

DURHAM

Modern Office Space

FOR LEASE - \$3,215 / MO.



📍 1901 HILLANDALE RD, SUITE 102, DURHAM, NC 27705



This is a great space in an extremely convenient location a half-mile north of I-85.



Mark Micol
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Pickett Sprouse Commercial Real Estate
(919) 493-0395
1901 Hillandale Rd, Suite 100, Durham NC 27705

Property Description

This is not your typical traditional office space, this modern and industrial listing is a great place for you to expand your business.

OFFER SUMMARY



SQUARE FOOTAGE
1,930



LEASE RATE
\$3,215 / mo.



LANDLORD PROVIDES
Water, Fiber Optic Internet

This is a particularly great space for a real estate attorney . . .

The other tenants in the building include a real estate company, a mortgage company, and an insurance company.

The proximity to companies in related fields can provide opportunities for collaboration and networking, allowing the attorney to grow their client base and stay up to date on industry trends.

Mark Micol



SPACE DETAILS



4 OFFICES



1 CONF. ROOM



2 BATHROOMS

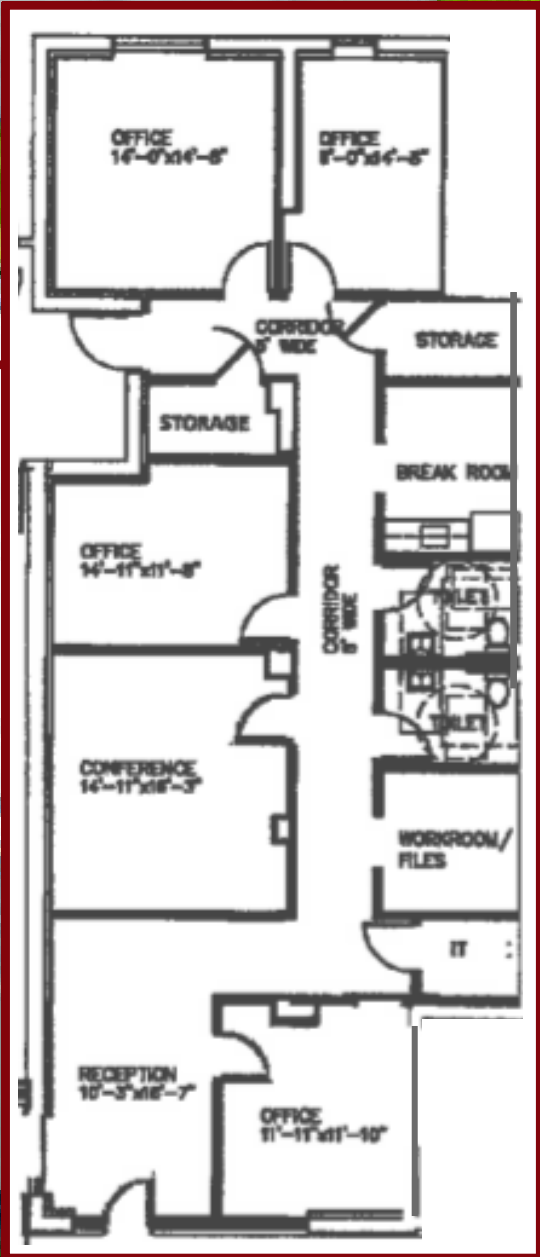
. . . *plus* storage rooms and a break room



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Floor Plan



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BRIGHT INTERIORS

*This office space boasts
an abundance of natural
light thanks to its
numerous windows.*



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MODERN AESTHETIC

The concrete floors and industrial look are modern and clean.



