

# GFD

MANAGEMENT INC.

222 CLOISTER COURT CHAPEL HILL, NC 27514

*Welcome to*

## THE SHOPS AT IMPERIAL CORNERS DURHAM, NORTH CAROLINA



### ■ LOCATION HIGHLIGHTS

- Located at the center of the massive employment base within RESEARCH TRIANGLE PARK
- Excellent visibility from Miami Blvd.
- 2025 estimated population within 5 miles- 146,650\*
- 2025 estimated average household income within 5 miles- \$152,805\*
- Major employers in the immediate vicinity include IBM Corporation, Cisco Systems, Inc., Leveno, Biogen, GlaxoSmithKline, Fidelity Investments, RTI International, Credit Suisse, and NetApp, Inc.

\* Demographics obtained from Esri

### ■ CURRENTLY AVAILABLE

- Space A & A-1+/- 3,952 sq. ft.



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

CALL US TODAY :

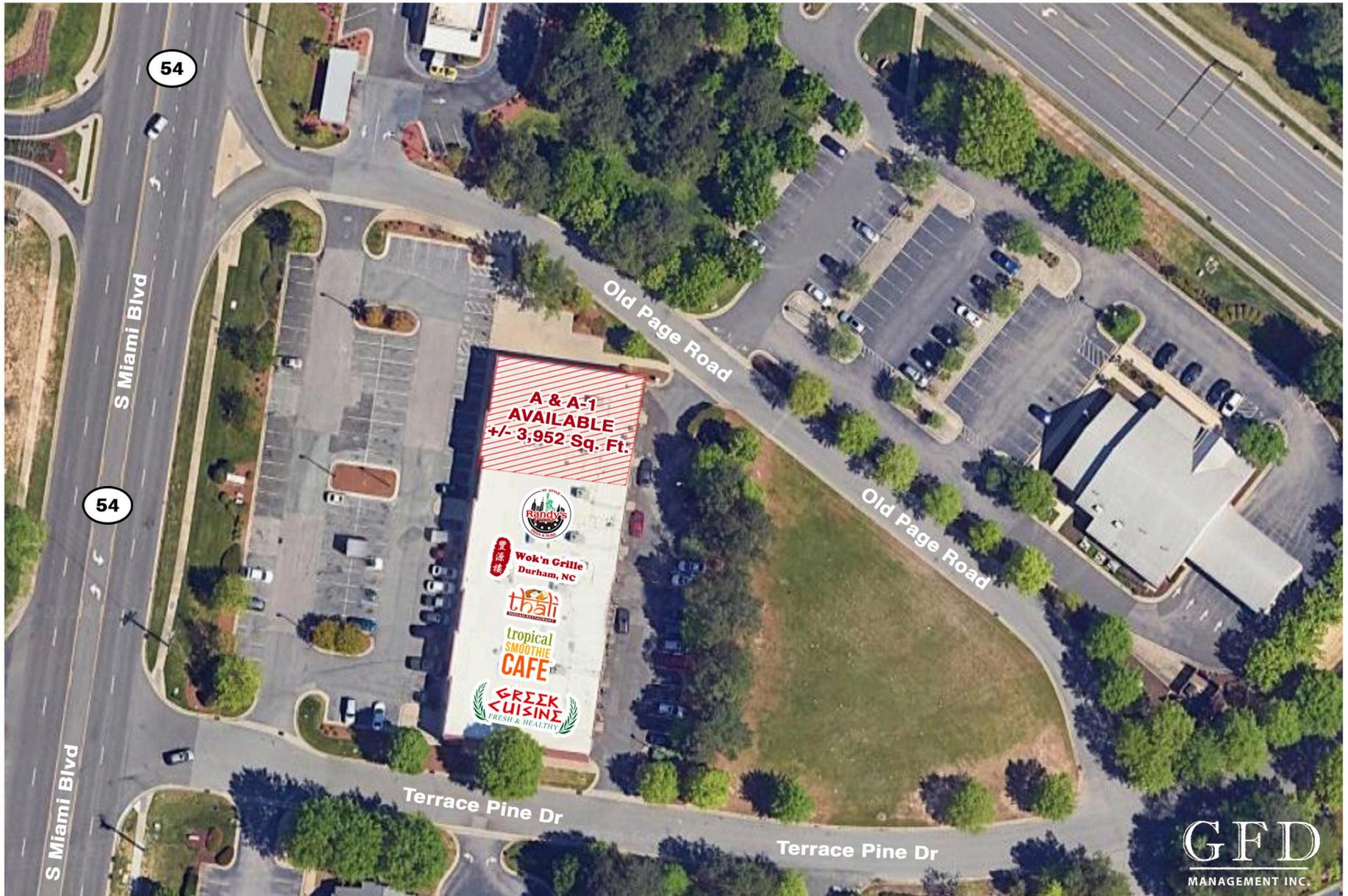
**(919) 636-2351**

HENRY CLINE • [hcline@gfdinc.com](mailto:hcline@gfdinc.com)



GET MORE INFO HERE :

[WWW.GFDINC.COM](http://WWW.GFDINC.COM)

