GFD
MANAGEMENT INC.

GFD Management Inc. 50th ANNIVERSARY 1976 – 2026

222 CLOISTER COURT, CHAPEL HILL, NC 27514



Welcome to

PARK TERRACE CENTER
DURHAM, NORTH CAROLINA

LOCATION HIGHLIGHTS

- Excellent visibility on Highway 54
- Shopping Center recently renovated with new paint, awnings, pylon sign, and resurfaced parking lot
- 2025 estimated population within 5 miles- 143,342*
- 2025 estimated average household income within 5 miles- $140,746*

* Demographics obtained from Esri

CURRENTLY AVAILABLE

- Fully Leased

Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

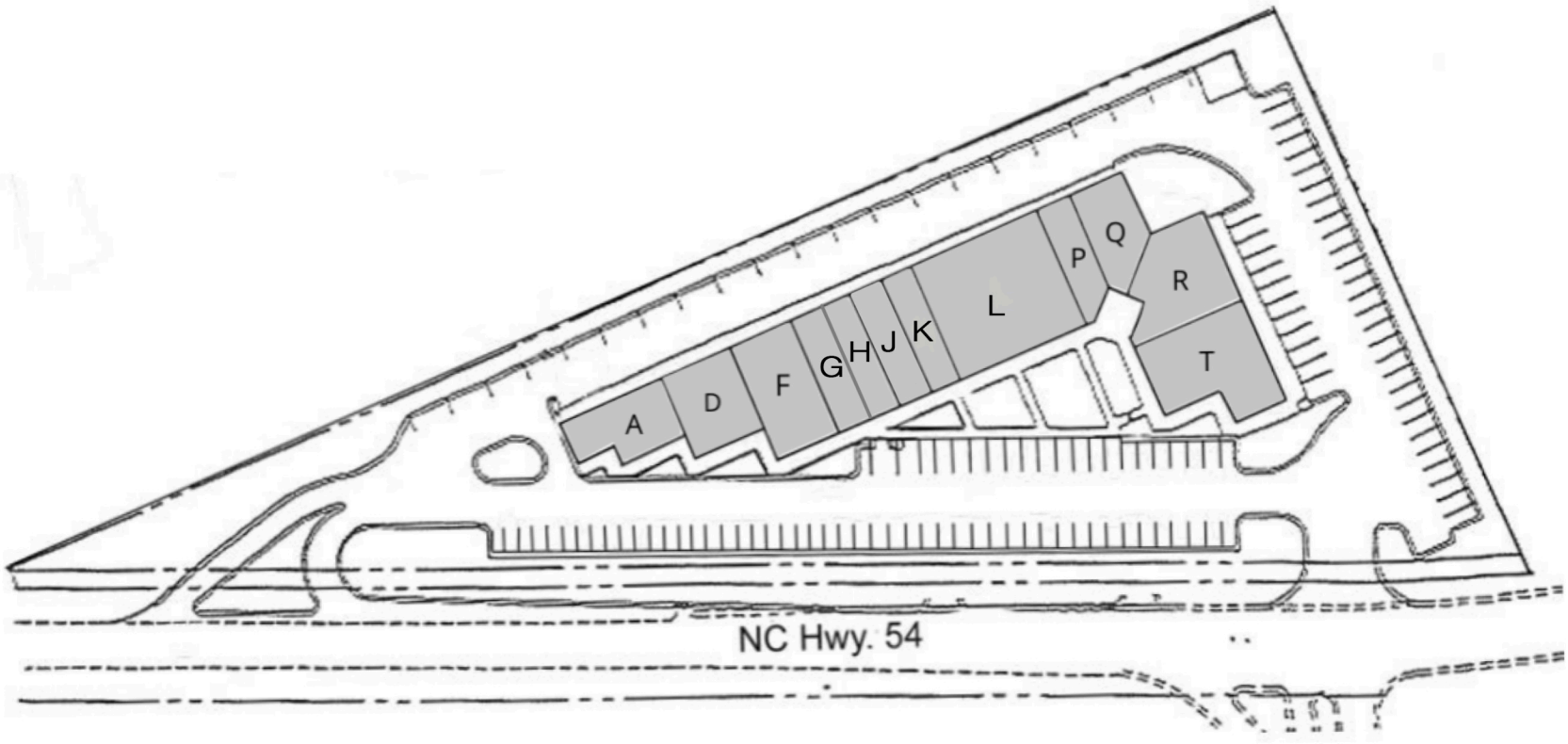
(919) 636-2351

HENRY CLINE • hcline@gfdinc.com



GET MORE INFO HERE : **WWW.GFDINC.COM**

PARK TERRACE CENTER
DURHAM, NORTH CAROLINA



TENANT LIST

SPACE	STORE	SQ. FT.
A	RTP Signs & Graphics	1,943
D	DIA Stage Dance Studio	2,000
F	Toledo's	2,448
G	Nepal Bazaar	1,224
H	One Dominican Salon	1,224
J	Prevailing Pilates	1,224
K	Smokestack Vapes	1,224
P	Mega Spa	890
L	90NE9 Night Club	4,896
Q	Thai 55	1,984
R	Akashi Sushi	2,657
T	Vittles at the Park	3,099

GFD
MANAGEMENT INC.


