

# 2,000 SQUARE FOOT OFFICE SPACE FOR SALE

## EXECUTIVE PARK COMMERCIAL CENTER

### PROPERTY OVERVIEW

Executive Park Building 100 is strategically located at the intersection of NC Highway 54 and NC Highway 55. It is a wonderfully landscaped venue that is convenient to Downtown Durham, RTP, Chapel Hill, Cary and Raleigh.

This 2,000 square foot office condo space offers a good investment opportunity for a future owner-occupant.



### TRIANGLE SPECIAL PROPERTIES

Commercial Real Estate  
1921 North Pointe Drive  
Durham, NC 27705  
919.475.9633

[www.trianglespecialproperties.com](http://www.trianglespecialproperties.com)

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# ABOUT THE SPACE

**1920 E NC Highway 54  
Durham, NC 27713**

**Single-story ground-level building  
with lots of parking**

**2,000 SF Suite that can be  
easily reconfigured.**

**located just minutes from RTP,  
downtown Durham, The Streets  
at Southpoint, and I-40.**

**High traffic count at major  
intersection leading to RTP.**

**Lots of restaurants and  
amenities nearby.**

**A premium location for  
professional services.**

*Asking Price*  
**\$290,000**



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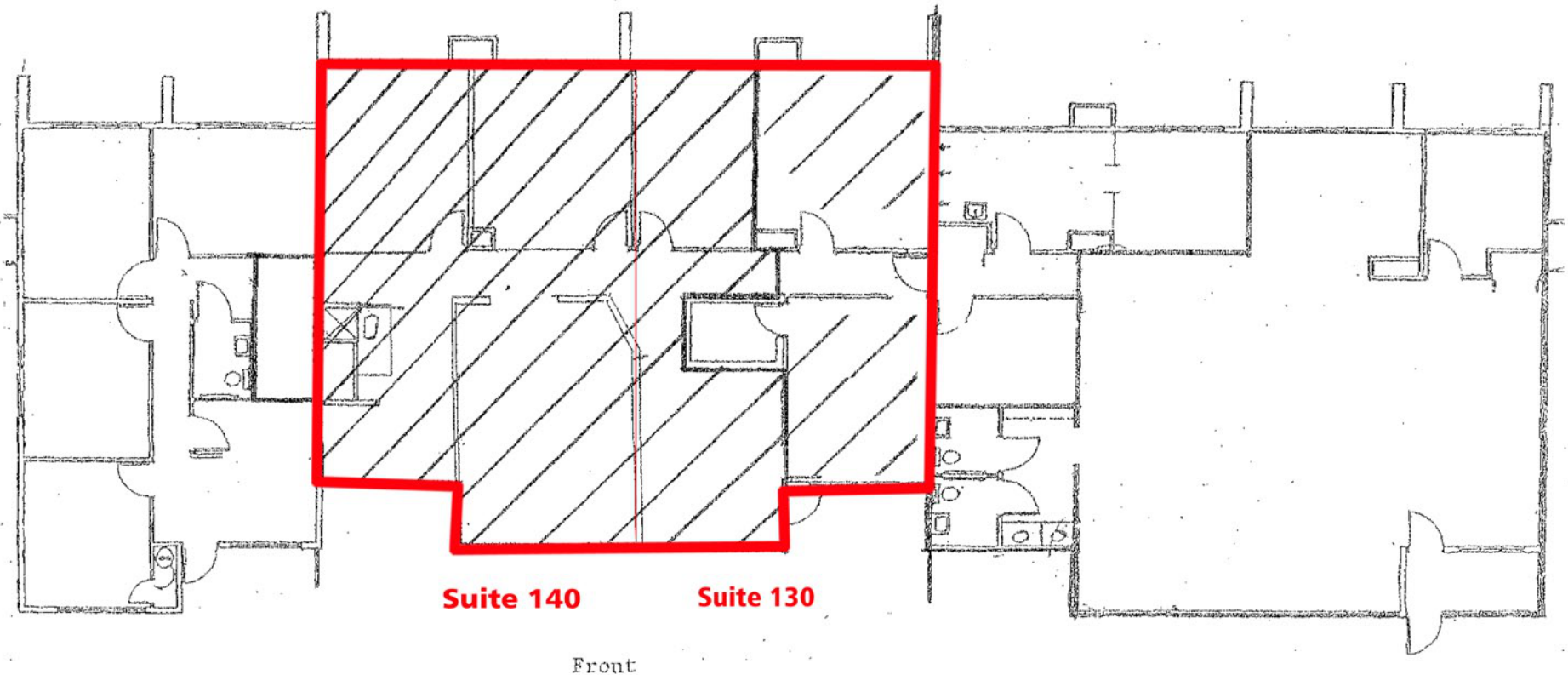
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# BUILDING 100 FLOORPLAN



