaces available
- + Located in close proximity to University Hill and South Square Shopping areas with tenants including Target, Starbucks, Chick-fil-A, O2 Fitness, and BB's Crispy Chicken
- + Landlord is planning upgraded retail signage opportunities and storefronts
- + Fully built-out commercial kitchen is available along with adjacent café seating area
- + One mile away from BCBS NC (4,200 employees) and Hope Valley Country Club

2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,130	68,556	188,477
Households	5,330	28,257	81,030
Average HH Income	\$88,745	\$106,405	\$100,073
Daytime Population	16,120	85,261	235,805



Contact Us

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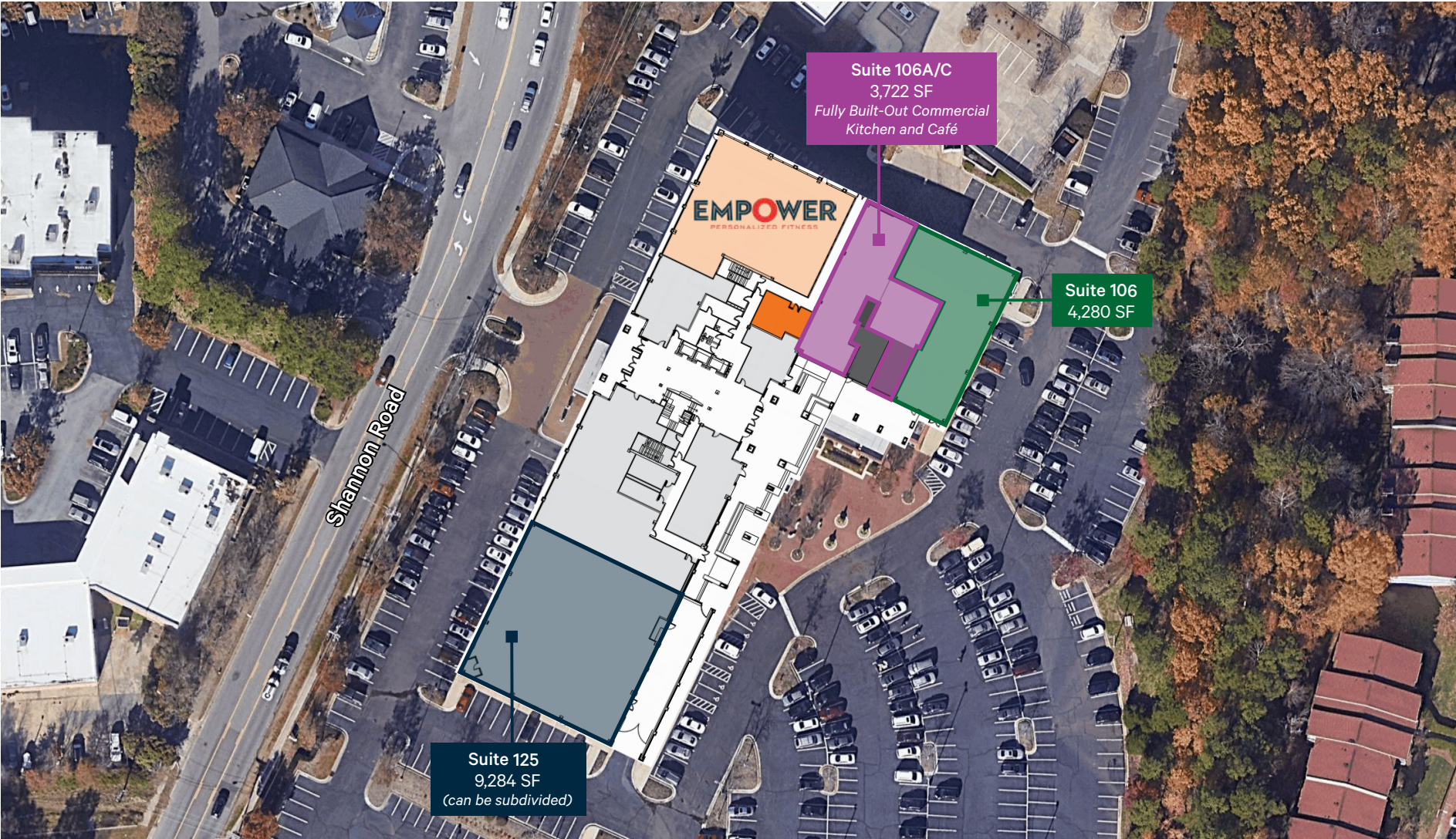
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SITE PLAN

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RENDERINGS 9,284 SF Proposed Brewery

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