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Duke University Hospital



Hillandale Road



1901 HILLANDALE

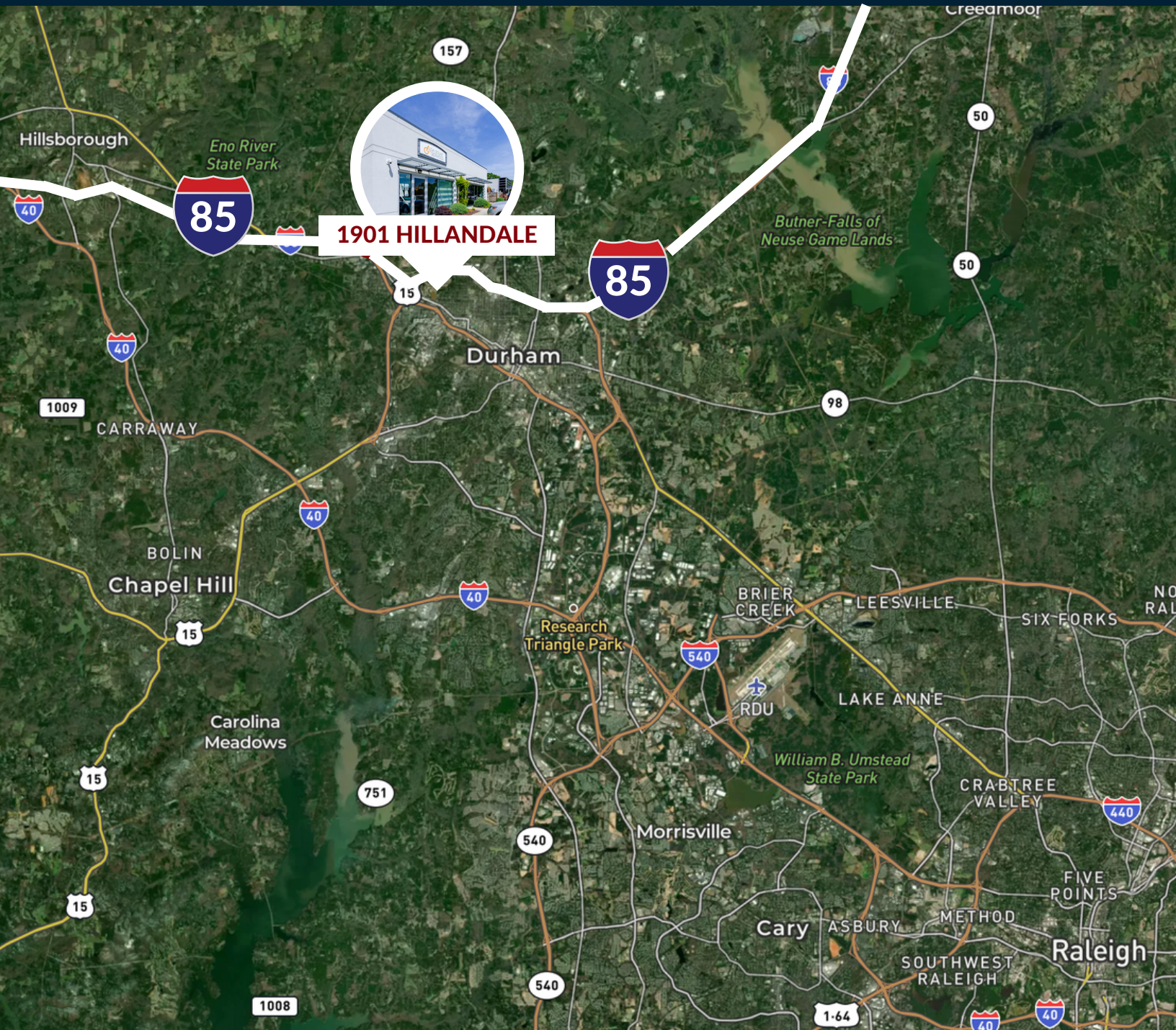


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Regional Map

This office property is located in the northwest area of Durham. This location offers easy access to major highways, making it convenient for your business to connect with clients and customers in surrounding areas.



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Population Overview

The population in the area has experienced significant growth over the past decade, and this trend is expected to continue in the coming years.

Radius	2 mile	5 mile	10 mile
Population			
2010 Population	34,702	132,478	299,451
2022 Population	44,883	163,028	363,972
2027 Population Projection	49,306	178,616	396,885
Annual Growth 2010-2022	2.4%	1.9%	1.8%
Annual Growth 2022-2027	2.0%	1.9%	1.8%
Households			
2010 Households	14,603	52,925	122,304
2022 Households	18,846	65,218	147,548
2027 Household Projection	20,890	71,862	161,367
Annual Growth 2010-2022	2.4%	1.8%	1.6%
Annual Growth 2022-2027	2.2%	2.0%	1.9%
Avg Household Size	2.1	2.3	2.4
Avg Household Vehicles	1	2	2
Household Income			
< \$25,000	3,964	14,202	24,345
\$25,000 - 50,000	5,074	17,066	33,026
\$50,000 - 75,000	3,360	10,550	23,918
\$75,000 - 100,000	2,165	7,370	19,614
\$100,000 - 125,000	1,189	4,539	12,990
\$125,000 - 150,000	1,093	3,251	9,286
\$150,000 - 200,000	883	3,817	11,224
\$200,000+	1,118	4,422	13,145
Avg Household Income	\$75,404	\$78,312	\$91,607
Median Household Income	\$52,185	\$52,730	\$66,210



Traffic Report

The office space is situated in proximity to several high-traffic roads, including Hillandale, I-85, and Carver Street.

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hillandale Rd	Fawn Ave N	19,843	2022	0.06 mi
Hillandale Rd	Reichard St SE	2,246	2022	0.13 mi
Hillandale Rd	Carver St N	19,813	2022	0.18 mi
Bertrand Ave	Leyburn Pl E	1,510	2022	0.22 mi
SR 1321	Front St	22,812	2022	0.23 mi
Hillandale Rd	Front St N	21,652	2022	0.27 mi
West Carver Street	Hillandale Rd E	5,100	2019	0.27 mi
Carver St	Hillandale Rd E	4,818	2022	0.28 mi
Hillandale Rd	Carver St S	11,166	2022	0.39 mi
Carver St	Omaha St E	10,247	2022	0.40 mi



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Here are a few reasons why you should build your business in Durham, NC.

2

universities call Durham home, including Duke University and North Carolina Central University.

#5

ranked in the best places to start a business in the United States.

287,794

population living in Durham. This number has increased significantly over the years.



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