



**FOR
LEASE**

PATTERSON PLACE

3616 WITHERSPOON BLVD | DURHAM, NC 27707

LISTING BROKERS:

BRIAN GRABOWSKI

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SHELLEY BHATIA, CCIM

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**DURHAM POWER CENTER
ANCHOR SPACE &
SMALL SHOP AVAILABLE**

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PROPERTY HIGHLIGHTS

- 160,942 SF retail center just off I-501
- Very close to Duke, UNC, and RTP with easy access to I-40
- Anchored by Bed, Bath and Beyond, Designer Shoe Warehouse, PetSmart, Total Wine, Home Depot and Kohl's
- Property is surrounded by office, medical and residential
- Multiple suites available and ample onsite parking

CURRENT ANCHORS

**BIG
LOTS!**

**BOOT
BARN**



Total Wine
& MORE

DSW
DESIGNER SHOE WAREHOUSE®

PETSMART

KOHL'S

**Boot Barn Coming Fall 2024*

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	TENANT	SF
1	Healing Remedies	1,770
2	One Main Financial	1,625
3	Bella Napoli Italian	1,842
4	F45 Training	2,503
5	AVAILABLE	1,378
7	Vape Shop	1,307
8	Peony Asian Bistro	2,950
9	Lavish Beauty Lounge	2,026
10	Augmentality	2,375
11	Salon Centric	3,260
12	Panera Bread	4,593
13	Nails & Spa	2,618
15	Music & Arts Center	2,621
16	GOLFTECH	3,342
17	Casa Bella Home Staging and Styling	1,772
18	Linden's Danceware	2,899
19	Bull City Bakery	1,543
20	T-Mobile	1,383
21	PetSmart	19,107
22	DSW	25,119
23	Total Wine & More	15,000
24	Boot Barn*	21,315
25	Sherwin Williams	3,655
26	AVAILABLE	33,839

*Coming Fall 2024

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**Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.

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AVAILABILITY

SUITE	SF	RATE	TICAM \$6.20/SF	FORMER USE
5	1,378	\$26/SF		501 Protein Smoothie Shop
26	33,839	\$15/SF		Bed Bath & Beyond

- Suite 5 and Suite 26 available now
- Boot Barn Coming Fall 2024

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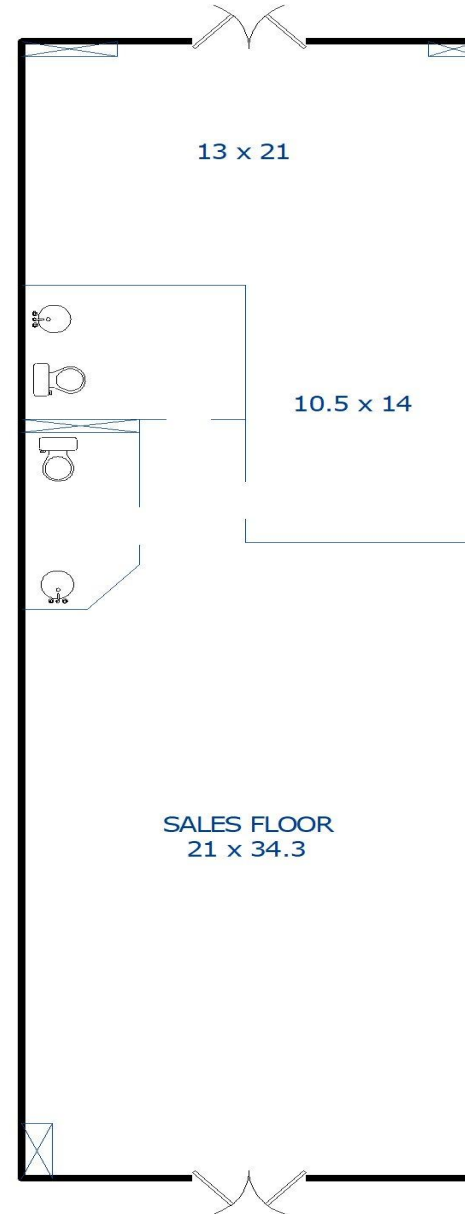
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FLOOR PLAN

