



## Income-producing property with mix of retail and office tenants

### Offering Summary

Sale Price:	Call for pricing and additional information
Building Size:	9,471 SF
Year Built:	1985
Parking:	33 parking spaces / 3.5 spaces per 1,000 sf

- 100% leased
- Owner occupant office possibility for 3,220 sf
- Centrally located near the intersection of Hwy 54 and Hwy 55, adjacent to I-40 and RTP
- Less than 5 minutes from RDU International Airport

### Get more information

#### **Michael Vulpis**

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#### **Bill Aucoin**

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# Commercial Building For Sale

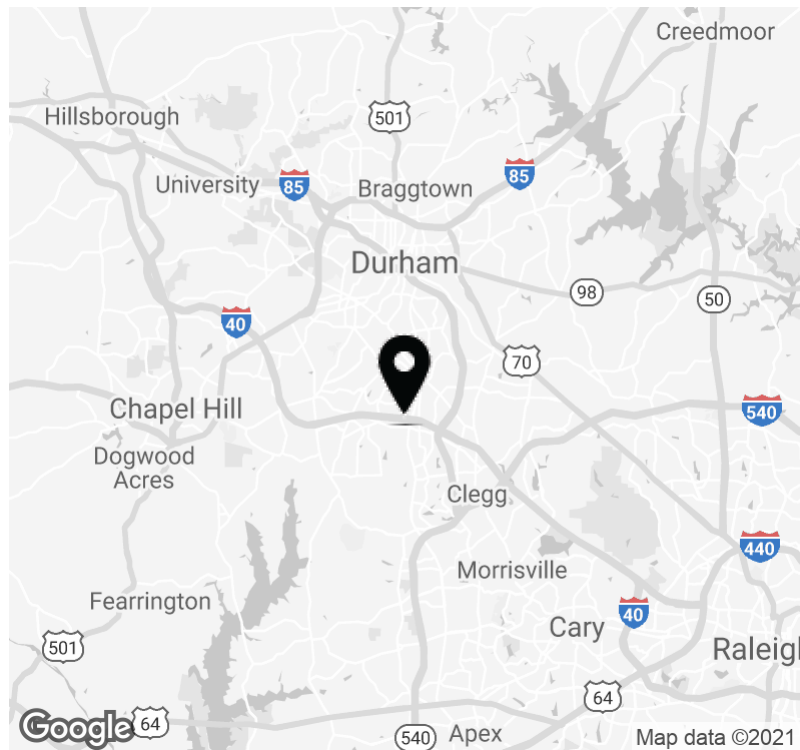
1912 E NC 54 Highway, Durham, NC 27713



Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,781	15,665	40,045
Total Population	3,989	34,903	91,995
Average HH Income	\$62,529	\$71,224	\$74,019

### Traffic Counts

Esri 2019	Vehicles Per Day
I-40 & TW Alexander	119,000
Apex Hwy & Residence Inn Blvd	30,550
Apex Hwy & I-40	28,100



