



# SHANNON PLAZA

A 40,524 SF SHOPPING CENTER ■ 3710 SHANNON ROAD, DURHAM, NORTH CAROLINA



# SHANNON PLAZA

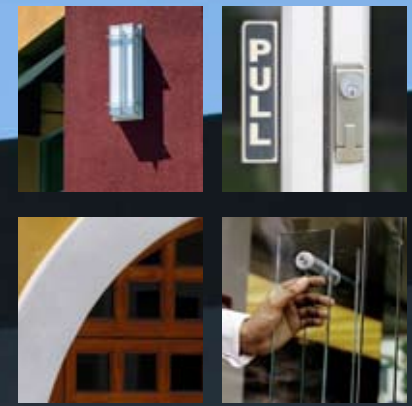
FOR LEASING  
INFORMATION  
CONTACT:

MARK HENDEL

HAWTHORNE RETAIL PARTNERS

704-333-1515

[MHENDEL@HAWTHORNERETAILPARTNERS.COM](mailto:MHENDEL@HAWTHORNERETAILPARTNERS.COM)



## MAJOR RENOVATION IN 2008

- TOTAL FACADE ENHANCEMENT
- LANDSCAPING UPGRADES
- PARKING LOT LIGHTING UPGRADES
- NEW PYLON SIGN
- COMPLETELY RESURFACED PARKING LOT
- NEW SMALL SHOP TENANTS

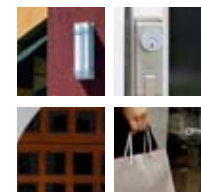


# SHANNON PLAZA



Is a community shopping center in Durham, North Carolina located immediately adjacent to Hope Valley, one of the most affluent neighborhoods in the Research Triangle Area, and within 4 miles of Duke University and Duke Medical Center. Shannon Plaza is anchored by the busiest U.S. Post Office in Durham.

In 2008 Shannon Plaza will undergo a substantial renovation and re-tenanting under the direction of Hawthorne Retail Partners (the same group that is overseeing the \$75+million University Marketplace mixed use development located a 1/3 mile from Shannon Plaza).





## PROPERTY DESCRIPTION

**SIZE:**  
40,524 SF

**ANCHOR:**  
U.S. Post Office

**ADDRESS:**  
3710 Shannon Road, Durham, NC

**DEMOGRAPHICS:**  
5 Mile Population: 155,563  
5 Mile HH Income: \$85,532

## HIGHLIGHTS

- Adjacent to the primary entrance of Hope Valley, one of the most affluent neighborhoods in the Research Triangle Area with home prices from \$500,000 to \$3,000,000
- Anchored by the busiest Post Office in Durham
- Superb visibility - sits unobstructed at the corner of Shannon Road and Old Chapel Hill Road
- Access from both Shannon Road and Old Chapel Hill Road
- Located within a ½ mile of over 1,000,000 SF of retail
- Complete renovation in 2008

## AREA HIGHLIGHTS

- Surrounded by Durham's most affluent neighborhoods - home prices \$500,000 to \$3,000,000
- Over 1,700,000 SF of surrounding office space
- Durham is North Carolina's 4th largest city and is located in the Triangle MSA which contains a population of 242,527
- Duke University and Duke Medical Center are within 4 miles of the property