- Suite 5
- Former Smoothie Shop
- 1,378 SF



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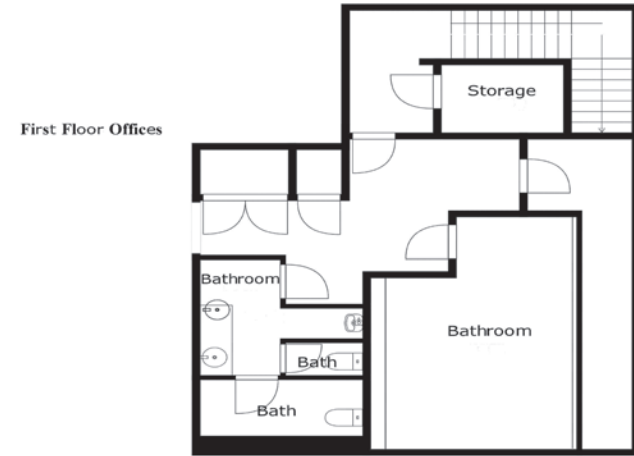
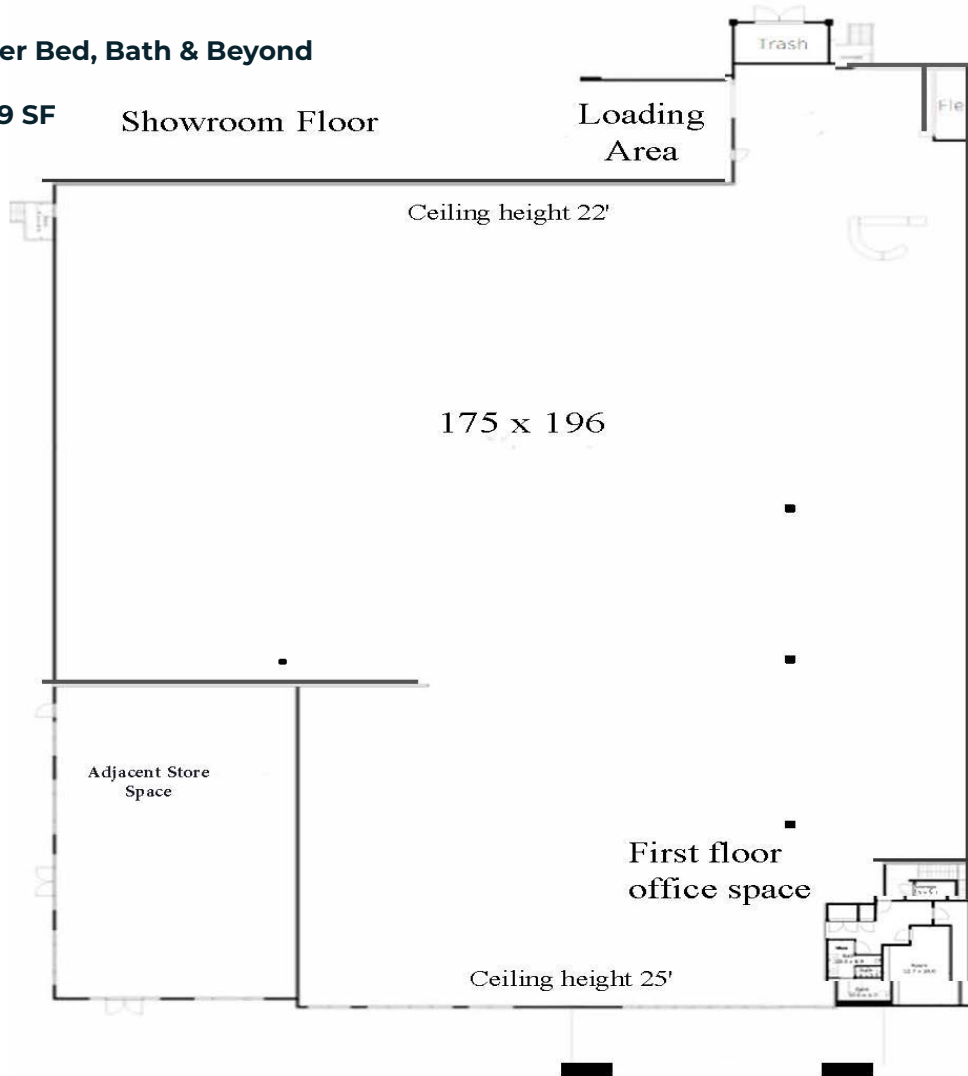
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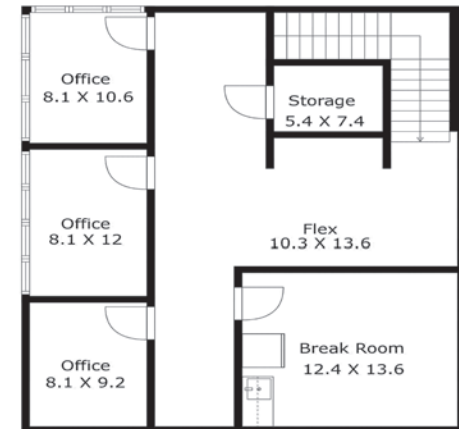
FLOOR PLAN

- Suite 26
- Former Bed, Bath & Beyond
- 33,839 SF Showroom Floor



Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.

Second Floor Offices



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EXCLUSIVE BROKERS:

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