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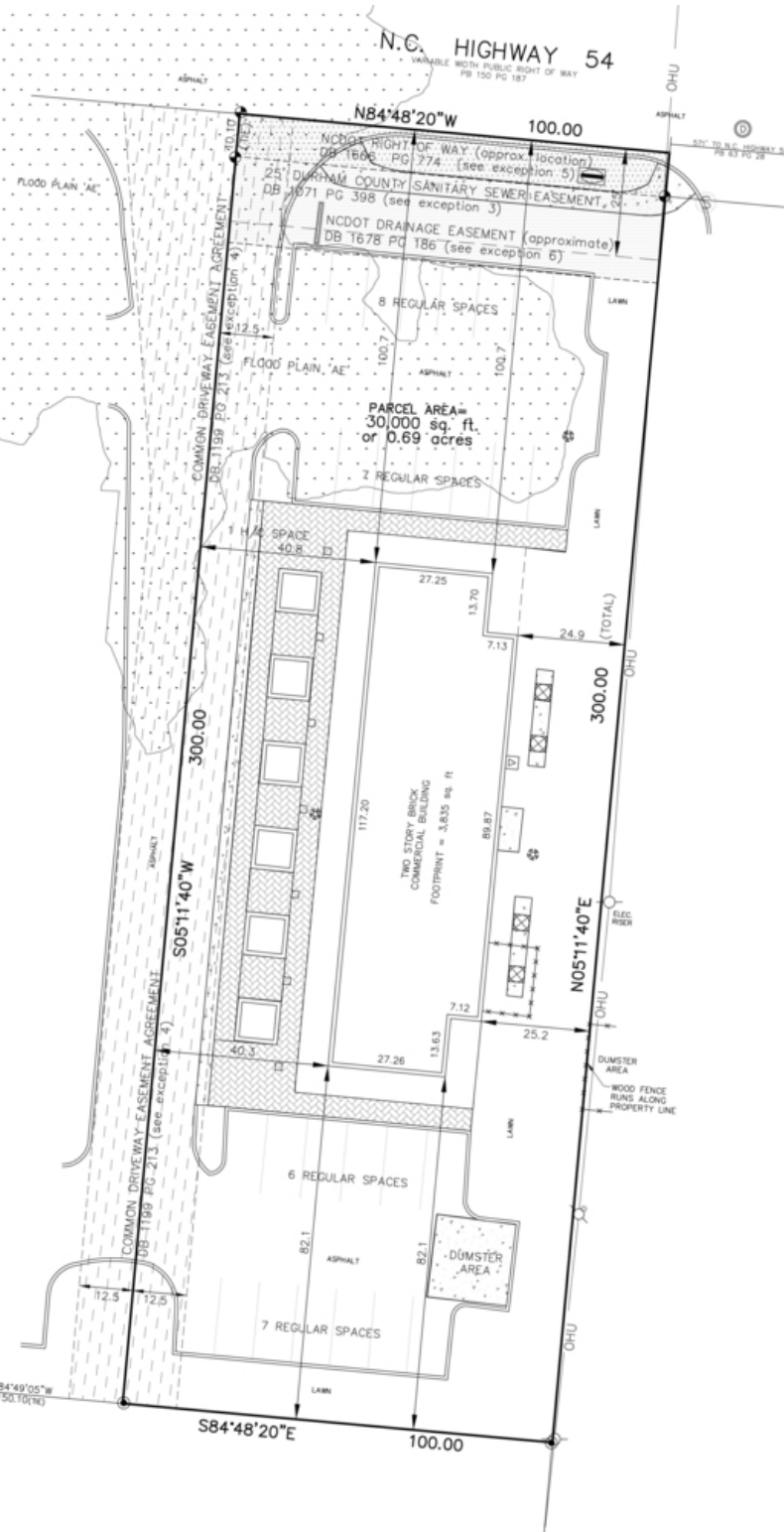
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Google