# SHOPPING CENTER RENOVATION

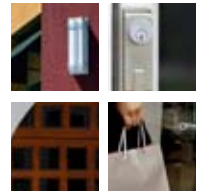


BEFORE

# SHANNON PLAZA



AFTER



HOPE VALLEY - ADJACENT NEIGHBORHOOD

## SURROUNDING NEIGHBORHOODS

01



HOPE VALLEY &  
HOPE VALLEY  
COUNTRY CLUB  
HOMES FROM \$400,000-OVER \$3.0M

02



THE VALLEY /  
VALLEY RUN /  
UNIVERSITY ESTATES  
HOMES FROM \$300,000-\$985,000

03



NEW HOPE VALLEY  
HOMES FROM \$475,000-\$800,000

04



BEN CREEK,  
WOODBERRY FOREST,  
MARYDELL ESTATES  
HOMES FROM \$400,000+

05



PRESTON WOODS  
HOMES FROM \$225,000-\$350,000

06

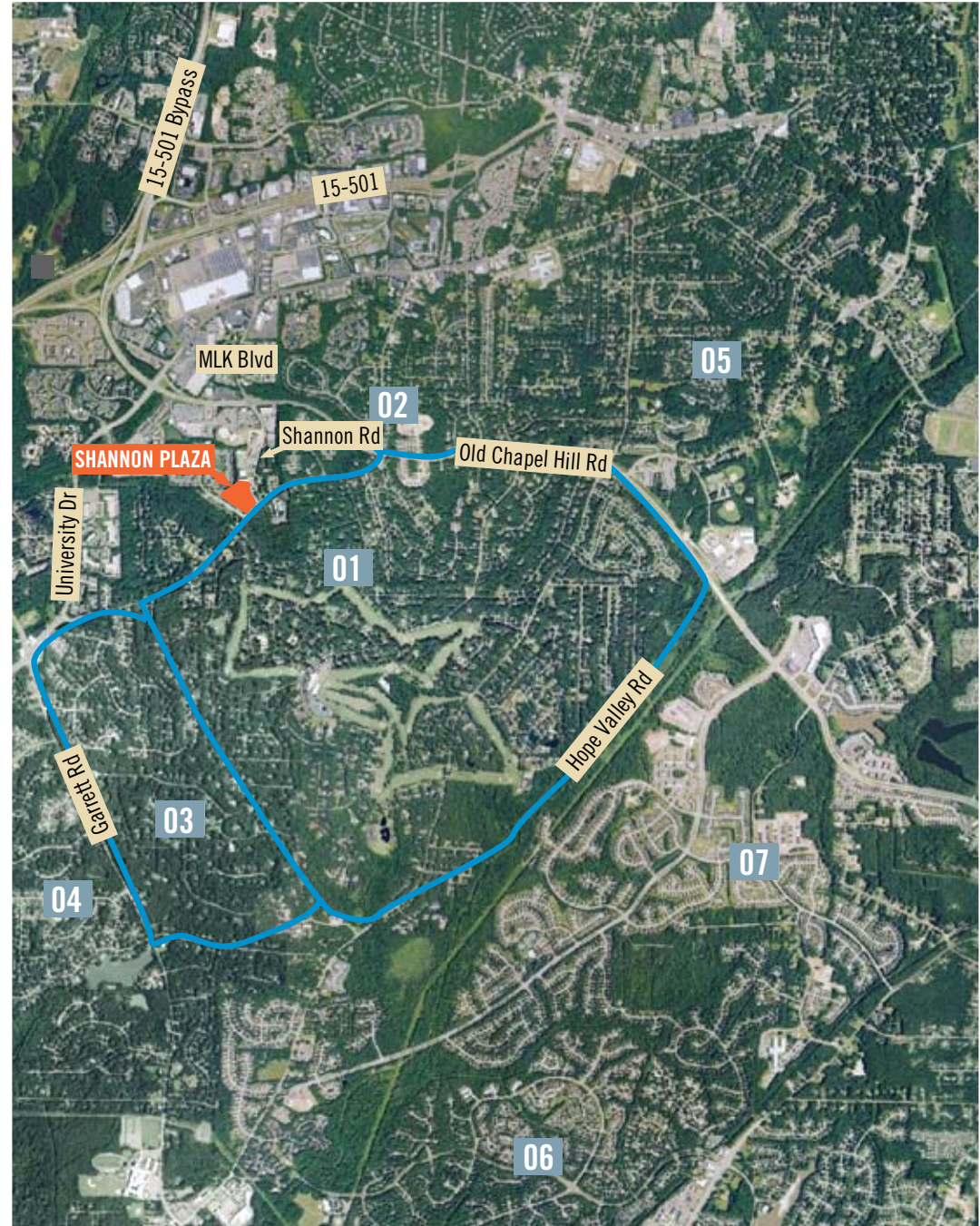