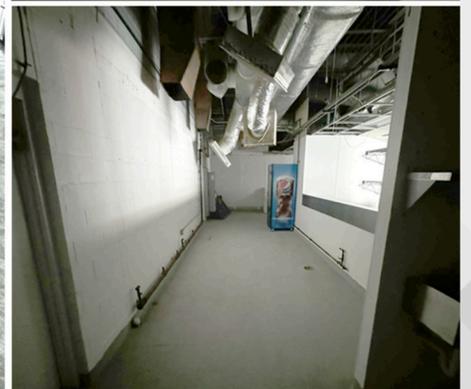
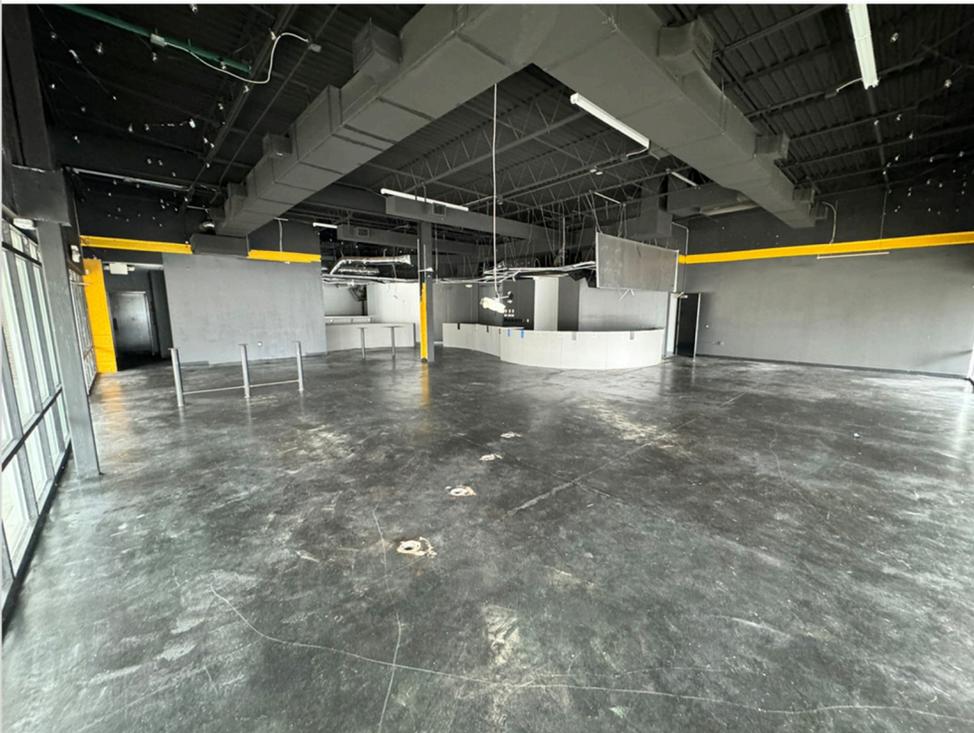


**THE SHOPS AT IMPERIAL CORNERS**  
Durham, North Carolina



**GFD**  
MANAGEMENT INC.





**GFD**  
MANAGEMENT INC.



## ▶ TENANT LIST

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### SPACE

A & A1

B & C

D

E

F

G

### STORE

#### **AVAILABLE**

Randy's Pizza

Wok'N Grille

Thali Indian Restaurant

Tropical Smoothie Cafe

Greek Cuisine

### SQ. FT.

3,952

3,750

1,875

1,875

1,875

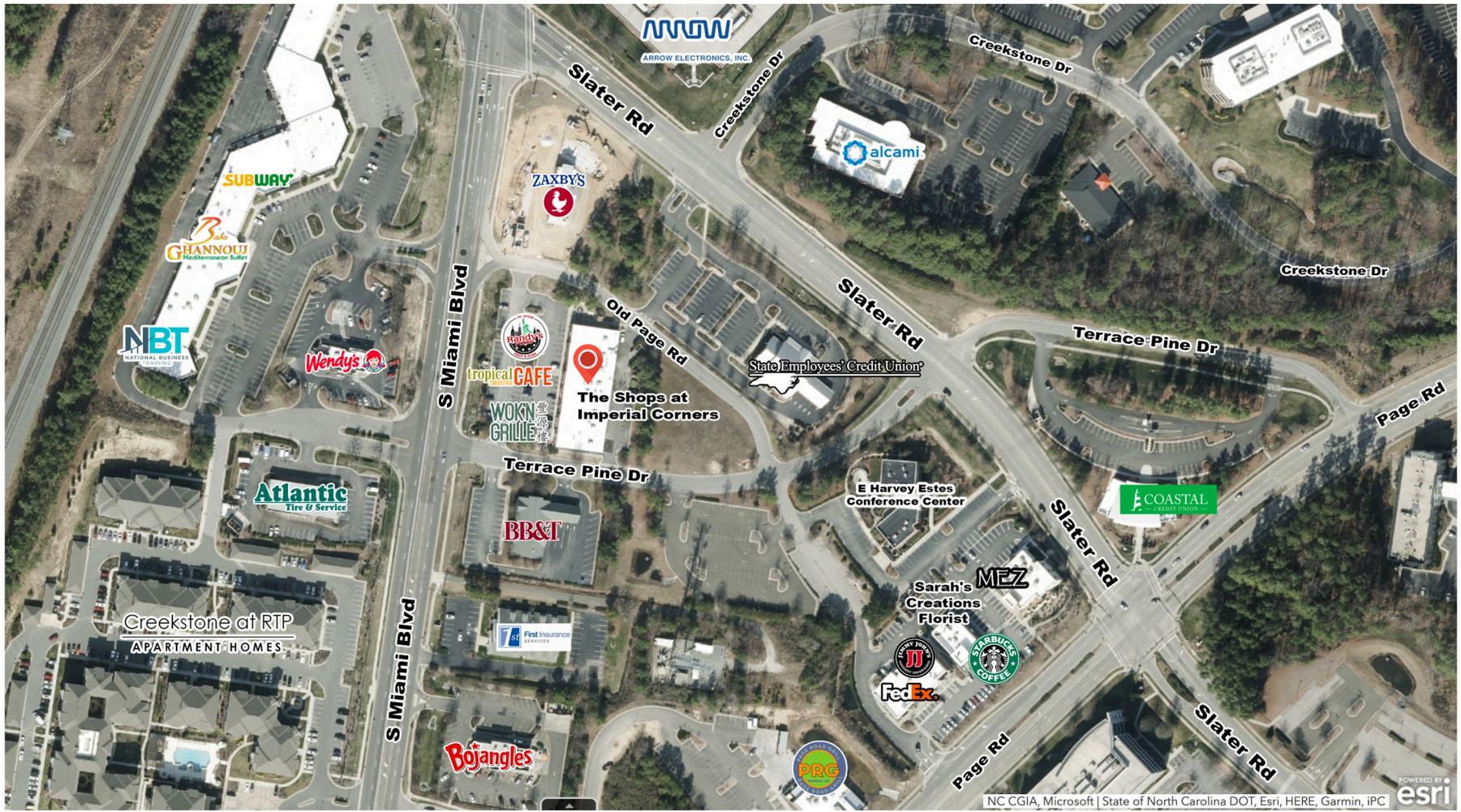
2,077

**GFD**

MANAGEMENT INC.