PARK
TERRACE
CENTER
54
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S ALSTON AVE
S ALSTON AVE
Walgreens
William's gourmet Kitchen
O'Reilly AUTO PARTS
MyCare 365
WakeMed
Primary & Urgent Care
PNC BANK
bp
planet fitness

Demographic and Income Profile

Park Terrace Center
2223 E NC Highway 54, Durham, North Carolina, 27713
Ring: 1 mile radius

Prepared by Esri
Latitude: 35.90157
Longitude: -78.89146

Summary	Census 2010	Census 2020	2025	2030
Population	2,524	3,102	3,072	3,026
Households	1,322	1,661	1,697	1,685
Families	559	642	625	613
Average Household Size	1.91	1.87	1.81	1.80
Owner Occupied Housing Units	208	214	278	285
Renter Occupied Housing Units	1,114	1,447	1,419	1,400
Median Age	29.3	30.4	30.5	30.1

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.30%	0.80%	0.42%
Households	-0.14%	1.10%	0.64%
Families	-0.39%	0.94%	0.54%
Owner HHs	0.50%	1.21%	0.91%
Median Household Income	0.72%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	124	7.3%	107	6.4%
$15,000 - $24,999	95	5.6%	78	4.6%
$25,000 - $34,999	184	10.8%	176	10.4%
$35,000 - $49,999	233	13.7%	207	12.3%
$50,000 - $74,999	563	33.2%	564	33.5%
$75,000 - $99,999	297	17.5%	312	18.5%
$100,000 - $149,999	131	7.7%	154	9.1%
$150,000 - $199,999	61	3.6%	75	4.5%
$200,000+	8	0.5%	12	0.7%
Median Household Income	$60,386		$62,592	
Average Household Income	$63,665		$67,905	
Per Capita Income	$33,901		$36,478	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	163	6.5%	184	5.9%	179	5.8%	176	5.8%
5 - 9	154	6.1%	143	4.6%	128	4.2%	119	3.9%
10 - 14	122	4.8%	164	5.3%	143	4.7%	129	4.3%
15 - 19	100	4.0%	123	4.0%	147	4.8%	128	4.2%
20 - 24	346	13.7%	364	11.7%	397	12.9%	428	14.1%
25 - 34	715	28.3%	903	29.1%	848	27.6%	825	27.3%
35 - 44	328	13.0%	397	12.8%	426	13.9%	407	13.5%
45 - 54	255	10.1%	299	9.6%	294	9.6%	305	10.1%
55 - 64	196	7.8%	251	8.1%	229	7.5%	216	7.1%
65 - 74	88	3.5%	161	5.2%	161	5.2%	152	5.0%
75 - 84	43	1.7%	69	2.2%	83	2.7%	104	3.4%
85+	12	0.5%	47	1.5%	38	1.2%	37	1.2%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	841	33.3%	1,104	35.6%	1,078	35.1%	978	32.3%
Black Alone	1,234	48.9%	1,286	41.5%	1,235	40.2%	1,259	41.6%
American Indian Alone	10	0.4%	32	1.0%	38	1.2%	40	1.3%
Asian Alone	241	9.5%	198	6.4%	218	7.1%	226	7.5%
Pacific Islander Alone	8	0.3%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	117	4.6%	238	7.7%	249	8.1%	262	8.7%
Two or More Races	74	2.9%	243	7.8%	252	8.2%	260	8.6%
Hispanic Origin (Any Race)	230	9.1%	432	13.9%	447	14.6%	465	15.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 20, 2026

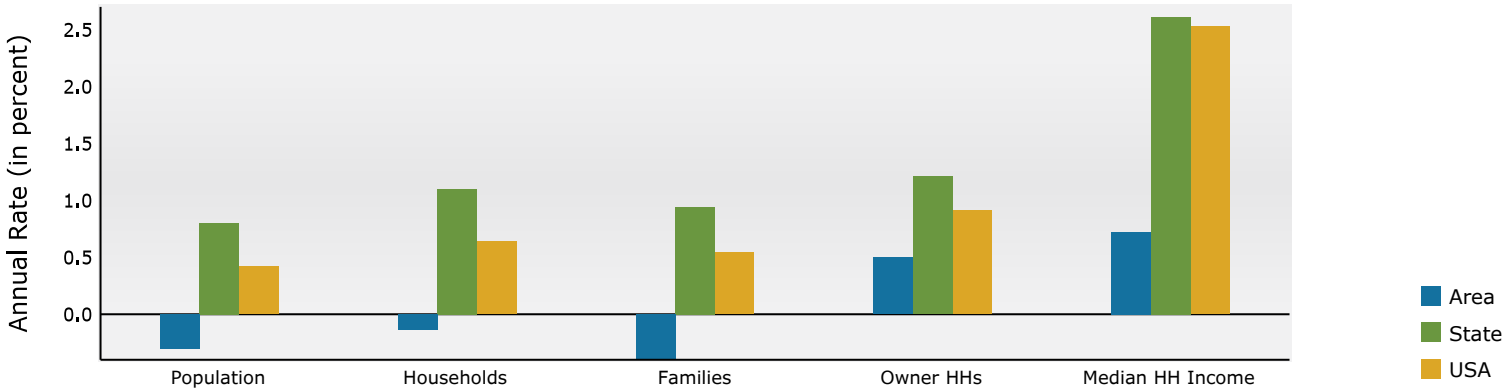
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Demographic and Income Profile