WOODCROFT  
HOMES FROM \$225,000+

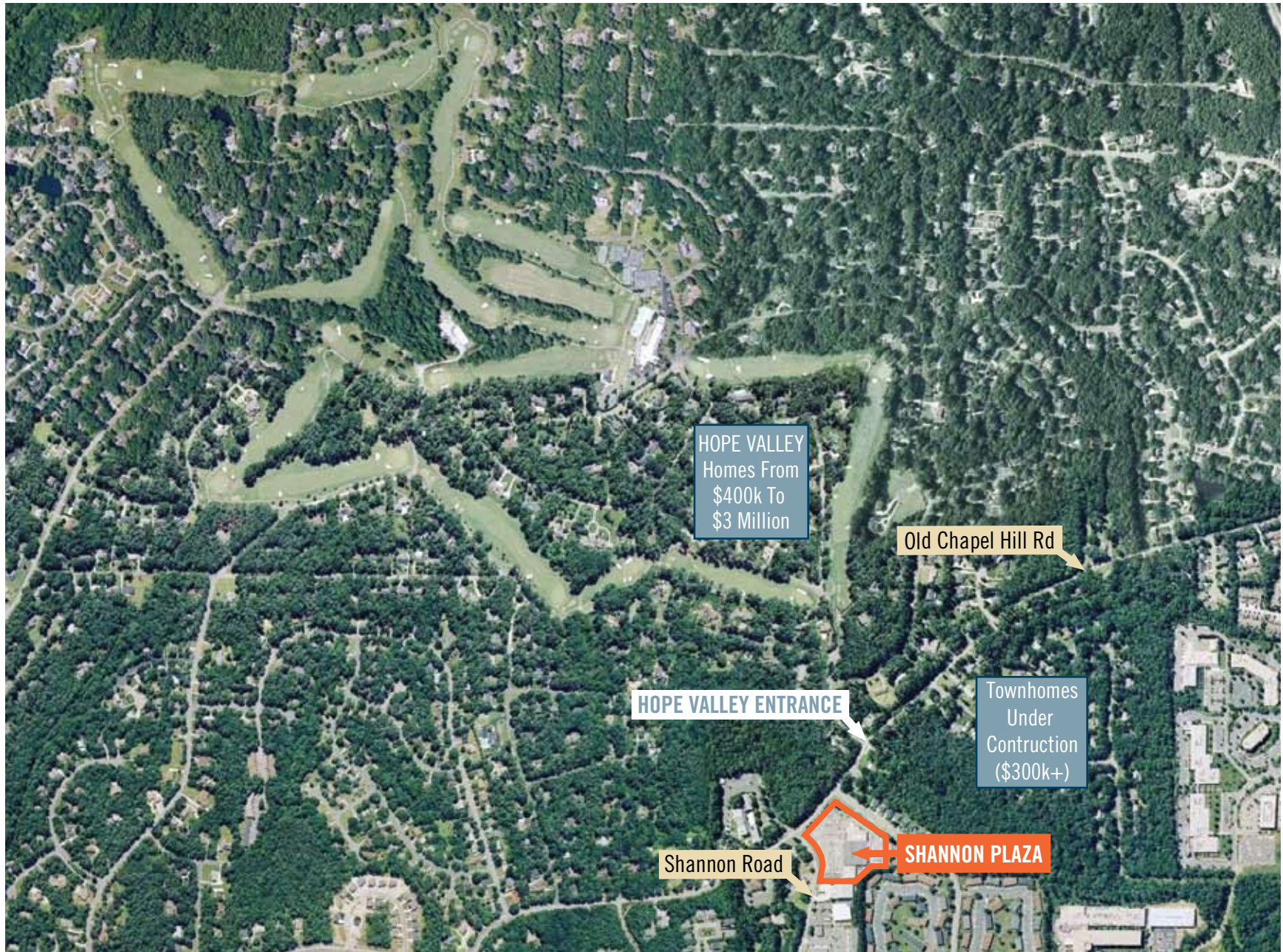
07



HOPE VALLEY FARMS  
HOMES FROM \$190,000-\$350,000

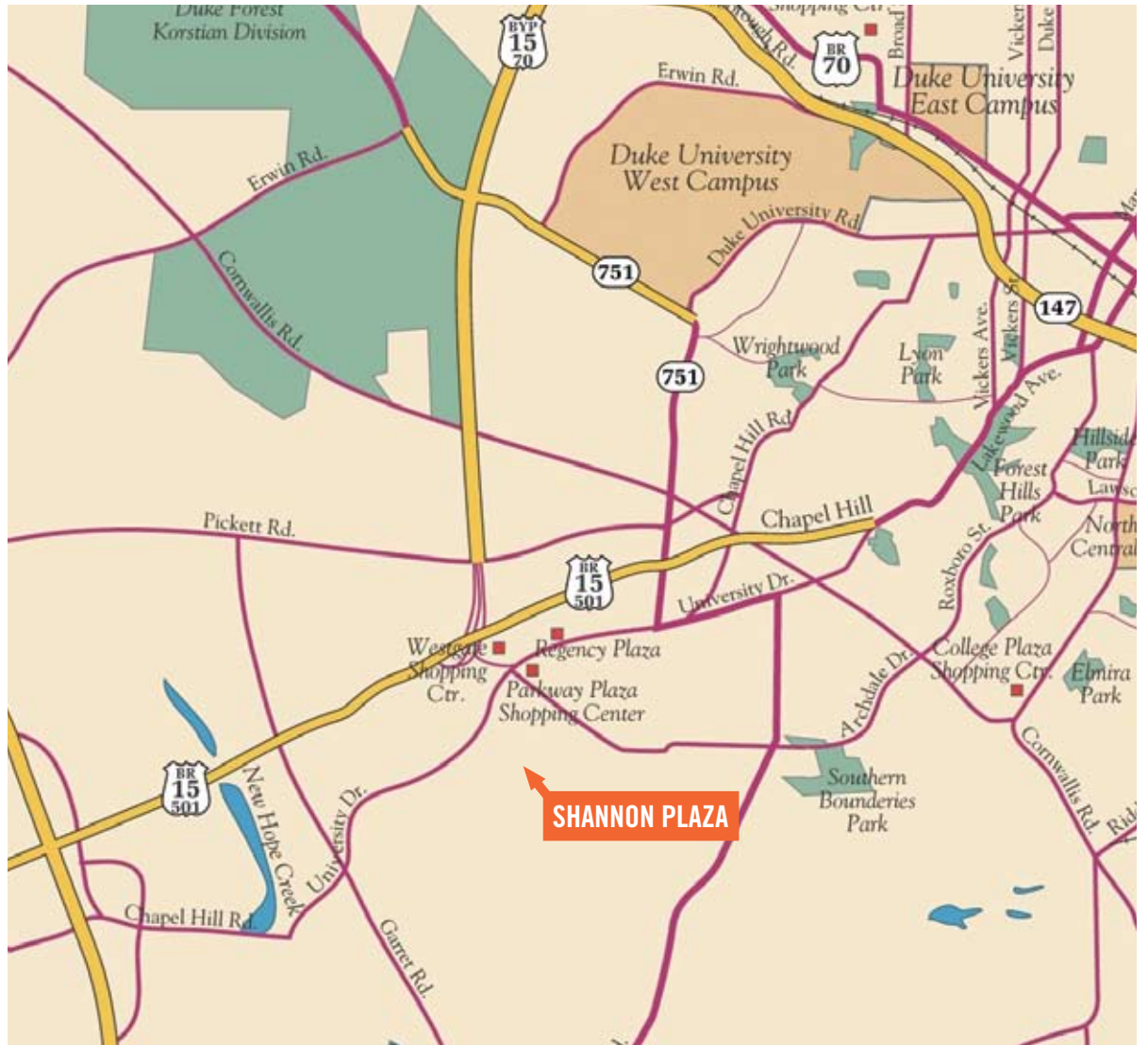






IMMEDIATELY SURROUNDING AREA

# SHANNON PLAZA



RESEARCH TRIANGLE

DURHAM



# DURHAM OVERVIEW

4 MILES NE OF CHAPEL HILL; 20 MILES NW OF RALEIGH

The cities of Raleigh, Durham and Chapel Hill comprise the Research Triangle area of North Carolina. Located in the heart of this “Research Triangle” region is Durham, which is home to the Research Triangle Park, Duke University and the most distinguished medical facilities in the entire region. The City of Durham has become synonymous with the word “medicine,” as the municipality was officially dubbed the “City of Medicine” in an effort to reflect Durham’s principle industries (medicine and healthcare) and recognize its overall importance to the entire medical community. As an international center of medicine, Durham provides cutting-edge health care to patients from around the globe as well as the latest in research techniques in a never-ending quest to improve and advance the field of medicine as a whole.



