

# Atlas Durham

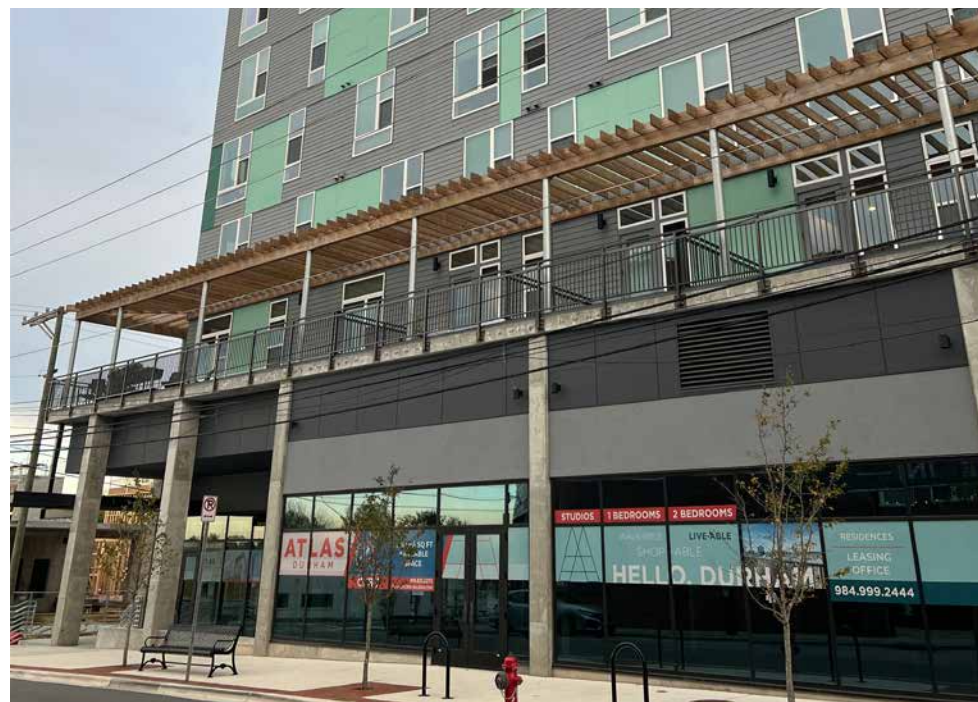
614 Rigsbee Avenue  
Durham, NC 27701

**ATLAS**  
DURHAM

## Ground Floor Retail Opportunities in Downtown Durham's Booming Central Park District

Located in the heart of Downtown Durham's Central Park District, at the intersection of Rigsbee Avenue and Corporation Street, Atlas Durham is a stabilized residential development with ground floor retail.

- + 418 - 1,313 SF retail spaces available with storefronts that offer excellent visibility with floor-to-ceiling glass and ±20' ceiling heights to deck
- + 1,313 SF designated restaurant suite with patio area, grease trap, and exhaust shaft
- + ~95% occupancy of 171 on-site studio, 1BR, and 2BR apartments
- + Adjacent to Durham Food Hall with close proximity to some of Downtown Durham's most well-known retail attractions, including the Durham Farmer's Market
- + Less than half a mile from Durham ID, the City's newest tech hub anchored by Duke Clinical Research Institute and Google
- + 3.5 miles from Duke University (14,600 students) and Duke Hospital (943 beds and 11,000 full-time employees)



2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,354	97,559	195,750
Households	8,246	38,310	79,169
Average HH Income	\$109,851	\$81,234	\$90,516
Daytime Population	32,587	143,162	231,027

## Contact Us

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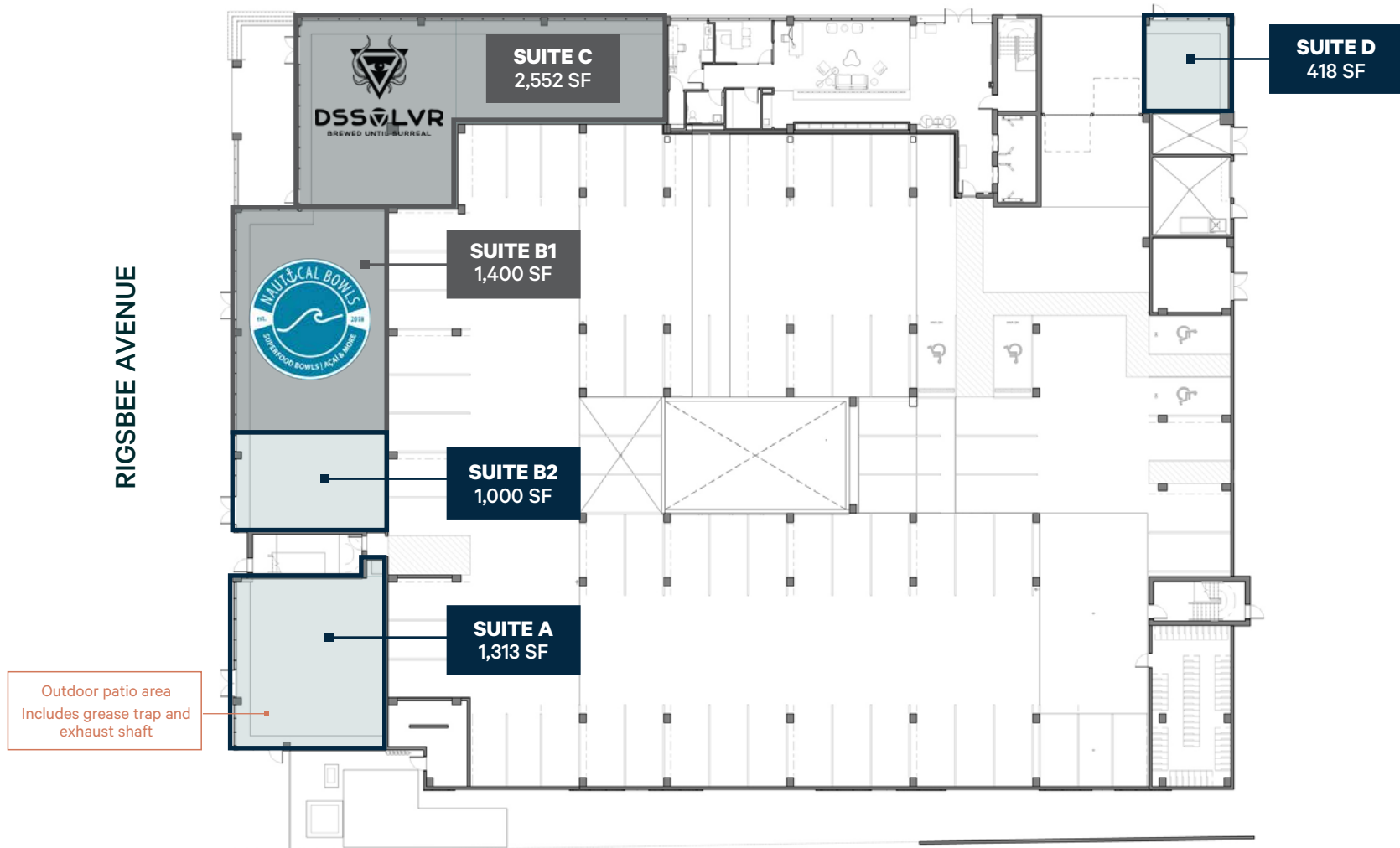
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# Site Plan