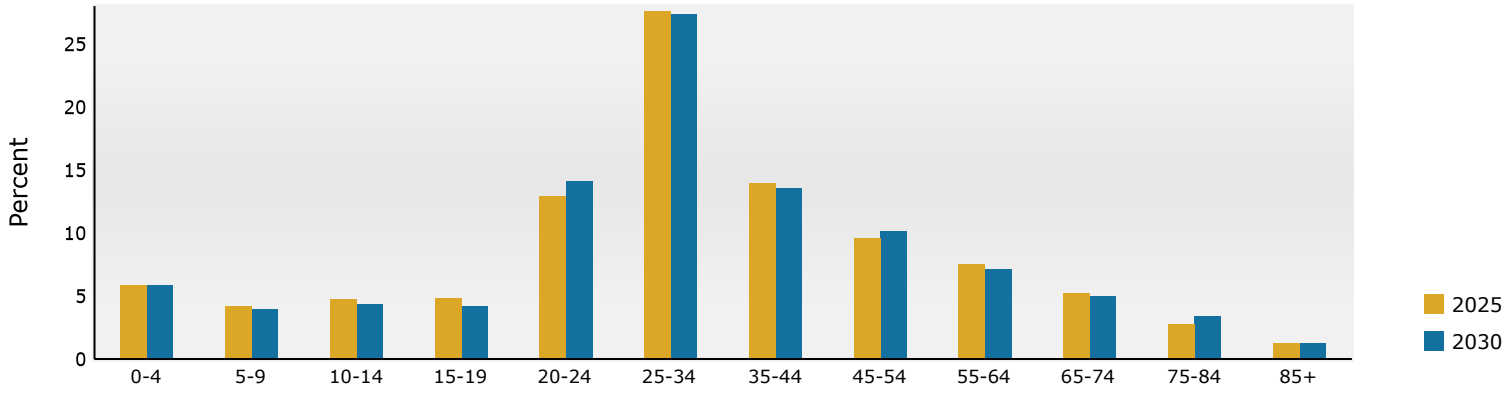
Park Terrace Center
2223 E NC Highway 54, Durham, North Carolina, 27713
Ring: 1 mile radius

Prepared by Esri
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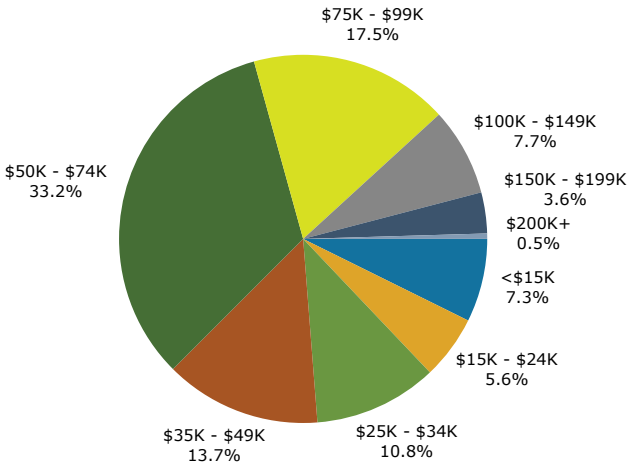
Trends 2025-2030



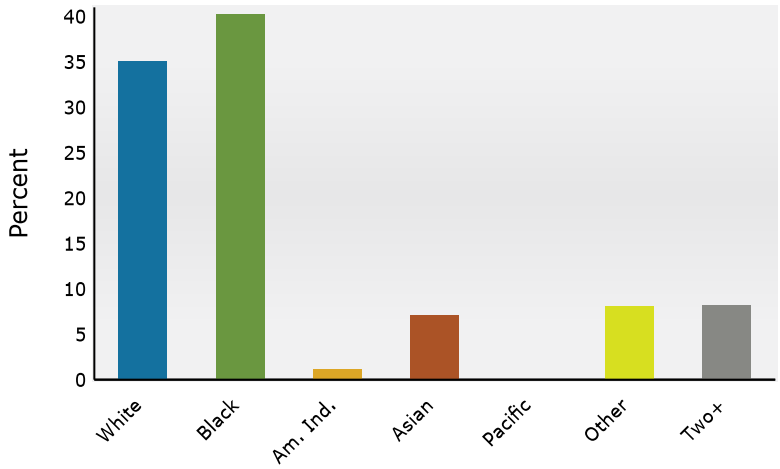
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:14.6%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 20, 2026

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Demographic and Income Profile

Park Terrace Center
2223 E NC Highway 54, Durham, North Carolina, 27713
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.90157
Longitude: -78.89146