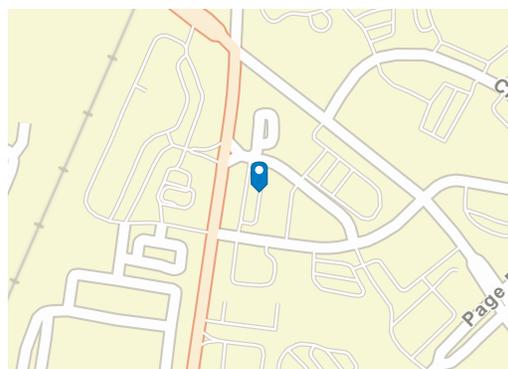
THE SHOPS AT IMPERIAL CORNERS, DURHAM, NC

# The Shops at Imperial Corners Durham, North Carolina



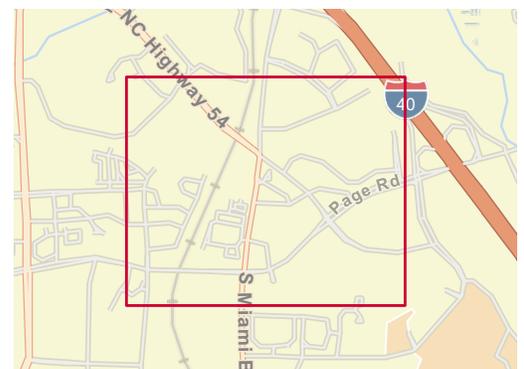
# Traffic Count Map - Close Up

Shops at Imperial Corners  
 5402 S Miami Blvd, Durham, North Carolina, 27703  
 Rings: 1, 3, 5 mile radii



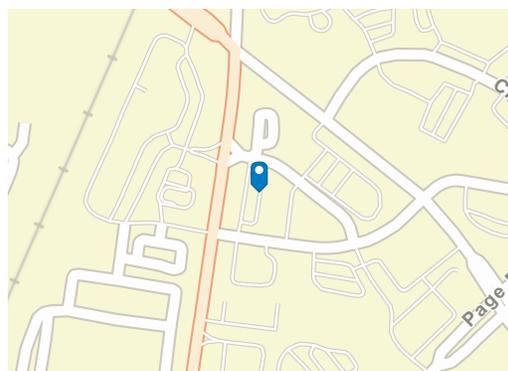
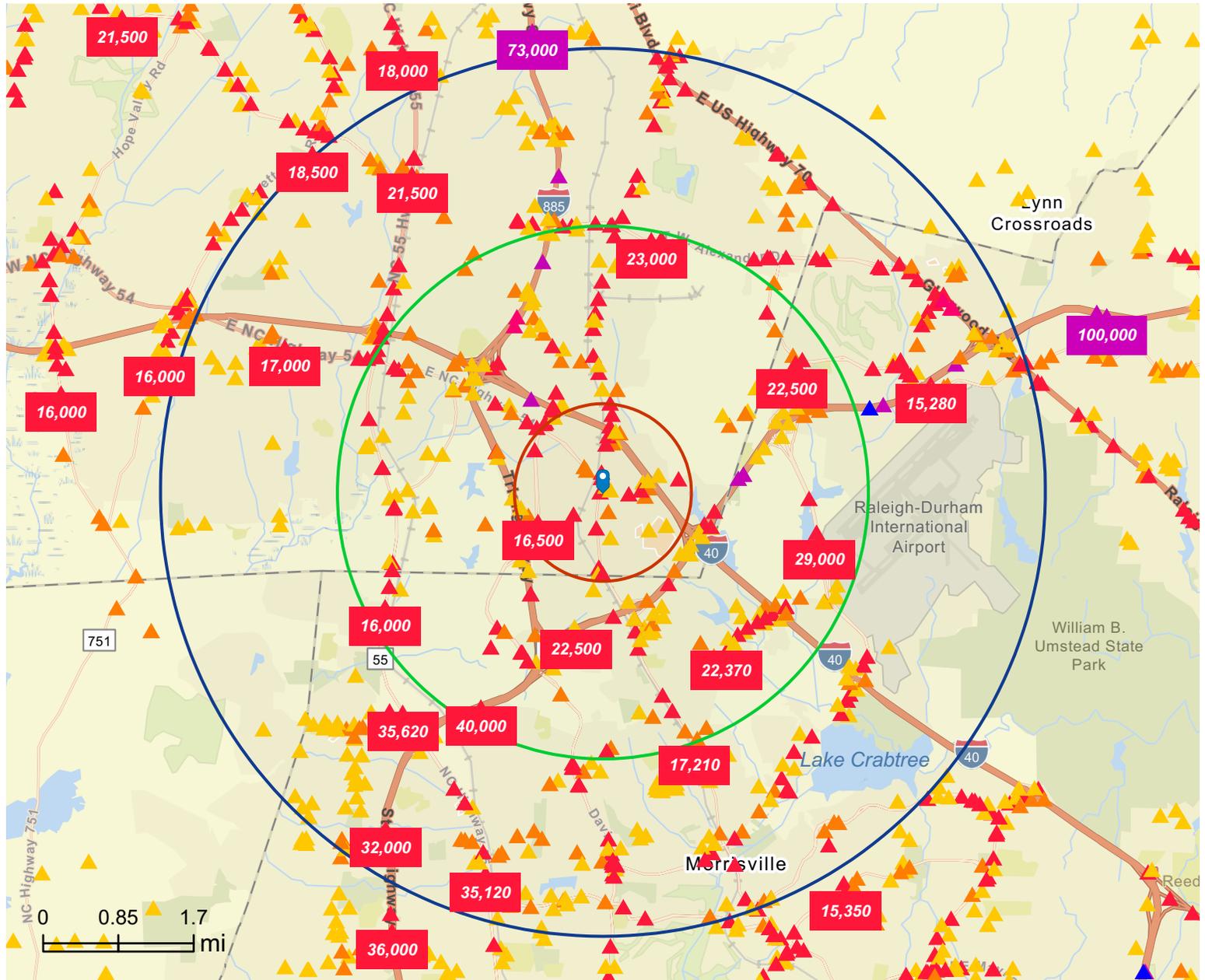
## Average Daily Traffic Volume

