

# FOR LEASE

## Northgate Crossing

West Club Blvd. & North Gregson St.  
Durham, NC 27701



- Six (6) 1,200 sf retail spaces; may be combined
- \$20 NNN;  
\$25 NNN Endcap
- TICAM: \$3.25 PSF
- Visibility from Duke Street, Club Boulevard, and Gregson Street
- Close to Duke University (w/in 5 miles)
- Located in a major regional shopping area with heavy commuter traffic
- Situated between Tripps Restaurant and Wachovia
- Part of North Durham's premier retail corridor
- Just off I-85, adjacent to Northgate Mall (8 million customers / year)

For More Information Please Call:

**Marlene Spritzer, CCIM**  
marlene@spritzercommercial.com

**919.493.2726**

Spritzer Commercial Properties, LLC  
5102 Durham Chapel Hill Blvd. Suite 203  
Durham, NC 27707  
919.287.2248 (fax)

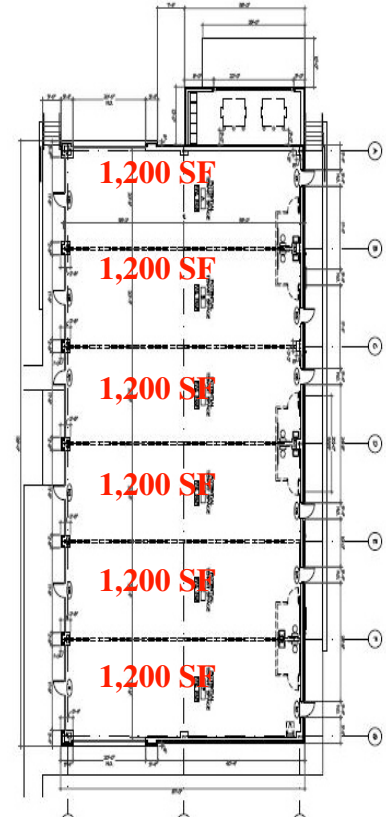
www.spritzercommercial.com



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### Demographics

	<u>1ml</u>	<u>3ml</u>	<u>5ml</u>
2006 Population	14,353	86,787	149,994
2006 Households	5,696	32,857	58,286
2006 Avg. HH Income	\$40,489	\$36,372	\$43,027
Total Business Locations	514	3,815	5,789

### Traffic Counts

I-85	156,000 cars/day
N. Gregson St.	14,000 cars/day
N. Duke St.	10,000 cars/day
Interstate 85	74,000 cars/day

### Northgate Traffic

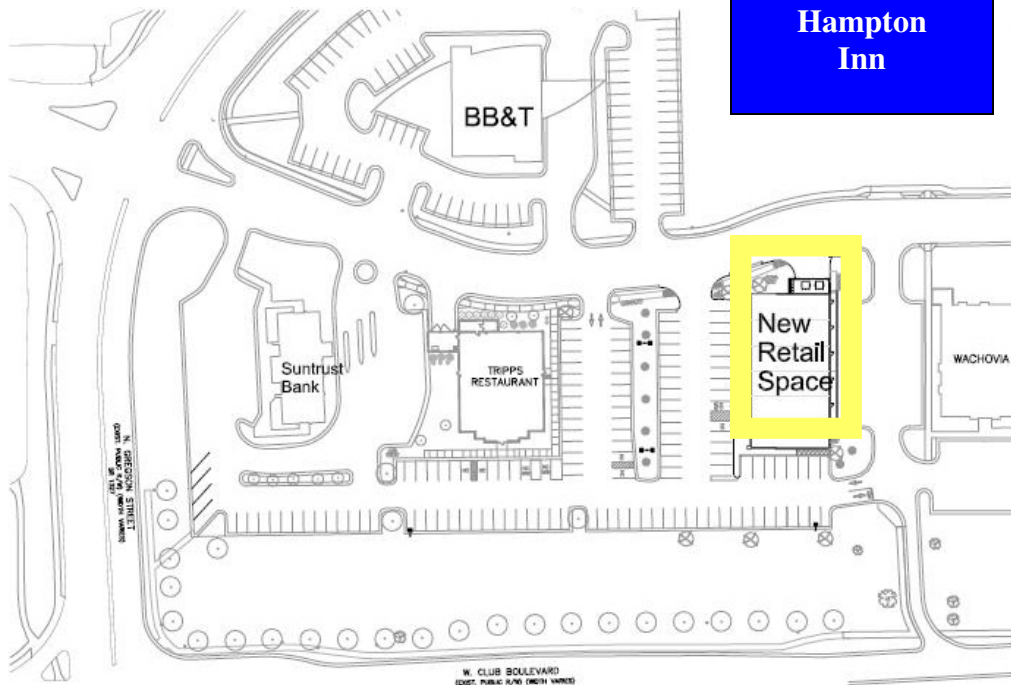
8 Million customers / year

### Tripps Traffic

Over 200,000 customers/year

### Suntrust ATM Traffic

Over 240,000 customers/year



**Hampton Inn**

Duke University  
within 5 miles of site  
Duke Statistics:  
12,991 Students Enrolled  
30,600+ Employees

The information herein was secured from sources we presumed to be reliable. However, we do not guarantee its accuracy, and all information is subject to verification.