Summary	Census 2010	Census 2020	2025	2030
Population	32,994	42,177	45,277	46,680
Households	14,731	19,109	20,979	21,856
Families	8,093	10,344	10,959	11,332
Average Household Size	2.23	2.20	2.15	2.13
Owner Occupied Housing Units	7,770	9,217	10,229	10,479
Renter Occupied Housing Units	6,961	9,892	10,750	11,377
Median Age	32.5	34.3	35.3	36.3

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.61%	0.80%	0.42%
Households	0.82%	1.10%	0.64%
Families	0.67%	0.94%	0.54%
Owner HHs	0.48%	1.21%	0.91%
Median Household Income	1.90%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	896	4.3%	784	3.6%
$15,000 - $24,999	655	3.1%	514	2.4%
$25,000 - $34,999	1,109	5.3%	949	4.3%
$35,000 - $49,999	1,527	7.3%	1,323	6.1%
$50,000 - $74,999	4,031	19.2%	4,007	18.3%
$75,000 - $99,999	2,368	11.3%	2,370	10.8%
$100,000 - $149,999	4,304	20.5%	4,521	20.7%
$150,000 - $199,999	3,310	15.8%	3,871	17.7%
$200,000+	2,775	13.2%	3,518	16.1%
Median Household Income	$98,687		$108,448	
Average Household Income	$121,772		$133,444	
Per Capita Income	$56,365		$62,441	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,661	8.1%	2,774	6.6%	2,734	6.0%	2,664	5.7%
5 - 9	2,011	6.1%	2,195	5.2%	2,739	6.0%	2,488	5.3%
10 - 14	1,662	5.0%	2,094	5.0%	2,163	4.8%	2,616	5.6%
15 - 19	1,451	4.4%	1,740	4.1%	2,046	4.5%	2,053	4.4%
20 - 24	2,776	8.4%	3,231	7.7%	3,492	7.7%	3,913	8.4%
25 - 34	7,787	23.6%	9,757	23.1%	9,202	20.3%	8,564	18.3%
35 - 44	5,134	15.6%	6,348	15.1%	7,763	17.1%	8,049	17.2%
45 - 54	4,015	12.2%	4,829	11.4%	5,175	11.4%	5,777	12.4%
55 - 64	3,071	9.3%	4,348	10.3%	4,205	9.3%	4,187	9.0%
65 - 74	1,510	4.6%	3,016	7.2%	3,322	7.3%	3,472	7.4%
75 - 84	662	2.0%	1,360	3.2%	1,909	4.2%	2,221	4.8%
85+	253	0.8%	486	1.2%	526	1.2%	676	1.4%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	15,109	45.8%	18,116	43.0%	19,084	42.1%	18,380	39.4%
Black Alone	12,856	39.0%	14,284	33.9%	14,730	32.5%	15,673	33.6%
American Indian Alone	119	0.4%	196	0.5%	235	0.5%	256	0.5%
Asian Alone	2,462	7.5%	4,130	9.8%	5,084	11.2%	5,583	12.0%
Pacific Islander Alone	27	0.1%	17	0.0%	21	0.0%	24	0.1%
Some Other Race Alone	1,444	4.4%	2,271	5.4%	2,588	5.7%	2,947	6.3%
Two or More Races	977	3.0%	3,164	7.5%	3,535	7.8%	3,818	8.2%
Hispanic Origin (Any Race)	2,917	8.8%	4,217	10.0%	4,690	10.4%	5,225	11.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 20, 2026

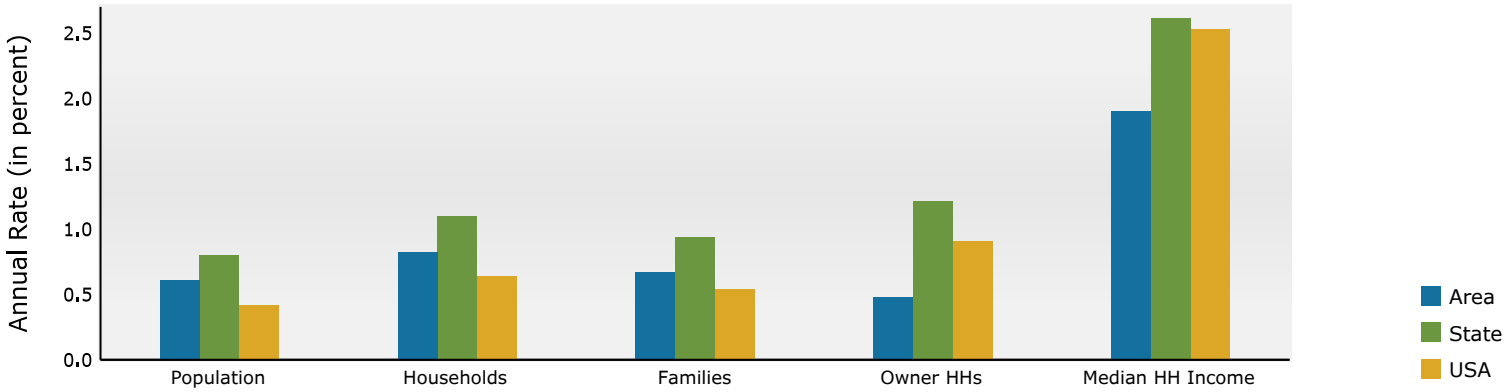
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Demographic and Income Profile

