

WESTGATE LOCALE

3400 WESTGATE DR., UNIT 14C
DURHAM, NC 27707

Ralph Esteves

Advisor

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Senior Vice President

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1 PROPERTY INFORMATION

3400 Westgate Dr., Unit 14C
Durham, NC 27707

Property Summary



OFFERING SUMMARY

Available SF:	4,900 SF
Lease Rate:	\$12.00 SF/yr (MG)
Lot Size:	4,900 SF
Building Size:	4,900 SF
Zoning:	GC
Market:	South Durham
Submarket:	SW Durham

PROPERTY OVERVIEW

Nearly 4900 s/f of prime retail space available for rent with plenty of parking and easy access to major highways.

PROPERTY HIGHLIGHTS

- Prime retail space
- Ample parking
- two bathrooms.
- open plan with finished floor.
- CAM \$1.39 s/f

Property Description



PROPERTY OVERVIEW

Nearly 4900 s/f of prime retail space available for rent with plenty of parking and easy access to major highways.

LOCATION OVERVIEW

Prime retail location just off 15-501 with ample parking and direct access off Westgate Drive.

Complete Highlights

LEASE HIGHLIGHTS

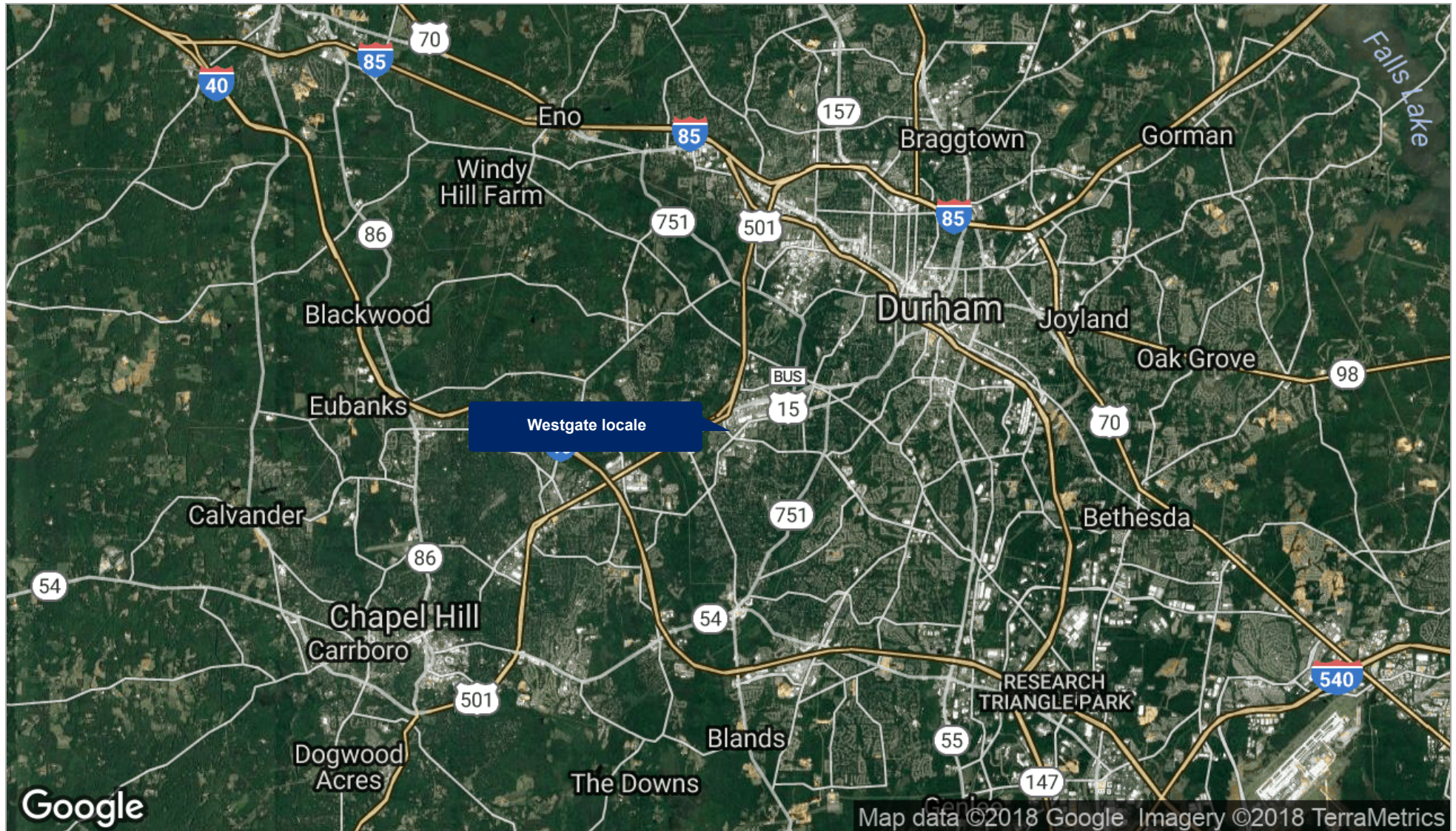
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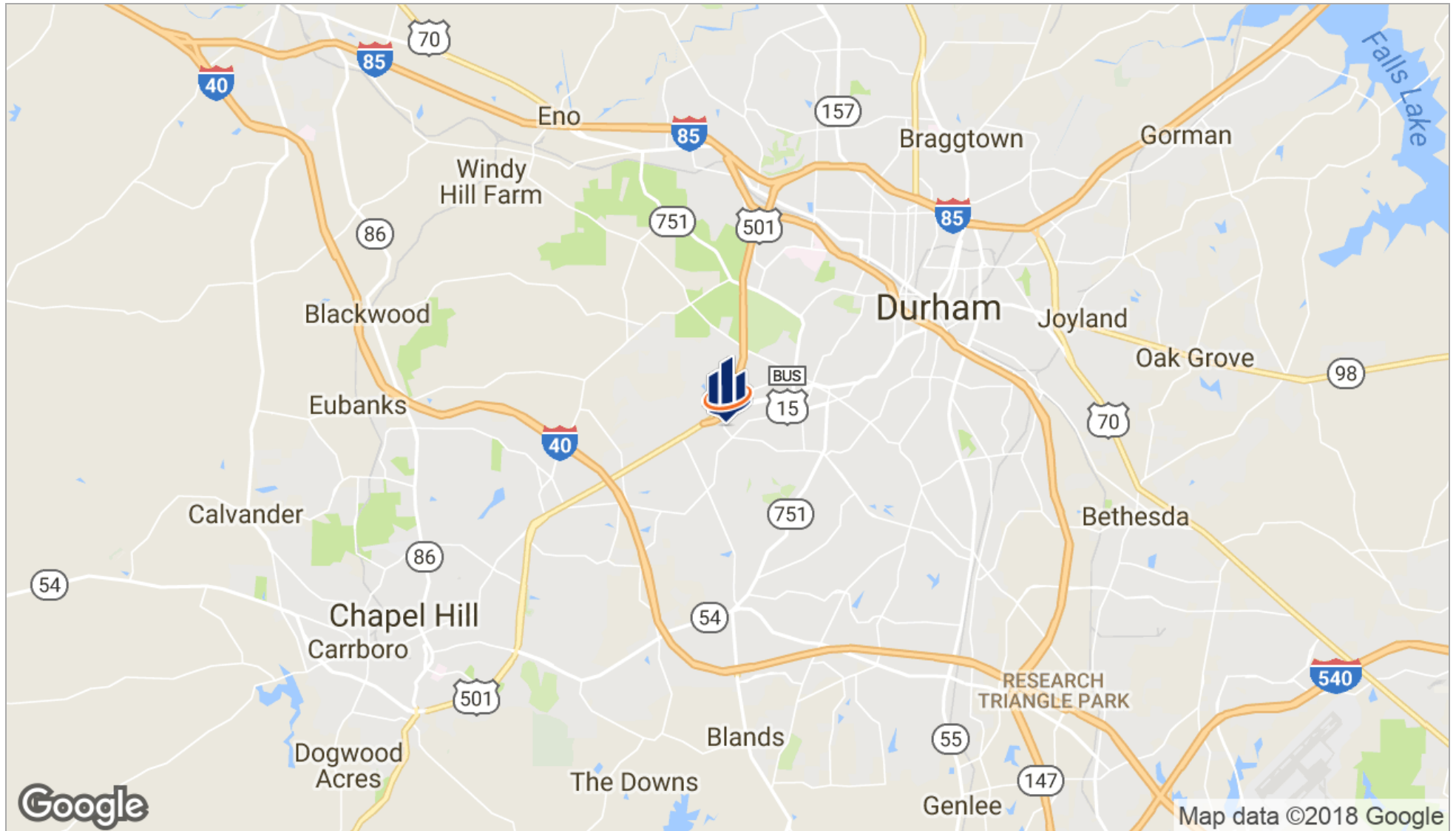
2 LOCATION INFORMATION

