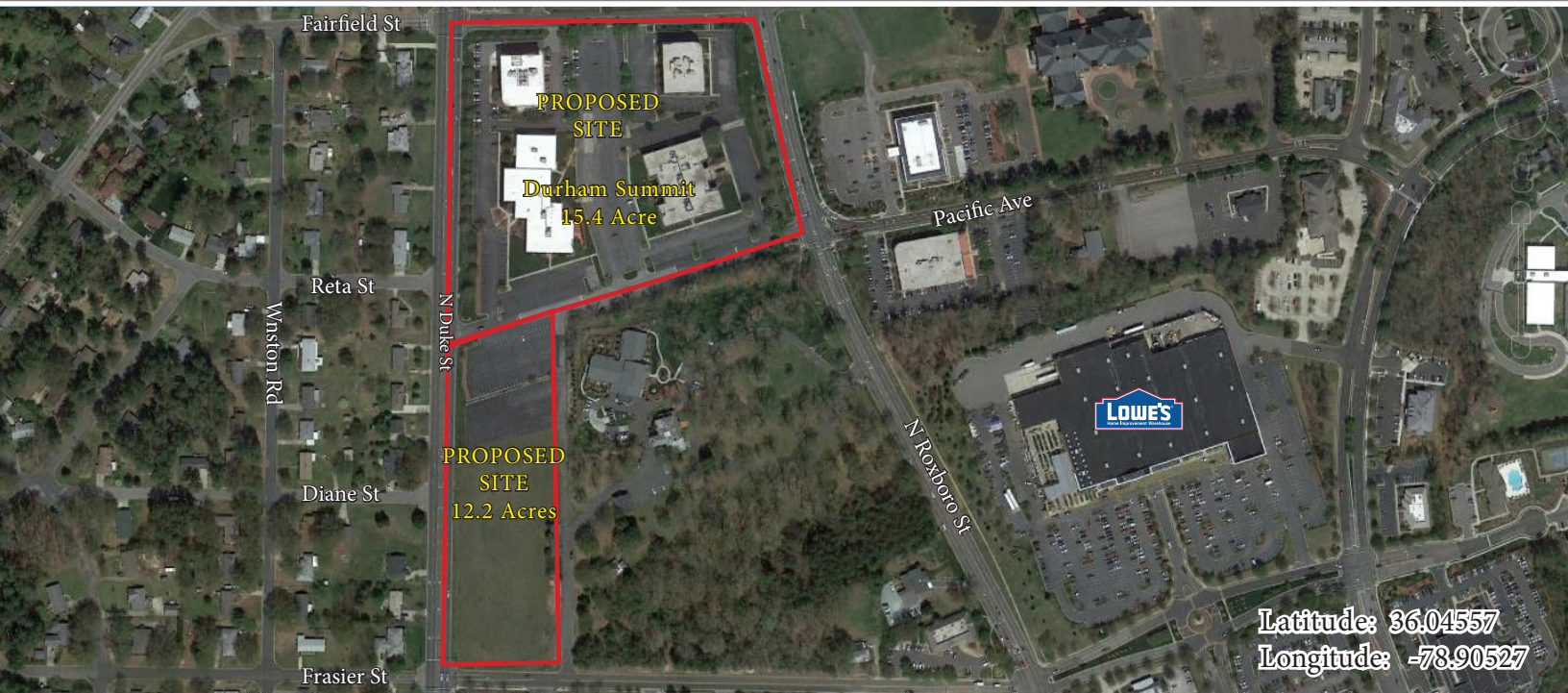


Future Retail / Mixed Use Development

3404 N Duke Street
Durham, NC 27704

Latitude: 36.04557, Longitude: -78.90527
702.968.2474

www.MoonbeamProperty.com



COME
GROW
WITH
US.

- Several possible development opportunities including redevelopment of the office park and the vacant land.
- Office Park: 15.4 acres; Vacant Land: 12.2 acres
- Well located in North Durham on N. Duke St. (Hwy. 501) and N. Roxboro Rd. with prominent visibility along N. Duke St.
- Convenient to I-85, Durham Freeway, and less than 5 miles from Duke University
- Located in one of Durham's medical centers with Duke Regional Hospital located a half mile away.
- Moonbeam Capital Investments also owns the adjacent office park totaling 234,200 square feet of office space.

Demographics	1 Miles	3 Miles	5 Miles
2013 Population	8,211	56,830	130,279
2013 Average HH Income	\$44,550	\$57,554	\$57,127
2013 Number of HH	3,116	22,785	50,665



MOONBEAM CAPITAL INVESTMENTS LLC

NEW YORK ■ LAS VEGAS ■ ATLANTA

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