- ▲ 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



# Traffic Count Map

Shops at Imperial Corners  
 5402 S Miami Blvd, Durham, North Carolina, 27703  
 Rings: 1, 3, 5 mile radii



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# Demographic and Income Profile

Shops at Imperial Corners  
 5402 S Miami Blvd, Durham, North Carolina, 27703  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 35.88072  
 Longitude: -78.84976

Summary	Census 2010	Census 2020	2025	2030
Population	1,370	4,341	6,071	6,230
Households	750	2,285	3,270	3,398
Families	302	982	1,342	1,380
Average Household Size	1.83	1.90	1.86	1.83
Owner Occupied Housing Units	217	624	757	783
Renter Occupied Housing Units	533	1,661	2,513	2,615
Median Age	29.6	31.4	33.0	34.6

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.52%	0.80%	0.42%
Households	0.77%	1.10%	0.64%
Families	0.56%	0.94%	0.54%
Owner HHs	0.68%	1.21%	0.91%
Median Household Income	1.83%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	50	1.5%	41	1.2%
\$15,000 - \$24,999	46	1.4%	38	1.1%
\$25,000 - \$34,999	153	4.7%	120	3.5%
\$35,000 - \$49,999	256	7.8%	217	6.4%
\$50,000 - \$74,999	782	23.9%	758	22.3%
\$75,000 - \$99,999	451	13.8%	471	13.9%
\$100,000 - \$149,999	784	24.0%	852	25.1%
\$150,000 - \$199,999	446	13.6%	540	15.9%
\$200,000+	303	9.3%	361	10.6%

Median Household Income	\$93,066	\$101,915
Average Household Income	\$112,837	\$120,652
Per Capita Income	\$59,660	\$64,626

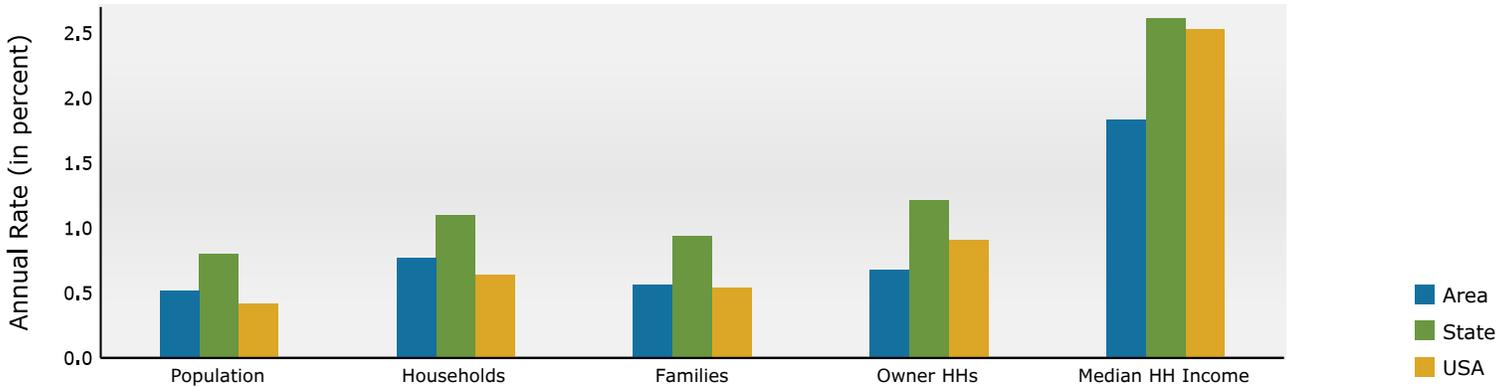
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	96	7.0%	252	5.8%	284	4.7%	275	4.4%
5 - 9	36	2.6%	146	3.4%	225	3.7%	206	3.3%
10 - 14	27	2.0%	103	2.4%	152	2.5%	197	3.2%
15 - 19	25	1.8%	101	2.3%	151	2.5%	182	2.9%
20 - 24	171	12.5%	403	9.3%	595	9.8%	639	10.3%
25 - 34	576	42.0%	1,685	38.8%	2,052	33.8%	1,682	27.0%
35 - 44	217	15.8%	685	15.8%	1,117	18.4%	1,308	21.0%
45 - 54	115	8.4%	414	9.5%	585	9.6%	689	11.1%
55 - 64	84	6.1%	353	8.1%	481	7.9%	501	8.0%
65 - 74	18	1.3%	145	3.3%	275	4.5%	347	5.6%
75 - 84	4	0.3%	40	0.9%	125	2.1%	164	2.6%
85+	2	0.1%	14	0.3%	29	0.5%	39	0.6%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	721	52.6%	1,690	38.9%	2,319	38.2%	2,215	35.6%
Black Alone	374	27.3%	1,024	23.6%	1,308	21.5%	1,367	21.9%
American Indian Alone	2	0.1%	20	0.5%	28	0.5%	30	0.5%
Asian Alone	213	15.5%	1,212	27.9%	1,857	30.6%	2,019	32.4%
Pacific Islander Alone	1	0.1%	7	0.2%	11	0.2%	13	0.2%
Some Other Race Alone	22	1.6%	116	2.7%	165	2.7%	179	2.9%
Two or More Races	38	2.8%	272	6.3%	382	6.3%	407	6.5%
Hispanic Origin (Any Race)	76	5.5%	257	5.9%	355	5.8%	382	6.1%