THE CITY IS LOCATED AN HOUR'S DRIVE FROM THE TRIAD REGION OF GREENSBORO, HIGH POINT AND WINSTON-SALEM AND TWO HOURS FROM CHARLOTTE. IT IS SITUATED THREE HOURS FROM THE NORTH CAROLINA MOUNTAINS AND TWO HOURS FROM THE TAR HEEL'S FAMOUS COASTLINE. FORBES MAGAZINE (ALONG WITH OTHERS) CONTINUALLY RATES THE RALEIGH-DURHAM MSA AS ONE OF THE BEST CITIES IN THE UNITED STATES FOR BUSINESS AND CAREERS.

## CITY OF MEDICINE

Durham is known as the City of Medicine, USA with healthcare as a major industry including more than 300 medical and health-related companies and medical practices with a combined payroll that exceeds \$1.5 billion annually. Durham has become synonymous with medicine. It houses the largest hospital in the state, Duke University Hospital. Nearly one in three people in Durham works in a health-related field, making medicine the City's leading industry.

The 1910 invention of B.C. Headache powders in Durham may have been the City's first step toward its City of Medicine, USA designation. This identity is built on Durham's outstanding hospitals and major national and multinational health-care companies: it is also built on the City's cutting-edge research companies, specialty clinics, nationally recognized medical teaching facilities, and acclaimed centers for weight management.

At the heart of Durham's reputation are six modern hospitals – Duke University Hospital & Medical Center, Duke Children's Hospital & McGovern-Davison Health Center, Durham Regional Hospital, Durham Veteran's Administration (VA) Medical Center, Lenox Baker Children's Hospital, and North Carolina Eye & Ear Hospital – which offer more than 100 different medical services. Research Triangle Park, the largest university related research park in the world is based in Durham County and encompassed by the City of Durham.



# RESEARCH TRIANGLE PARK



The presence of the Research Triangle Park (RTP) has made and will continue to make a considerable contribution to the area's growth. Since its inception in 1959, activities in the Park have become increasingly significant for the nation. Today nearly 7,000 acres of pine-covered campus situated in Southeast Durham make the Research Triangle Park the largest planned research park in the country. The nucleus of the Research Triangle Park is the Research Triangle Institute, a non-profit contract research organization formed to supplement the activities of the neighboring universities. All the facilities, laboratories, and scientific personnel at the various universities are available to the organizations located in the Park. Research Triangle Park is approximately 84% built-out today, with 1,100 acres still available for development. At full build-out, the Park will contain almost twenty-five million square feet. Representing an investment of over two billion dollars, 145 major research and development organizations or technology-based companies have located in the Park. There are almost 50,000 people employed in the RTP in approximately 20 million square feet of office space. The combined estimated annual salaries in the RTP exceed \$2.7 billion, putting the Triangle area within the top 25 for the highest per capita income in the nation.

Major tenants in the RTP are a virtual "Who's Who of Industry". The following is a small sampling of this impressive roster of corporate and federal giants:

- GlaxoSmithKline, Inc. is one of the largest pharmaceutical companies in the world with over \$2 billion in annual investment in research and development.
- IBM is the corporate giant's largest development and manufacturing site in the world. IBM's facilities sit upon 400 acres, including the worldwide headquarters for IBM's Personal Computer Company.
- Nortel Networks established more than a century ago, has participated in major developments in the evolution of communications networks technology worldwide.
- Eli Lilly-Sphinx Pharmaceuticals has its drug discovery center located at RTP.
- E.I. DuPont de Nemours and Company is one of the world's largest diversified industrial companies. Its electronics development center is located in the Park.
- Cisco Systems is the world's leading supplier of enterprise internet working solutions. Cisco's RTP site is its East Coast headquarters.



HAWTHORNE  
RETAIL PARTNERS

200 Providence Rd., Suite 105  
Charlotte, North Carolina 28207  
704.333.7430 ■ [www.hawthorneretailpartners.com](http://www.hawthorneretailpartners.com)

Mark Hendel  
[mhendel@hawthorneretailpartners.com](mailto:mhendel@hawthorneretailpartners.com)