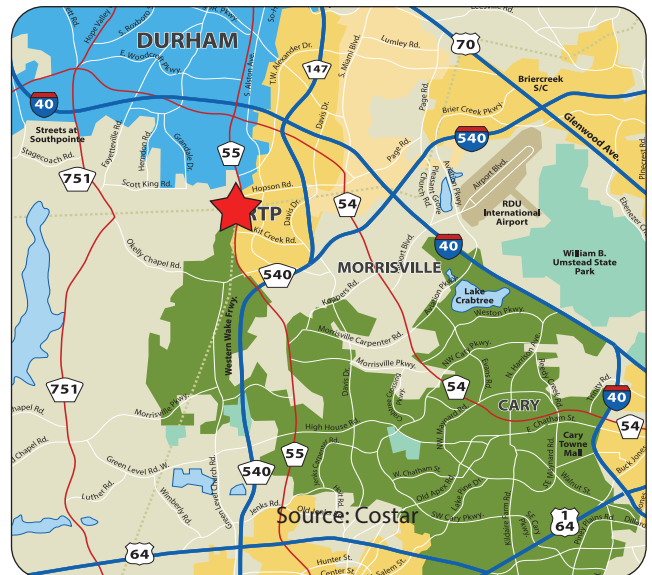


RETAIL FREESTANDING BUILDING FOR LEASE



PROPERTY FEATURES

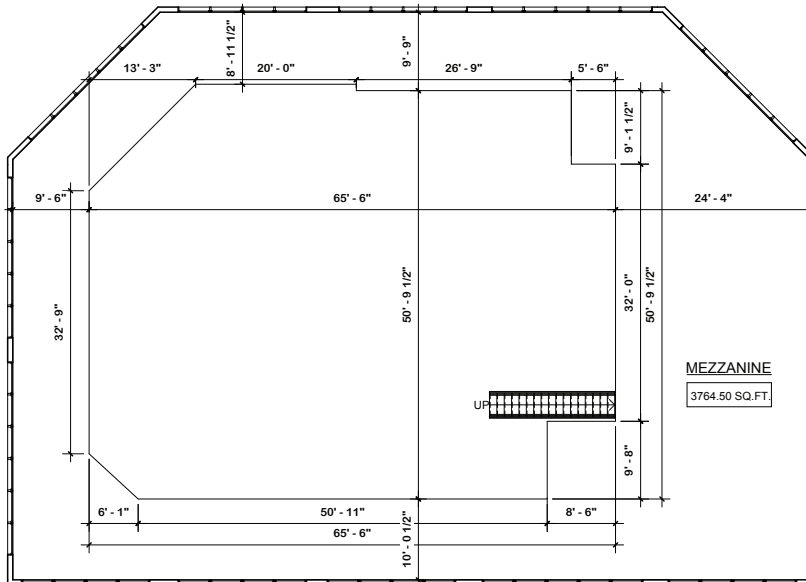
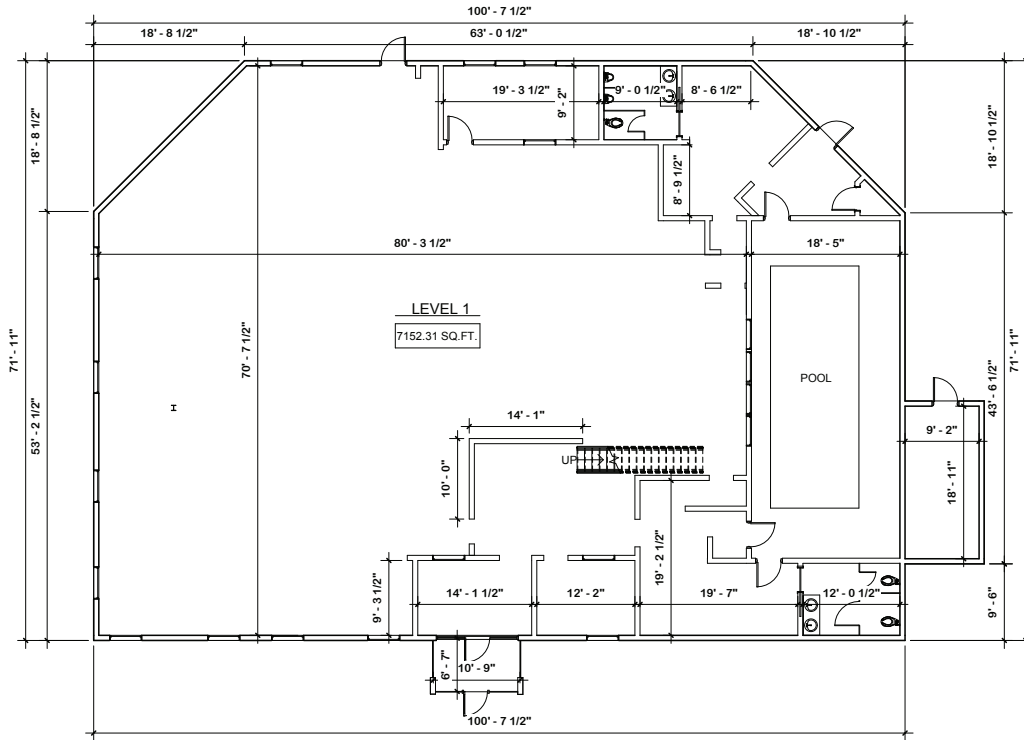
- Available Building  
5420 NC 55 Highway
- 10,947 SF with 7,152 SF 1st floor, 3,764 SF 2nd floor
- Rent \$6.00 SF, TICAM \$4.23 SF
- Long term ground lease approximate one acre  
\$9,500/mo. also available
- A 67,809 square foot neighborhood retail shopping center located at the signalized intersection of NC Highway 55 and Sedwick Road near Research Triangle Park
- Conveniently located to major traffic routes, just 0.9 mile from NC Hwy 54, 1.1 miles from I-40 and 2.2 miles from the Triangle Expressway / I-540 with 24,000 plus traffic count on NC 55