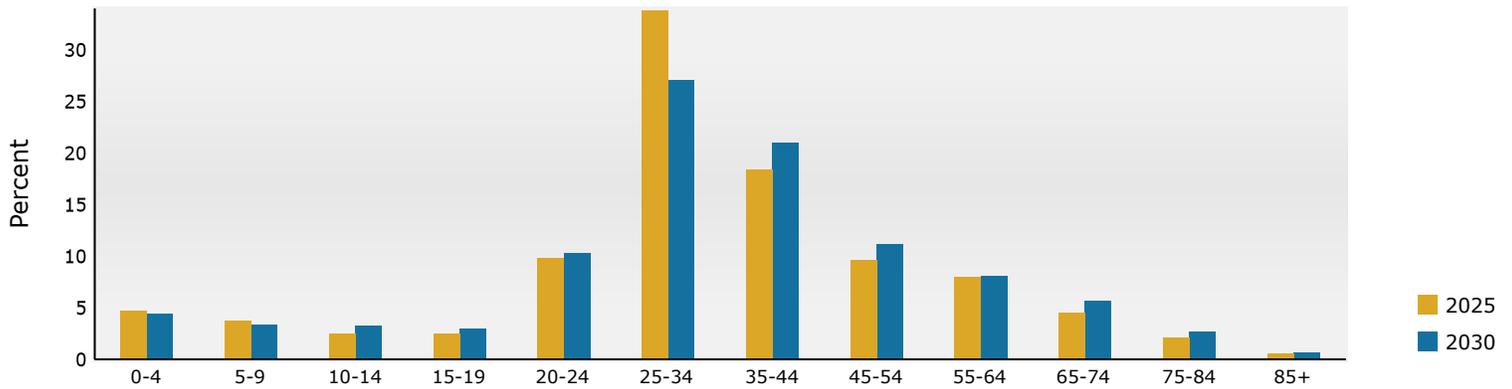
**Data Note:** Income is expressed in current dollars.

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

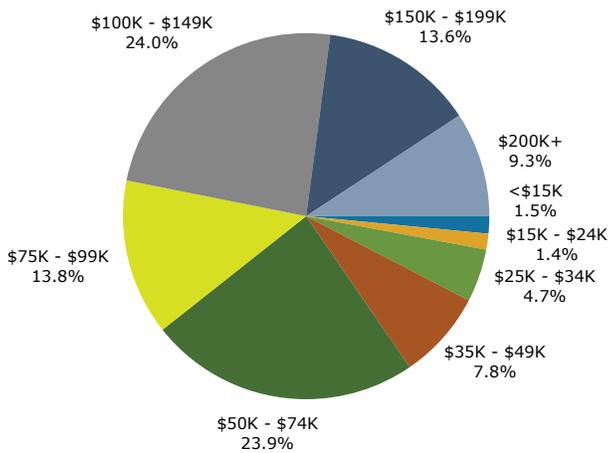
## Trends 2025-2030



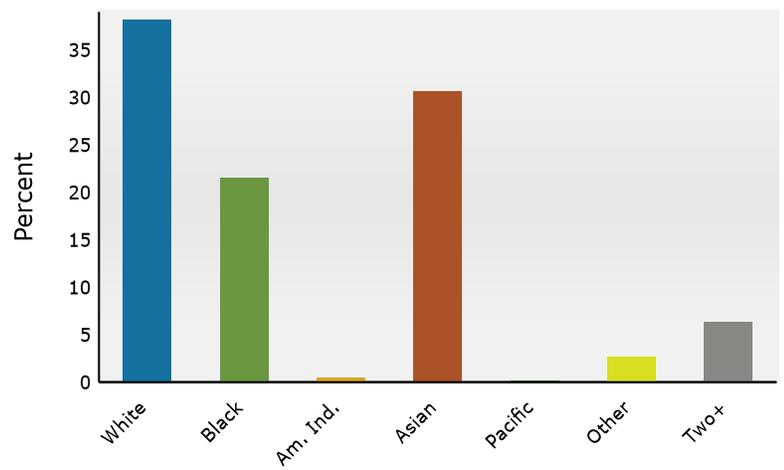
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 5.8%

# Demographic and Income Profile

Shops at Imperial Corners  
5402 S Miami Blvd, Durham, North Carolina, 27703  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 35.88072  
Longitude: -78.84976

Summary	Census 2010	Census 2020	2025	2030
Population	12,625	26,231	32,094	35,492
Households	5,785	11,492	14,557	16,349
Families	3,095	6,531	7,891	8,751
Average Household Size	2.18	2.28	2.20	2.17
Owner Occupied Housing Units	2,495	4,653	5,597	5,741
Renter Occupied Housing Units	3,290	6,839	8,960	10,608
Median Age	31.2	33.1	34.4	35.6

Trends: 2025-2030 Annual Rate	Area	State	National
Population	2.03%	0.80%	0.42%
Households	2.35%	1.10%	0.64%
Families	2.09%	0.94%	0.54%
Owner HHs	0.51%	1.21%	0.91%
Median Household Income	2.39%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	344	2.4%	347	2.1%
\$15,000 - \$24,999	361	2.5%	307	1.9%
\$25,000 - \$34,999	823	5.7%	726	4.4%
\$35,000 - \$49,999	1,167	8.0%	1,029	6.3%
\$50,000 - \$74,999	2,097	14.4%	2,090	12.8%
\$75,000 - \$99,999	1,637	11.2%	1,742	10.7%
\$100,000 - \$149,999	3,301	22.7%	3,740	22.9%
\$150,000 - \$199,999	2,093	14.4%	2,657	16.3%
\$200,000+	2,731	18.8%	3,709	22.7%

Median Household Income	\$110,515	\$124,387
Average Household Income	\$139,895	\$154,459
Per Capita Income	\$62,306	\$69,629