3400 Westgate Dr., Unit 14C
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Regional Map



Location Maps



Aerial Map



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DEMOGRAPHICS

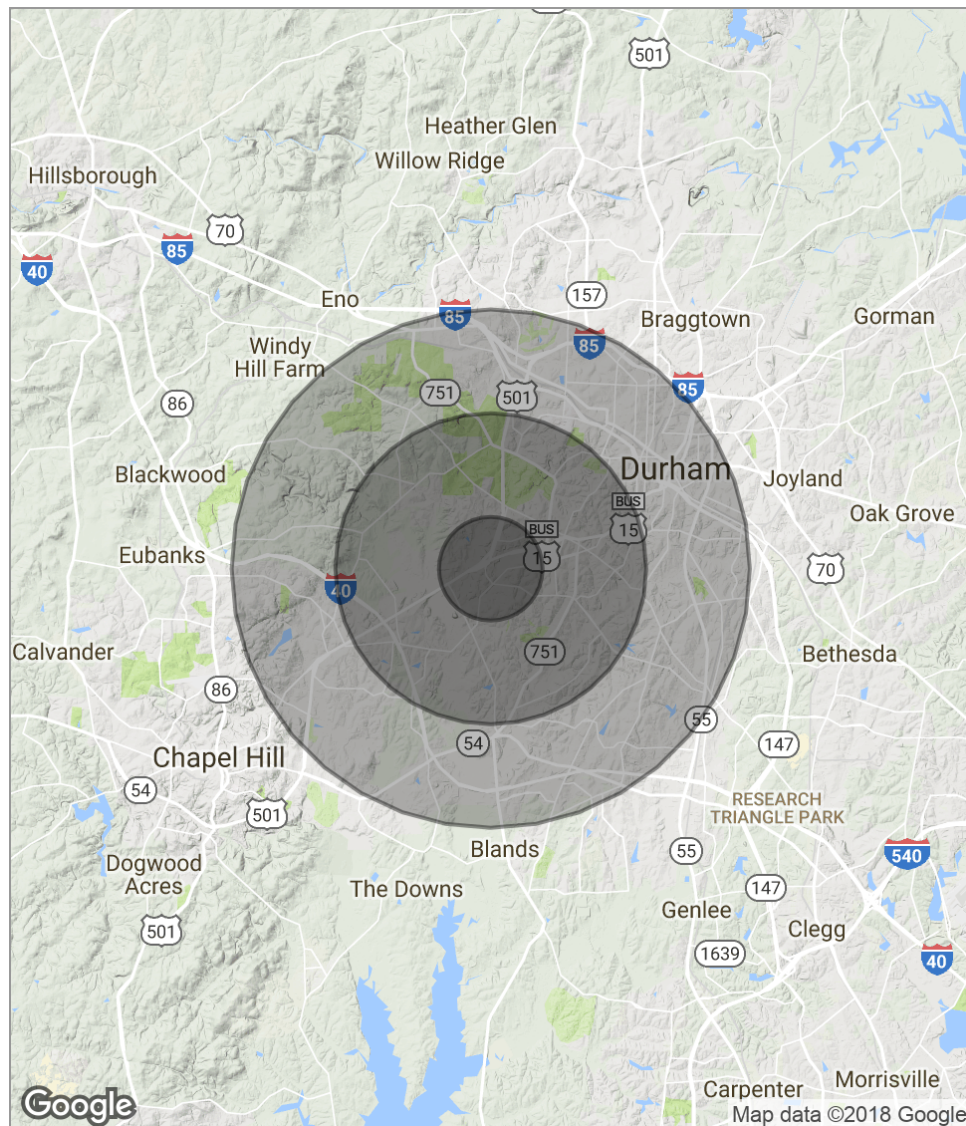
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	9,246	51,009	149,077
Median age	30.4	35.6	34.2
Median age (male)	29.5	33.8	32.5
Median age (female)	30.7	37.3	35.8
Total households	4,189	20,801	61,576
Total persons per HH	2.2	2.5	2.4
Average HH income	\$53,540	\$79,953	\$73,467
Average house value	\$280,385	\$342,712	\$286,500

** Demographic data derived from 2010 US Census*

Demographics Map



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4 ADVISOR BIOS

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Advisor Bio & Contact 1

RALPH ESTEVES

Advisor

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PROFESSIONAL BACKGROUND

Ralph Esteves is a very experienced business owner, offering and implementing strategies in asset acquisitions and sales throughout his career. He has been a nationally recognized hotelier leading not just his own company in highly competitive markets, but with national brands as a member of the Board of Directors (Franchise) within the Wyndham Hotel Group. He was elected by his hotel owner peers to serve as Chairman of the Board (Franchise) representing over 500 hoteliers nationwide where he was instrumental in establishing benchmarks in areas such as marketing, operations, and strategy. As an entrepreneur and business leader in several industries, he was appointed as a Select Operator for Disney Parks and Resorts. He is a published author in the travel industry, and a travel management consultant for such companies as American Express. Mr. Esteves is also involved in multiple commercial properties as co-owner and advisor, understanding the needs of business leaders.

EDUCATION

BBA University of Miami with a double major in Management and Marketing

MEMBERSHIPS & AFFILIATIONS

NCAR. TCAR

Advisor Bio & Contact 2

JEFF ROIKE

Senior Vice President

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PROFESSIONAL BACKGROUND

SVN Hotels Senior Vice President Jeff Roike brings with him over 30 years of national hotel experience with major hotel chains Marriott International, Hilton Worldwide and Starwood Hotels and Resorts Worldwide. Over his career he has acquired a thorough understanding of hotels and hospitality, with extensive experience in hotel acquisitions, openings, operations, renovations and disposition. This knowledge and experience affords him the unique position of representing, promoting and guiding clients and hotels advisors through the complex process of hotel brokerage in the ever-changing hospitality market.

EDUCATION

Mr. Roike received his Bachelor of Science degree from the University of Cincinnati in Urban Planning and Design. This degree has and continues to benefit him and his clients in working through the various state and municipal departments and regulations surrounding hotel development, acquisition and disposition. His thorough knowledge of hotel brokerage, international hotel companies and governmental regulations all contribute in providing SVN Hotels the support and expertise for long-term growth.



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