

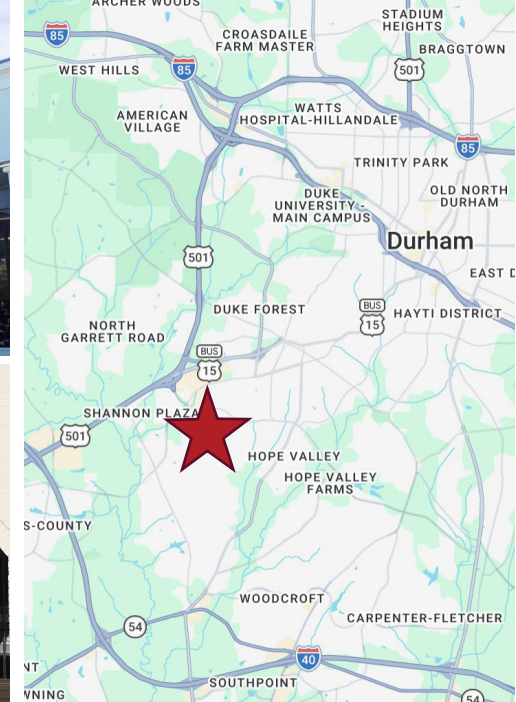
HOPE VALLEY SQUARE

3710 SHANNON ROAD, DURHAM, NC 27707

NOW LEASING

NS New South
Properties
NEWSOUTHPROP.COM

± 2,265 SF COMMISSARY/GHOST KITCHEN AVAILABLE



PROPERTY HIGHLIGHTS

- ± 2,265 SF commissary/ghost kitchen available August 1, 2026
- Located in South Durham submarket at Shannon Rd. and Old Chapel Hill Rd. just off Martin Luther King Jr. Parkway.
- Neighborhood Shopping Center anchored by U.S. Post Office
- Easy ingress and egress onto both Shannon Road and Old Chapel Hill Road
- Building signage available

DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
 POPULATION	9,636	66,255	195,645
 HOUSEHOLDS	4,555	29,585	85,986
 AVERAGE HH INCOME	\$137,273	\$137,961	\$130,581
 DAYTIME POPULATION	6,065	36,881	140,792
 RETAIL EXPENDITURES	\$224.72M	\$1.57B	\$4.4B

BROKER CONTACT

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AERIAL

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SITE PLAN

± 2,265 SF COMMISSARY/GHOST KITCHEN AVAILABLE

HOPE VALLEY SQUARE		
Suite	Tenant	Sq Ft
100	Bull Street Gourmet	2,537
104	Pop's Back Door South	2,426
106	Blue Bamboo Hair Salon	1,365
110	U.S. Post Office	22,762
114	Hope Valley Diner	4,320
115	Elite Human Performance	2,106
116	Tutti Frutti	1,500
117	AVAILABLE	2,265
118	Only Burger	1,102

