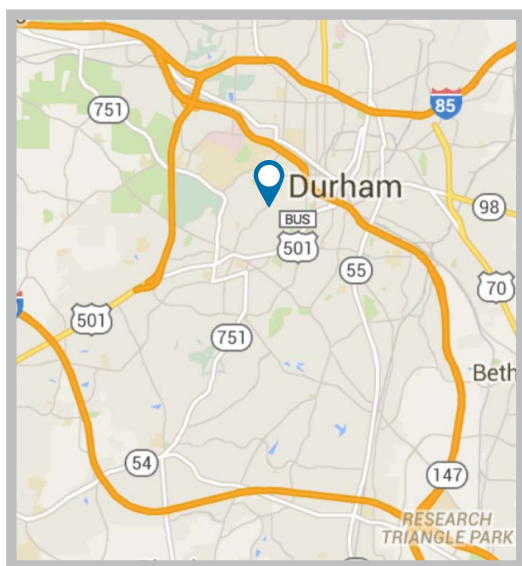




**FOR SALE
DURHAM**

1901 Chapel Hill Road

Rare freestanding retail/office building in up and coming Lakewood area. Located directly across from Lakewood shopping center, which is available for redevelopment.



LOCATION	1901 Chapel Hill Road, Durham, NC 27707
PARCEL ID	107938
BUILDING SIZE	± 2,265 SF
ACREAGE	± 0.319 Acres* <i>*Dean Street may be widened, impacting the size and existing property lines. Contact Agent for details.</i>
YEAR BUILT	1969
ZONING	Commercial Neighborhood (CN)
TRAFFIC COUNT	7,400 Vehicles per Day
SALE PRICE	\$275,000
FEATURES	<ul style="list-style-type: none"> • Good parking (behind building) • Block building/solid construction – suitable for a variety of uses • Loading dock at back of building • Area is prime for redevelopment • Property adjacent to the Durham Literacy Center • 1 mile from Duke University • 1.2 miles from downtown Durham • 0.8 mile from Kent Corners (location of the renowned Cookery and new Duke office complex)

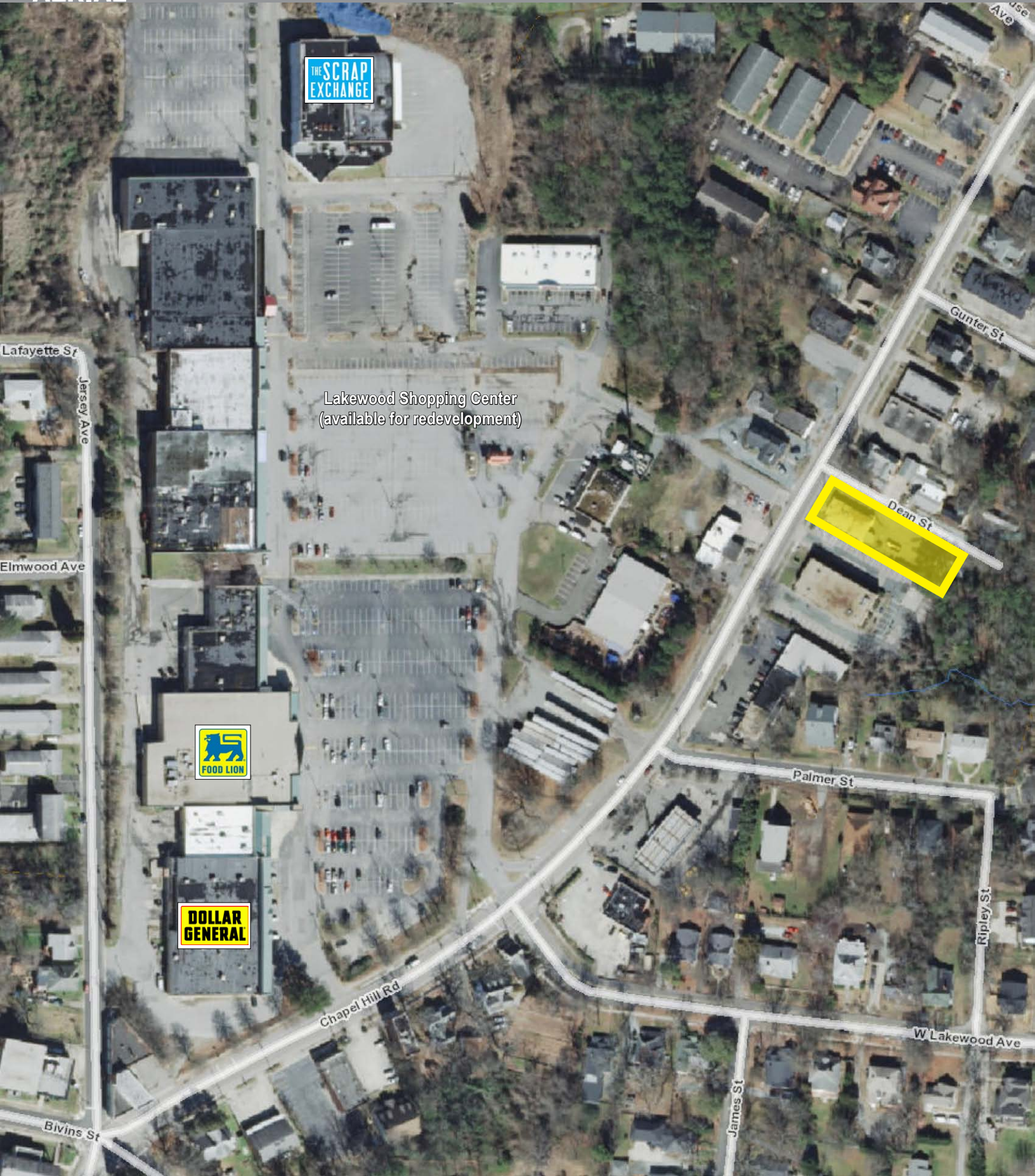
SETH J. JERNIGAN, CCIM | Office: 919.287.2121 | Mobile: 919.475.7080 | sjernigan@realestateassoc.com



3333 Durham-Chapel Hill Boulevard, Suite C, Durham, NC 27707 | www.realestateassoc.com | 919.489.2000

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THE SCRAP EXCHANGE

Lakewood Shopping Center
(available for redevelopment)



DOLLAR GENERAL

ADDITIONAL VIEWS



rear of building



nearby housing construction and rehab

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