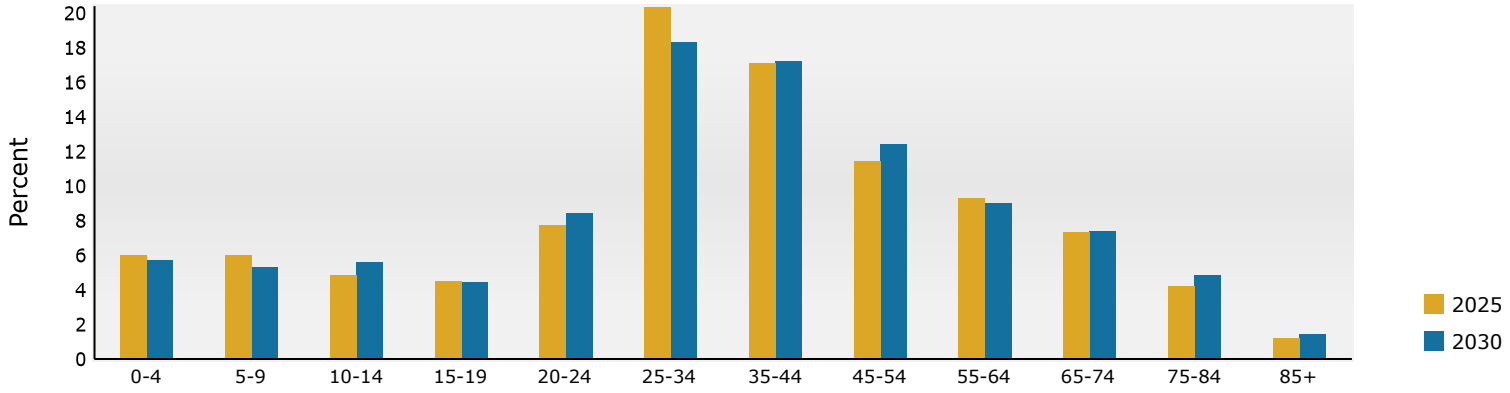
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Ring: 3 mile radius

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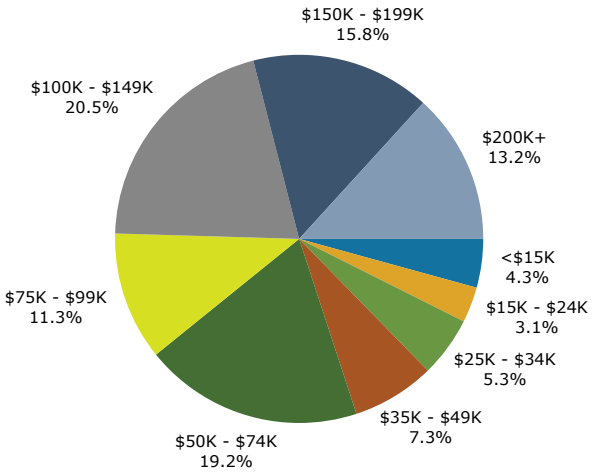
Trends 2025-2030



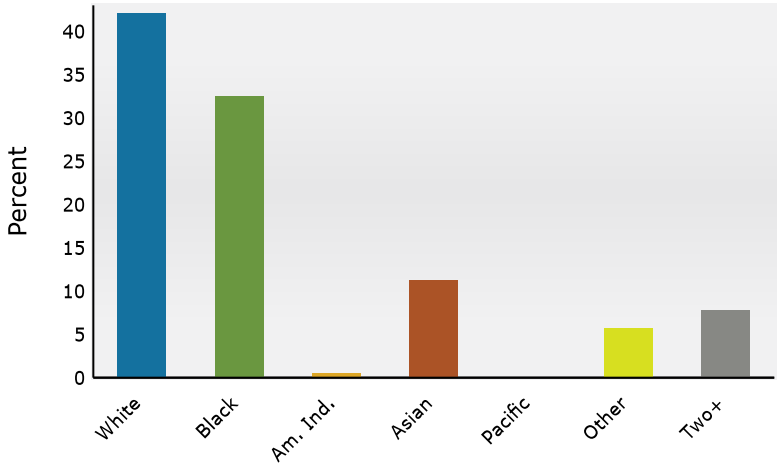
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:10.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 20, 2026

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Demographic and Income Profile

Park Terrace Center
2223 E NC Highway 54, Durham, North Carolina, 27713
Ring: 5 mile radius

Prepared by Esri
Latitude: 35.90157
Longitude: -78.89146

Summary	Census 2010	Census 2020	2025	2030
Population	90,565	128,964	143,342	150,089
Households	39,596	55,643	63,201	66,979
Families	22,724	32,567	35,913	37,750
Average Household Size	2.26	2.30	2.25	2.22
Owner Occupied Housing Units	22,402	29,681	34,121	35,239
Renter Occupied Housing Units	17,193	25,962	29,080	31,740
Median Age	33.3	34.9	36.0	37.0