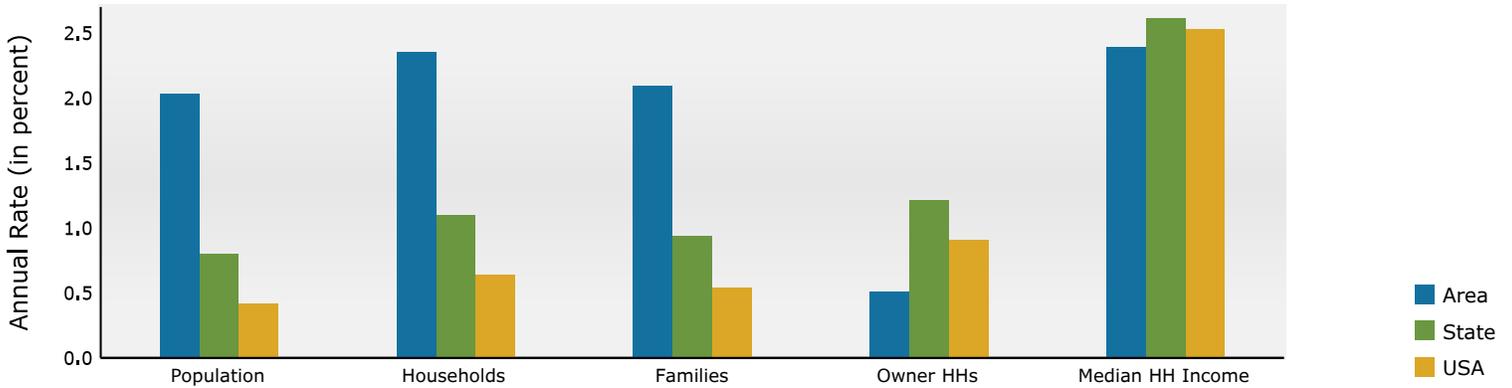
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,157	9.2%	1,820	6.9%	1,956	6.1%	2,061	5.8%
5 - 9	908	7.2%	1,785	6.8%	1,949	6.1%	1,929	5.4%
10 - 14	657	5.2%	1,494	5.7%	1,884	5.9%	1,928	5.4%
15 - 19	422	3.3%	1,106	4.2%	1,516	4.7%	1,725	4.9%
20 - 24	868	6.9%	1,654	6.3%	2,258	7.0%	2,731	7.7%
25 - 34	3,644	28.9%	6,491	24.7%	6,886	21.5%	6,969	19.6%
35 - 44	2,436	19.3%	4,930	18.8%	6,072	18.9%	6,628	18.7%
45 - 54	1,216	9.6%	3,042	11.6%	4,111	12.8%	4,911	13.8%
55 - 64	808	6.4%	2,063	7.9%	2,640	8.2%	3,120	8.8%
65 - 74	335	2.7%	1,184	4.5%	1,698	5.3%	1,943	5.5%
75 - 84	132	1.0%	462	1.8%	874	2.7%	1,209	3.4%
85+	42	0.3%	201	0.8%	251	0.8%	337	0.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,174	48.9%	9,725	37.1%	11,562	36.0%	11,953	33.7%
Black Alone	3,241	25.7%	5,603	21.4%	6,606	20.6%	7,410	20.9%
American Indian Alone	42	0.3%	115	0.4%	143	0.4%	160	0.5%
Asian Alone	2,440	19.3%	8,209	31.3%	10,614	33.1%	12,274	34.6%
Pacific Islander Alone	7	0.1%	11	0.0%	16	0.0%	18	0.1%
Some Other Race Alone	297	2.4%	725	2.8%	896	2.8%	1,107	3.1%
Two or More Races	425	3.4%	1,842	7.0%	2,257	7.0%	2,570	7.2%
Hispanic Origin (Any Race)	845	6.7%	1,760	6.7%	2,151	6.7%	2,579	7.3%

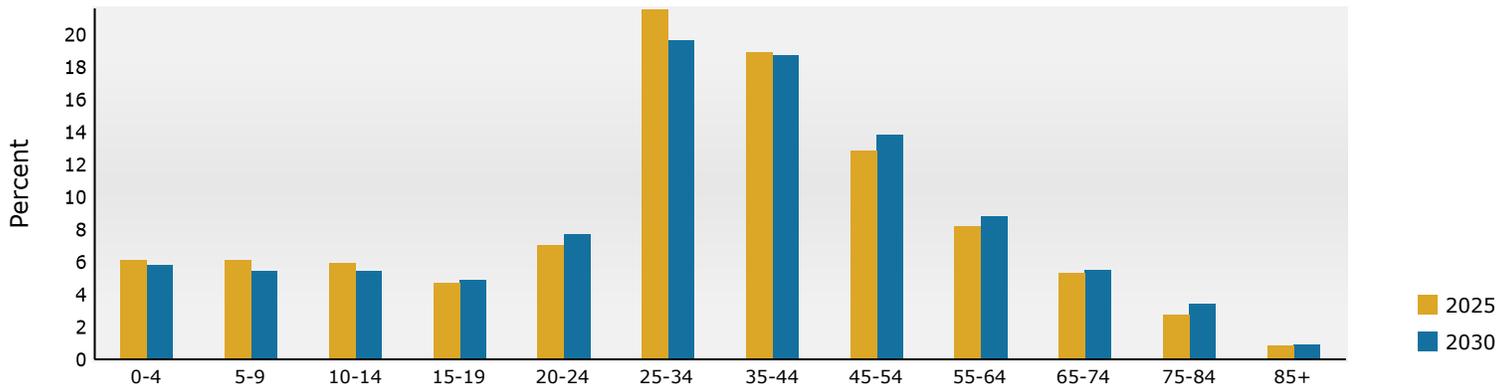
**Data Note:** Income is expressed in current dollars.