For more information contact:

**J. Michael Edwards**  
Owner-Broker  
(919) 677-8448 (Office)  
(919) 605-3715 (Mobile)  
michael@edwardscore.com

RETAIL FREESTANDING BUILDING FOR LEASE



- 10,947 SF building
- 7,152 SF level one
- 3,764 SF Mezzanine level
- One plus acre for 25 year ground lease possible
- Level one open area, mezzanine has open area and track around building



Greenwood Commons  
5420 NC 55 Highway  
Durham, NC 27713

RETAIL FREESTANDING BUILDING FOR LEASE OR 1 ACRE GROUND LEASE

5420 Building Entrance



Aerial View of Site



2401 Weston Parkway | Suite 103 | Cary, North Carolina 27513  
919.677.8448 (Office) | 919.677.8420 (Fax)

[edwardscore.com](http://edwardscore.com)

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RETAIL FREESTANDING BUILDING FOR LEASE OR 1 ACRE GROUND LEASE



Suite	Tenant
A	Covenant Creations Flowers
B	Puppy Love Pet Grooming
D	Active Word Church
E	Available for Lease
F	Thai Star Restaurant
H	Tandoor Indian Restaurant
J	Mongolian Grill
M	Marsh Dawson Insurance
O	Sarah's Empanadas
Q	Benetis Restaurant
R	Regional Finance of NC
S	Cloud Vape Lounge
T	Seasons at Tandoor
V	Glass Jug Brewery
W	3 Sisters Embroidery
Y	Lin's Dim Sum
AA	Burn Boot Camp
AB	NC License Plate Agency/DMV
AC	Zakat Foundation
AD	Dr. Christopher Tope, Dentist
AE	Hire Dynamics
AF	Bull City Homebrew
AG	Blue Bamboo Hair Salon
AH	TRC Triangle Cellular Repair
AJ	True Flavors Diner & Catering Co.
5402	Auction Direct Service Center
5416	AutoRama Car Wash
5420	Available for Lease

HIGHLIGHTS

- Visit us at Greenwoodcommons.com
- A distinct restaurant mix of Indian, Greek, Asian, Chinese Thai, Latin, American and Home style foods
- Enjoy a large variety of craft beers
- South Durham Farmers Market every Saturday morning

2020 Demographics	1 Mile	3 Miles	5 Miles
Population	5,576	42,313	114,305
Median HH Income	\$81,596	\$103,633	\$110,370