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.92%	0.80%	0.42%
Households	1.17%	1.10%	0.64%
Families	1.00%	0.94%	0.54%
Owner HHs	0.65%	1.21%	0.91%
Median Household Income	2.64%	2.61%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,783	4.4%	2,416	3.6%
$15,000 - $24,999	1,937	3.1%	1,513	2.3%
$25,000 - $34,999	2,622	4.1%	2,203	3.3%
$35,000 - $49,999	4,739	7.5%	4,029	6.0%
$50,000 - $74,999	9,659	15.3%	9,296	13.9%
$75,000 - $99,999	7,099	11.2%	7,091	10.6%
$100,000 - $149,999	12,421	19.7%	13,284	19.8%
$150,000 - $199,999	9,621	15.2%	11,335	16.9%
$200,000+	12,317	19.5%	15,812	23.6%
Median Household Income	$108,522		$123,637	
Average Household Income	$140,746		$156,049	
Per Capita Income	$61,532		$68,962	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,357	8.1%	8,518	6.6%	8,734	6.1%	8,746	5.8%
5 - 9	5,841	6.4%	7,781	6.0%	9,053	6.3%	8,511	5.7%
10 - 14	4,694	5.2%	7,446	5.8%	8,126	5.7%	9,026	6.0%
15 - 19	4,529	5.0%	6,550	5.1%	7,690	5.4%	7,929	5.3%
20 - 24	6,438	7.1%	8,169	6.3%	9,674	6.7%	10,717	7.1%
25 - 34	19,784	21.8%	26,294	20.4%	25,834	18.0%	25,074	16.7%
35 - 44	14,369	15.9%	20,829	16.2%	24,561	17.1%	25,183	16.8%
45 - 54	11,019	12.2%	15,366	11.9%	17,956	12.5%	20,088	13.4%
55 - 64	8,904	9.8%	12,932	10.0%	13,500	9.4%	14,410	9.6%
65 - 74	4,642	5.1%	9,526	7.4%	10,595	7.4%	11,084	7.4%
75 - 84	2,183	2.4%	4,224	3.3%	6,069	4.2%	7,224	4.8%
85+	805	0.9%	1,329	1.0%	1,548	1.1%	2,099	1.4%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	42,468	46.9%	54,765	42.5%	59,132	41.3%	58,093	38.7%
Black Alone	33,603	37.1%	38,359	29.7%	40,312	28.1%	42,727	28.5%
American Indian Alone	384	0.4%	578	0.4%	712	0.5%	776	0.5%
Asian Alone	7,835	8.7%	19,092	14.8%	24,666	17.2%	27,983	18.6%
Pacific Islander Alone	54	0.1%	45	0.0%	53	0.0%	58	0.0%
Some Other Race Alone	3,753	4.1%	6,846	5.3%	7,859	5.5%	8,867	5.9%
Two or More Races	2,469	2.7%	9,279	7.2%	10,607	7.4%	11,584	7.7%
Hispanic Origin (Any Race)	7,388	8.2%	12,732	9.9%	14,413	10.1%	16,059	10.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 20, 2026

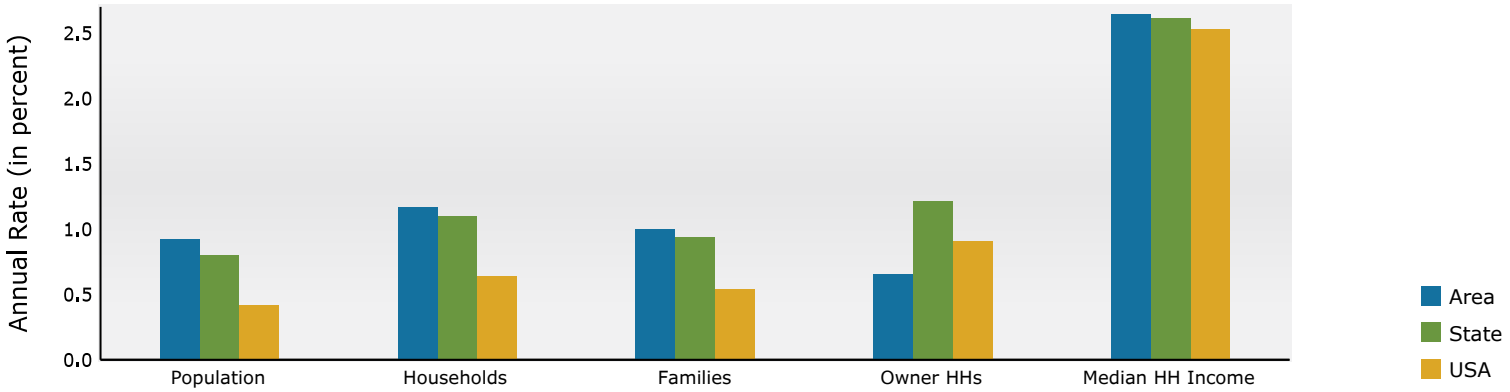
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Demographic and Income Profile