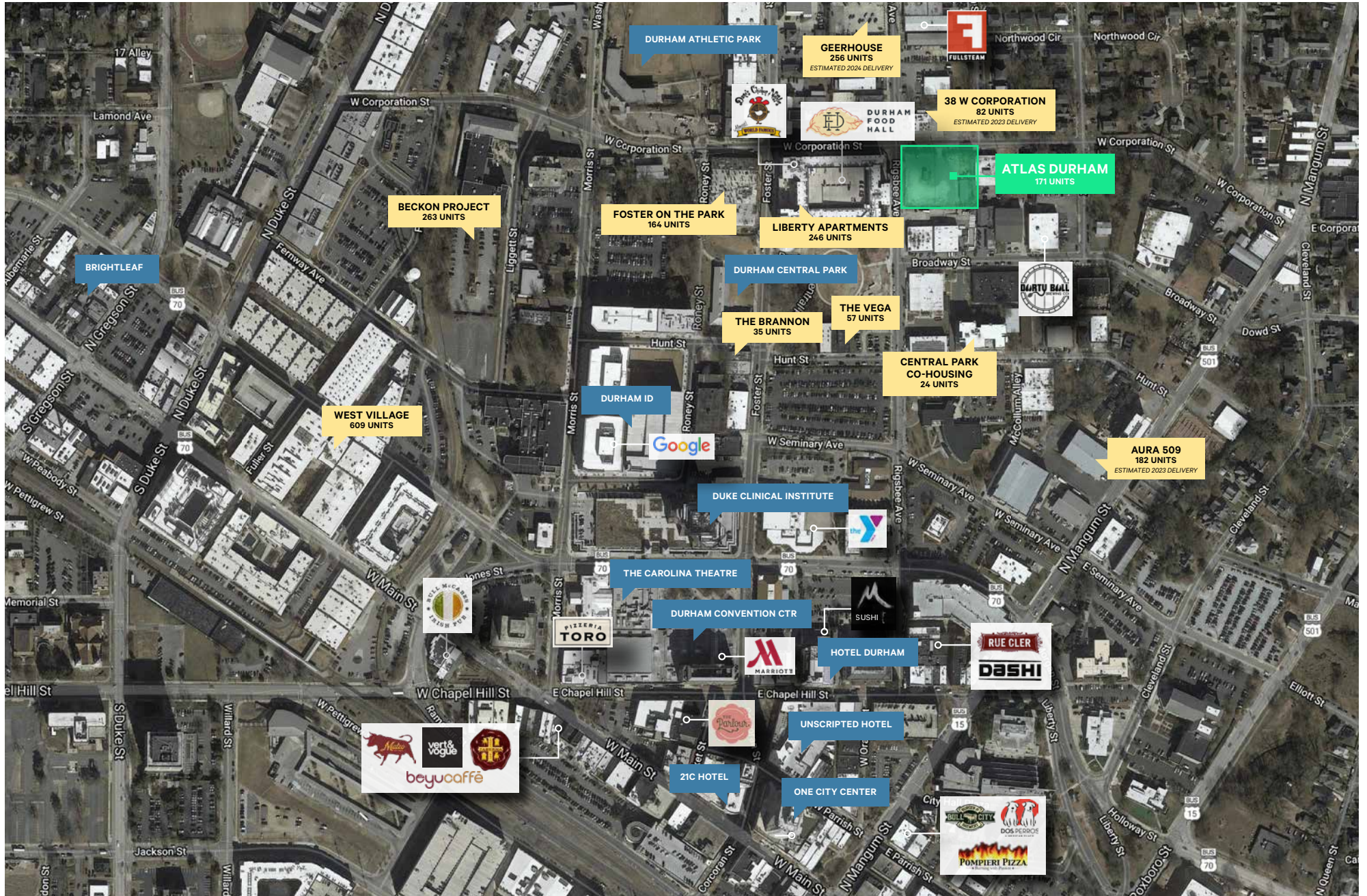
CORPORATION STREET

RIGSBEE AVENUE



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For Lease

