

Atlas Durham

614 Rigsbee Avenue
Durham, NC 27701

ATLAS
D U R H A M

Ground Floor Retail Opportunities in Downtown Durham's Booming Central Park District

Located in the heart of Downtown Durham's Central Park District, at the intersection of Rigsbee Avenue and Corporation Street, Atlas Durham is a recently delivered residential development with ground floor retail.

- + Total of 6,689 SF of retail with two designated restaurant suites (1,313 SF and 2,552 SF corner suite) that include patio areas, grease traps, and exhaust shafts
- + Storefronts offer excellent visibility with floor-to-ceiling glass and ±20' ceiling heights to deck
- + 171 on-site studio, 1BR, and 2BR apartments
- + Adjacent to Durham Food Hall with close proximity to some of Downtown Durham's most well-known retail attractions, including the Durham Farmer's Market
- + Less than half a mile from Durham ID, the City's newest tech hub anchored by Duke Clinical Research Institute and Google
- + 3.5 miles from Duke University (14,600 students) and Duke Hospital (943 beds and 11,000 full-time employees)

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,853	97,145	191,183
Households	7,518	36,997	75,620
Average HH Income	\$81,342	\$64,408	\$73,894
Daytime Population	28,419	122,005	207,153

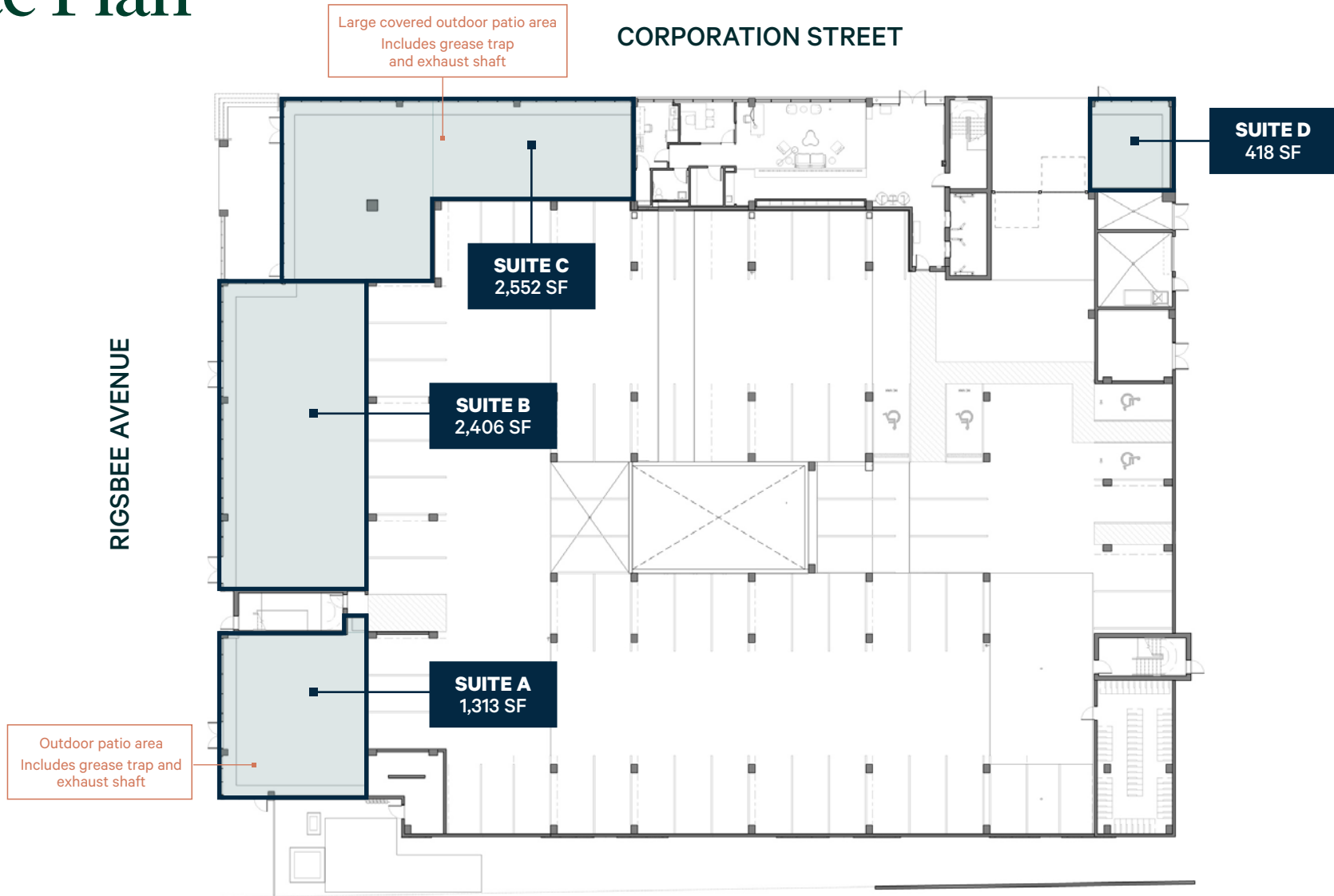
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Site Plan



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