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

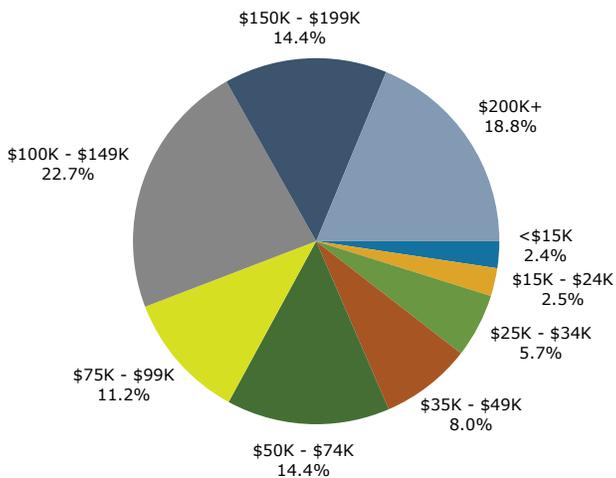
## Trends 2025-2030



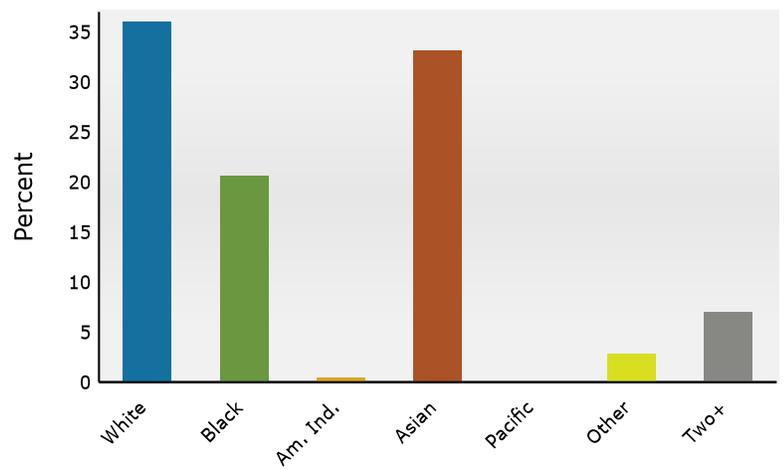
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 6.7%

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

# Demographic and Income Profile

Shops at Imperial Corners  
5402 S Miami Blvd, Durham, North Carolina, 27703  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 35.88072  
Longitude: -78.84976

Summary	Census 2010	Census 2020	2025	2030
Population	78,401	126,724	146,650	158,675
Households	34,313	54,103	63,368	69,175
Families	20,016	32,656	37,017	40,020
Average Household Size	2.28	2.34	2.31	2.29
Owner Occupied Housing Units	17,870	25,976	30,597	32,002
Renter Occupied Housing Units	16,443	28,127	32,771	37,173
Median Age	32.7	34.6	35.7	36.6

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.59%	0.80%	0.42%
Households	1.77%	1.10%	0.64%
Families	1.57%	0.94%	0.54%
Owner HHs	0.90%	1.21%	0.91%
Median Household Income	2.32%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,088	3.3%	1,883	2.7%
\$15,000 - \$24,999	1,345	2.1%	1,051	1.5%
\$25,000 - \$34,999	2,272	3.6%	1,892	2.7%
\$35,000 - \$49,999	4,141	6.5%	3,556	5.1%
\$50,000 - \$74,999	8,942	14.1%	8,675	12.5%
\$75,000 - \$99,999	6,914	10.9%	6,872	9.9%
\$100,000 - \$149,999	12,846	20.3%	14,018	20.3%
\$150,000 - \$199,999	9,904	15.6%	11,925	17.2%
\$200,000+	14,910	23.5%	19,301	27.9%
Median Household Income	\$121,900		\$136,738	
Average Household Income	\$152,805		\$167,946	
Per Capita Income	\$65,570		\$72,722	

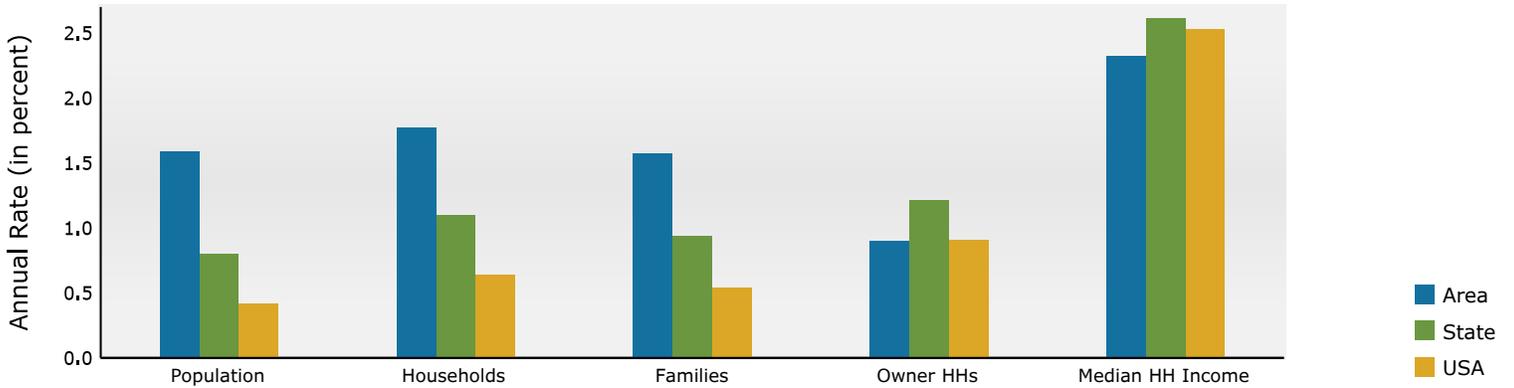
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,601	8.4%	8,103	6.4%	8,635	5.9%	8,976	5.7%
5 - 9	5,607	7.2%	8,467	6.7%	9,154	6.2%	8,927	5.6%
10 - 14	4,355	5.6%	8,046	6.3%	9,117	6.2%	9,301	5.9%
15 - 19	3,235	4.1%	6,433	5.1%	7,988	5.4%	8,571	5.4%
20 - 24	5,156	6.6%	7,556	6.0%	9,724	6.6%	11,091	7.0%
25 - 34	18,564	23.7%	25,805	20.4%	26,979	18.4%	28,213	17.8%
35 - 44	14,077	18.0%	21,894	17.3%	25,356	17.3%	26,001	16.4%
45 - 54	9,488	12.1%	16,301	12.9%	19,872	13.6%	22,438	14.1%
55 - 64	6,540	8.3%	11,691	9.2%	13,885	9.5%	16,100	10.1%
65 - 74	3,146	4.0%	7,950	6.3%	9,402	6.4%	10,733	6.8%
75 - 84	1,247	1.6%	3,526	2.8%	5,301	3.6%	6,546	4.1%
85+	385	0.5%	953	0.8%	1,236	0.8%	1,778	1.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	41,905	53.4%	53,236	42.0%	57,752	39.4%	58,106	36.6%
Black Alone	19,643	25.1%	27,437	21.7%	30,158	20.6%	32,916	20.7%
American Indian Alone	314	0.4%	492	0.4%	602	0.4%	661	0.4%
Asian Alone	11,844	15.1%	32,192	25.4%	42,511	29.0%	49,358	31.1%
Pacific Islander Alone	54	0.1%	63	0.0%	69	0.0%	74	0.0%
Some Other Race Alone	2,286	2.9%	4,510	3.6%	5,311	3.6%	6,153	3.9%
Two or More Races	2,356	3.0%	8,795	6.9%	10,247	7.0%	11,408	7.2%
Hispanic Origin (Any Race)	5,448	6.9%	9,966	7.9%	11,523	7.9%	13,140	8.3%

