



OAK CREEK VILLAGE

Established neighborhood retail destination with strong visibility and direct access along Durham-Chapel Hill Boulevard

4600 Durham-Chapel Hill Blvd, Durham, NC 27707

116,186 SF 1.8M+

TOTAL GLA
Neighborhood center

ANNUAL VISITORS
Placer.ai 2024

707

PARKING SPACES
6.1 per 1,000 SF

MAJOR TENANTS

TJ MAXX

TESO LIFE

AMERICA'S BEST

JOANN

BOJANGLES



CURRENT LEASING STATUS

FULLY LEASED

No current availability. Contact the leasing team for future opportunities.

PROPERTY HIGHLIGHTS

Oak Creek Village | Durham, North Carolina



PROPERTY ENTRANCE AND PYLON



ESTABLISHED RETAIL FRONTAGE



TENANT FRONTAGE

LEASING SUMMARY

STATUS	TOTAL GLA	PROPERTY TYPE	AVAILABILITY
Fully Leased	116,186 SF	Neighborhood retail center	No current availability

POSITIONING

- Direct frontage on Durham-Chapel Hill Blvd (US-15/501).
- Convenient access to I-40 and I-85.
- Anchored by TJ Maxx and Teso Life.
- Dense residential and daytime population base.

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BOJANGLES OUTPARCEL



CENTRAL RETAIL FRONTAGE

AREA & ACCESS

Oak Creek Village | Durham-Chapel Hill Boulevard



TOTAL PROPERTY AREA AND REGIONAL CONTEXT



I-40 AND I-85 REGIONAL ACCESS



DURHAM RETAIL CORRIDOR

TRAFFIC & REGIONAL ACCESS

34,500

DURHAM-CHAPEL HILL BLVD VPD

134,000

I-40 VPD

103,000

I-85 VPD

1.8M+

ANNUAL VISITORS

STRATEGIC ACCESS ADVANTAGE

Located on US-15/501 with convenient connectivity to I-40, I-85 and the Durham-Chapel Hill employment and residential corridor.



DETAILED DEMOGRAPHICS

Oak Creek Village | 1-, 3- and 5-mile market profile

RADIUS DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Total population	10,676	69,002	145,731
Population growth (2023-2028)	1.4%	1.5%	1.6%
Median household income	\$69,704	\$83,262	\$88,725
Median age	34.6	35.2	36.1
Average home value	\$324,800	\$384,600	\$419,200
Average rent - market	\$1,625	\$1,745	\$1,875
Average rent - gross	\$1,895	\$2,045	\$2,195
Crime rate per 1,000 residents	2.74	2.88	3.12

RACE & ETHNICITY - 5-MILE RADIUS

White, Non-Hispanic	53.9%
Black or African American, Non-Hispanic	28.3%
Hispanic / Latino	10.9%
Asian, Non-Hispanic	4.5%
Other / Two or More Races	2.4%

MARKET REACH

Annual visitors	1.8M+
Daytime population - 5 miles	142,300
Households - 5 miles	60,178
Total GLA	116,186 SF
Parking	707 spaces

EDUCATION LEVEL - 5-MILE RADIUS

No Diploma	10,200	7.0%
High School Diploma / GED	36,900	25.3%
Some College	37,500	25.7%
Associate Degree	18,200	12.5%
Bachelor's Degree	32,900	22.5%
Graduate / Professional	10,500	7.1%

Sources: Placer.ai, NCDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.



CURRENT STATUS

FULLY LEASED

No retail units are currently available.
Contact the leasing team regarding future opportunities.

PROPERTY	Oak Creek Village
TOTAL GLA	116,186 SF
PARKING	707 spaces

TENANT ROSTER

UNIT	TENANT	SIZE
01	Wah Brow	1,600 SF
03	Hibachi Grill	11,200 SF
08	Teso Life	16,051 SF
10	Once Upon a Child	6,400 SF
15	TJ Maxx	31,303 SF
18	Frame Warehouse	3,200 SF
20	Rent-A-Center	3,200 SF

UNIT	TENANT	SIZE
21	BBQ Chicken	1,600 SF
23-1	Moon Rise Foods	2,889 SF
23-2	Taji Natural Hair	1,093 SF
23-3	WF Tobacco & Vape	1,281 SF
26	La Monarca Paeteria	4,000 SF
27	Sally Beauty	2,400 SF
28	Nice Trim Barbershop	1,600 SF

UNIT	TENANT	SIZE
30	Red Crab	6,800 SF
33	America's Best	4,400 SF
36	Lee Nails	1,600 SF
37/38	El Chapin	3,360 SF
39	Subway	1,533 SF
41	Bojangle's	2,975 SF
42	Monterrey Mexico Grill	7,034 SF
ATM	SunTrust Bank	0 SF



RED CRAB FRONTAGE



BOJANGLES OUTPARCEL



REGIONAL AERIAL



INLINE TENANT FRONTAGE



PROPERTY ENTRANCE



CENTRAL SHOPPING CENTER



JOANN AND ONCE UPON A CHILD



RETAIL FRONTAGE



TJ MAXX ANCHOR FRONTAGE

LEASING ADVISORY TEAM

Contact our team for leasing details, site tours and future opportunities.



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