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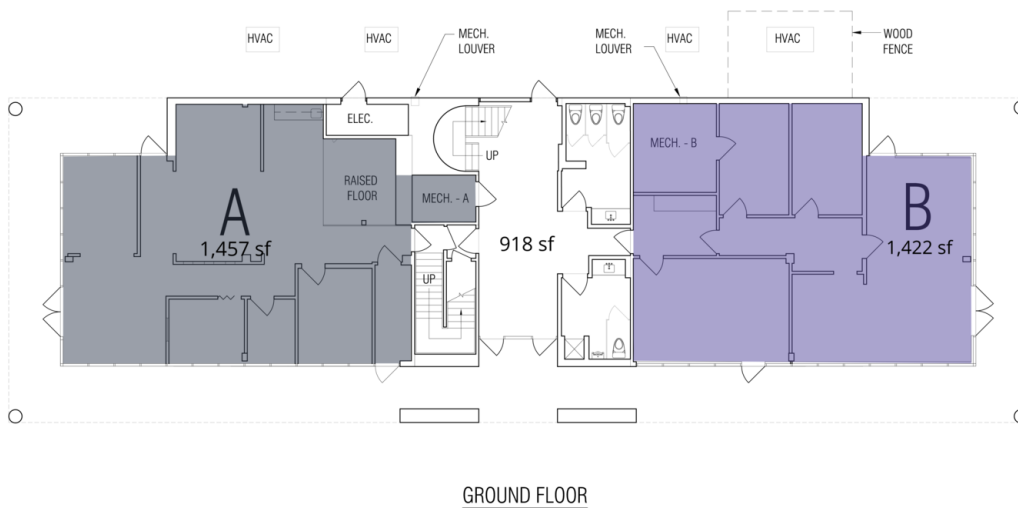
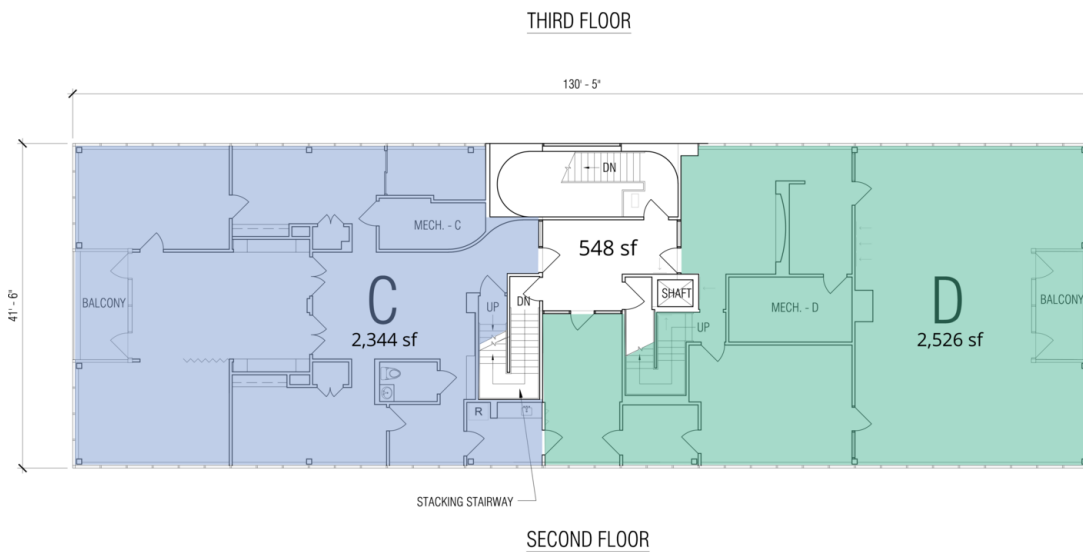
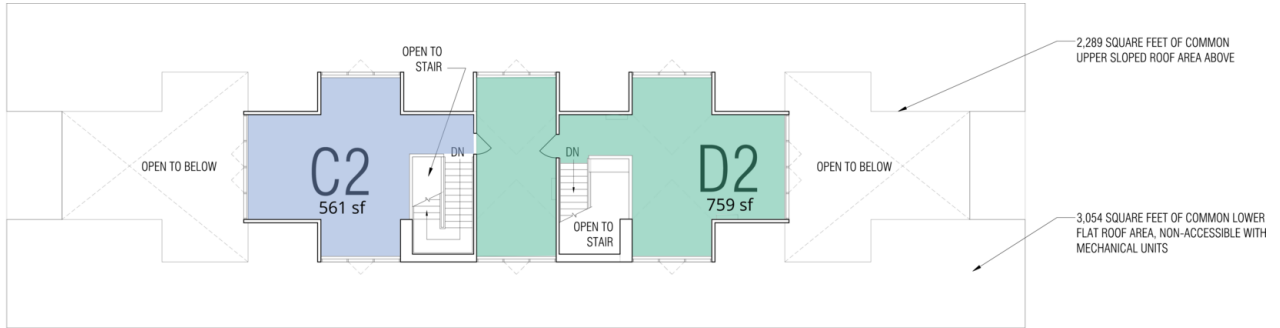
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