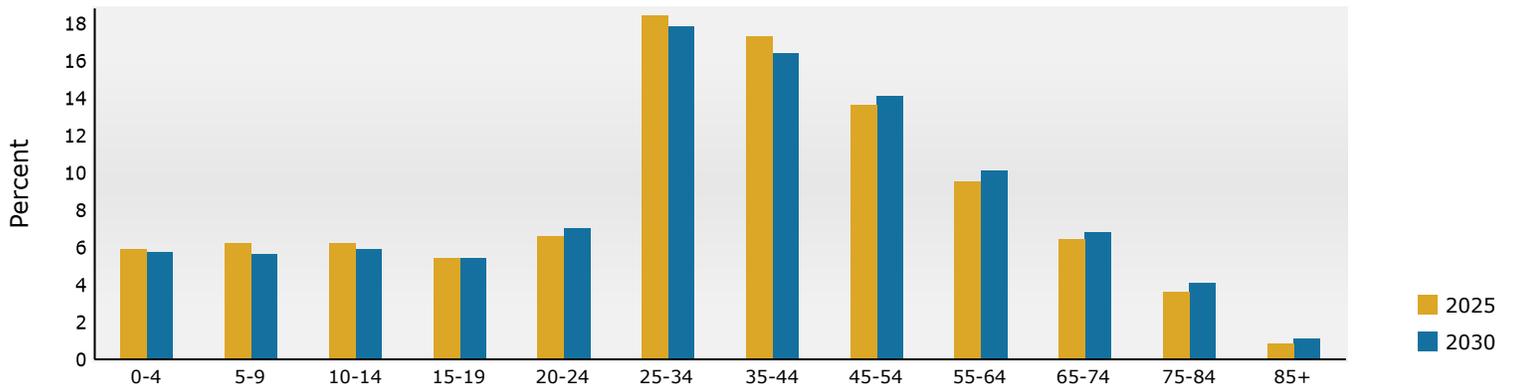
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**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

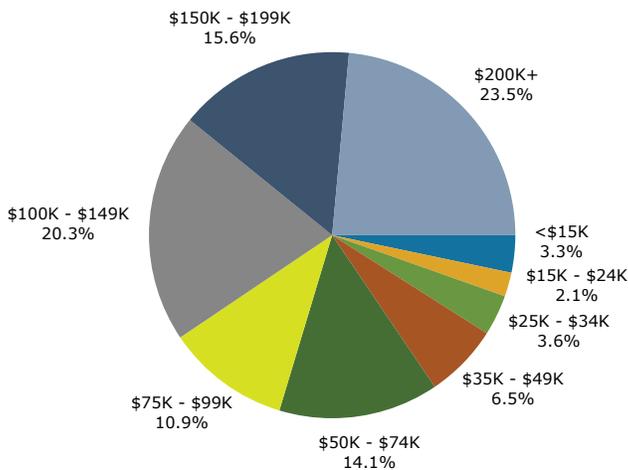
## Trends 2025-2030



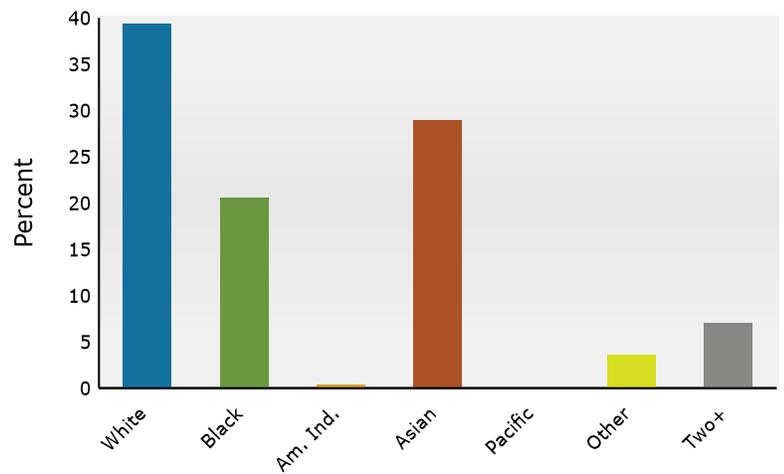
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 7.9%

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