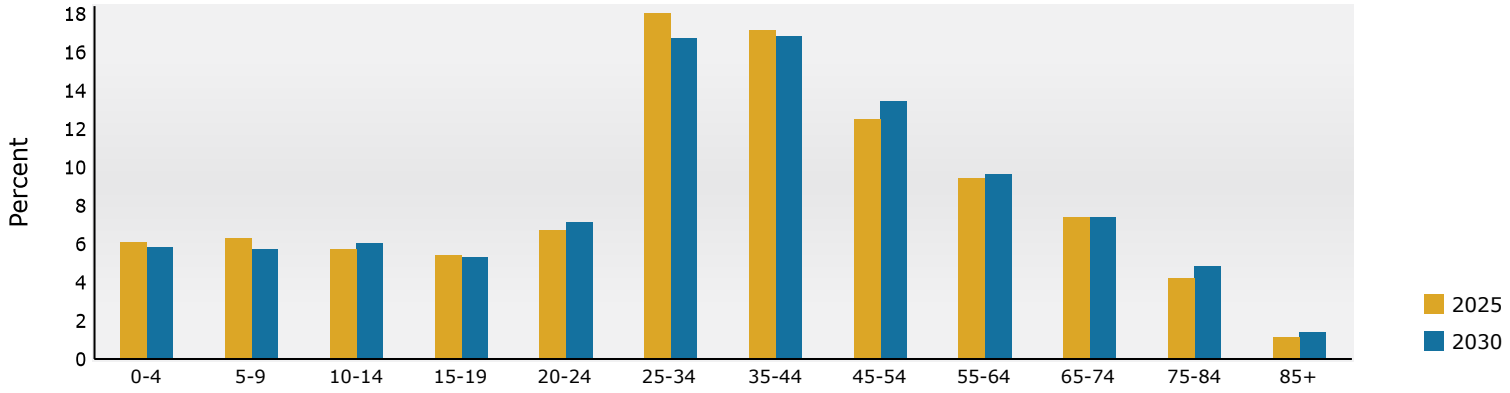
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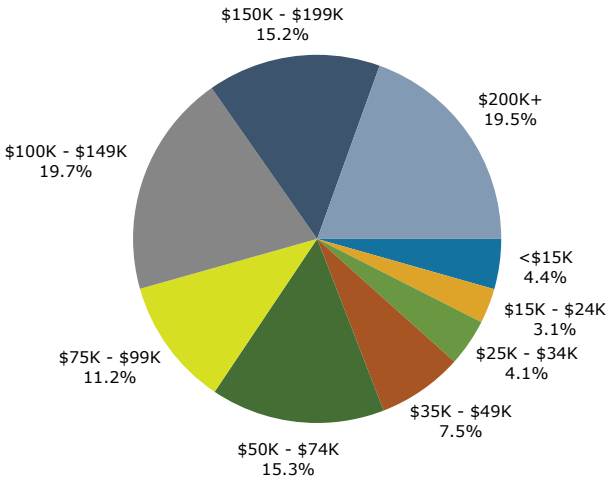
Trends 2025-2030



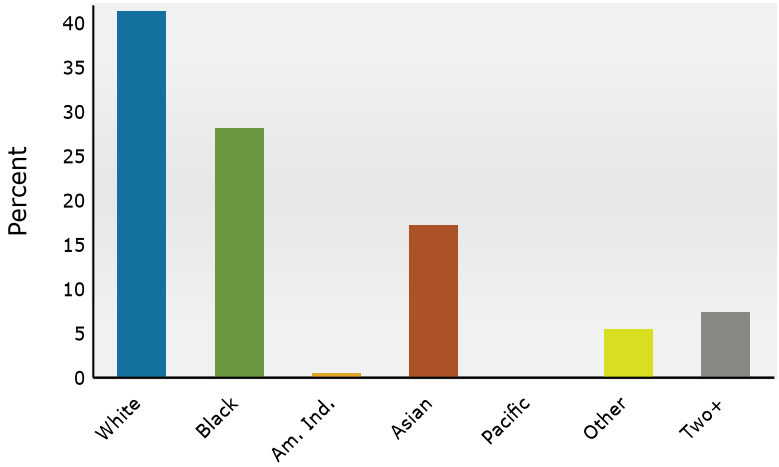
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:10.1%