EXECUTIVE PARK - BUILDING 100  
BROCKWELL ASSOCIATES, INC. - Architects



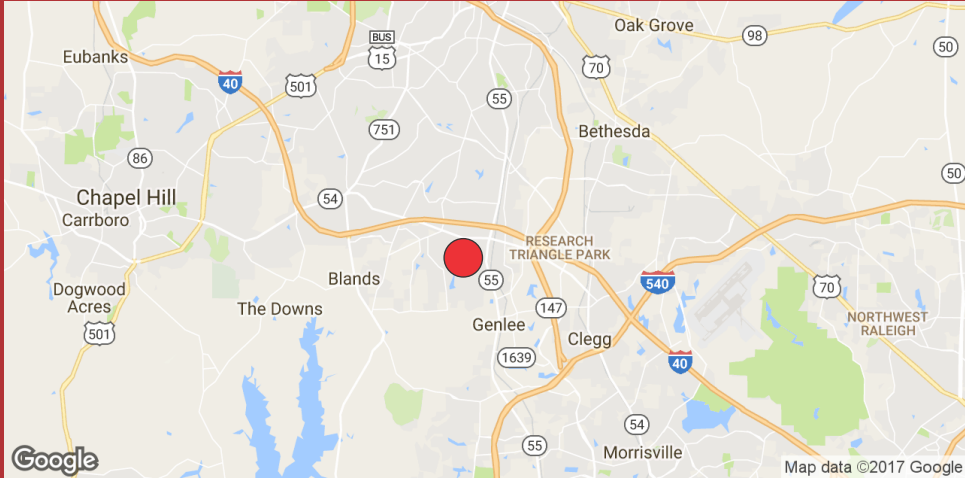
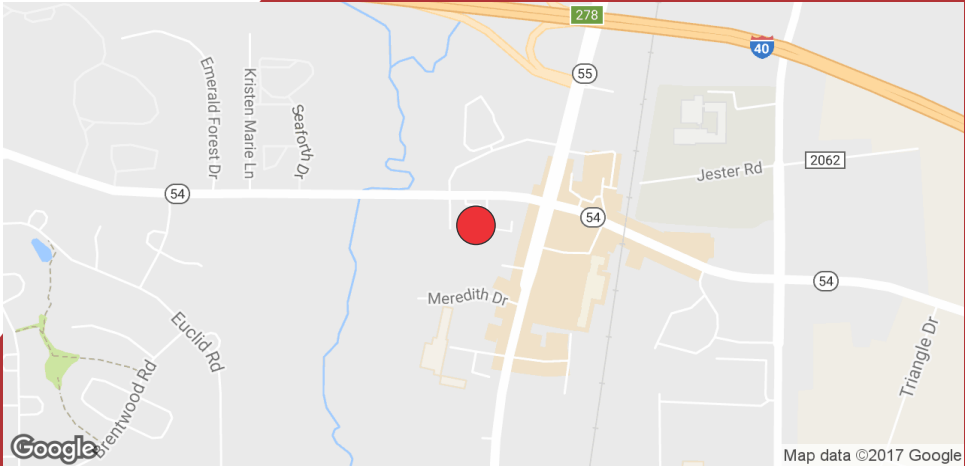
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# ABOUT THE AREA



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# AREA DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	3,880	34,286	91,528
MEDIAN AGE	31.5	32.8	33.6
MEDIAN AGE (MALE)	30.8	31.4	32.1
MEDIAN AGE (FEMALE)	31.8	33.6	34.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,740	15,380	39,934
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$62,113	\$71,082	\$73,821
AVERAGE HOUSE VALUE	\$176,556	\$222,719	\$239,038
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	47.5%	47.9%	45.3%
% BLACK	32.6%	35.5%	38.3%
% ASIAN	10.7%	7.6%	8.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	6.0%	5.8%	5.6%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	11.0%	10.6%	9.6%

\* Demographic data derived from 2010 US Census



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GET IN TOUCH

**Mark Staples**  
*Director - Senior Commercial Broker*

**T. 919.475.9633**

**E. [mark@trianglespecialproperties.com](mailto:mark@trianglespecialproperties.com)**

**Triangle Special Properties** is a North Carolina based commercial real estate brokerage company specializing in real estate sales, leasing and asset management. What sets us apart is not what we do, but how we do it. The company was born of our desire to provide a superior level of hands-on service to meet the unique needs of investors, property owners, tenants and landlords, bringing excellent skills, knowledge, and experience to the commercial real estate industry. Services include strategic advice and execution for property sales and leasing, plus customized research and project consulting.



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