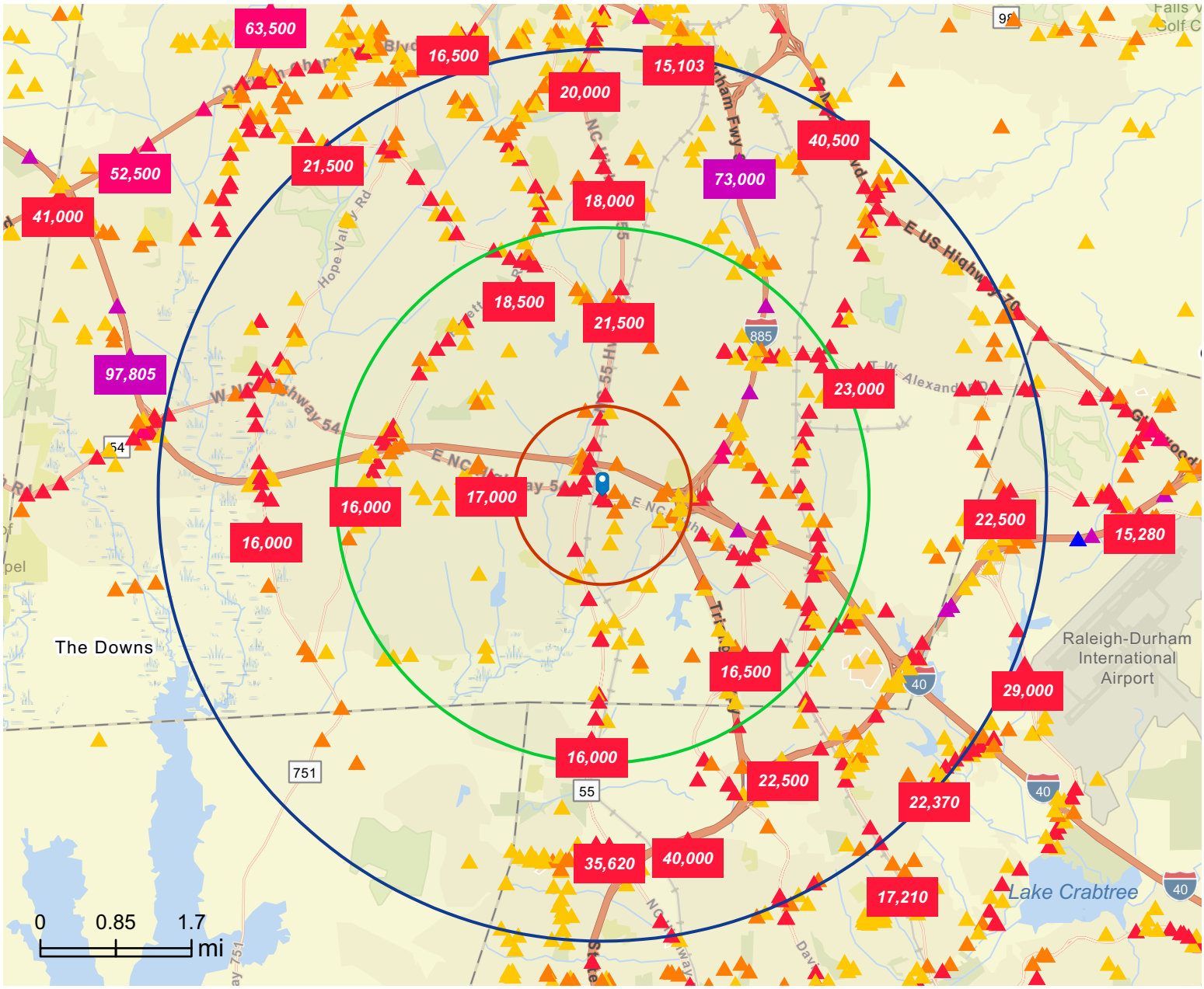
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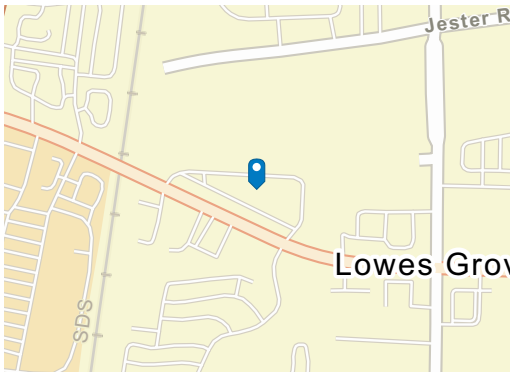
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Traffic Count Map

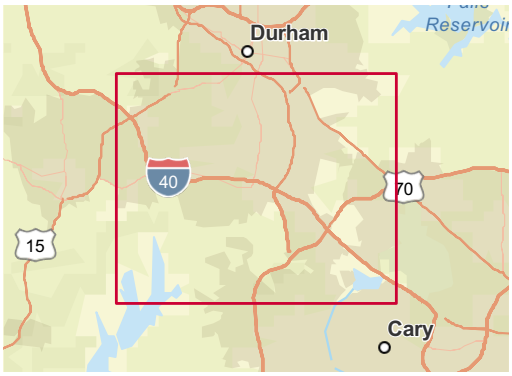
Park Terrace Center
2223 E NC Highway 54, Durham, North Carolina, 27713
Rings: 1, 3, 5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



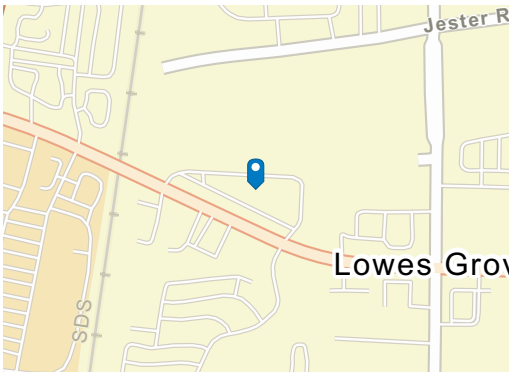
Source: Traffic Counts (2025)

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Traffic Count Map - Close Up

Park Terrace Center
2223 E NC Highway 54, Durham, North Carolina, 27713
Rings: 1, 3, 5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



Source: Traffic Counts (2025)

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