



RTP OFFICE AVAILABILITY

2511 E NC HWY 54
DURHAM, NC 27713

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Property Summary



OFFERING SUMMARY

Sale Price:	\$900,000
Lease Rate:	\$12-\$15 MN
Available:	2,000-8,240 SF
Building Size:	8,240 SF
Zoning:	CN - Commercial Neighborhood
Market:	Triangle
Price / SF:	\$109.22

PROPERTY OVERVIEW

Lease: Building can accommodate a 2,000, 4,000, 6,000 or 8,240 SF user!

Sale: Ideal for owner/occupant or investor. Property is designed to be used for multiple or single occupancy.

Located in Research Triangle Park on busy NC-54, a short distance to The Frontier and adjacent to future site of the RTP-Technology Enterprise Center that will upon completion consist of 3 buildings totaling almost 500,000 GSF.

PROPERTY HIGHLIGHTS

- Vacant, Move-In Ready
- Rentable Space from 2,000-8,240 SF
- Adjacent to RTP-Technology Enterprise Center
- High Traffic Location w/ Good Frontage
- Clean, well kept property
- Upfit allowance available for qualified tenants
- Competitive Lease Rates

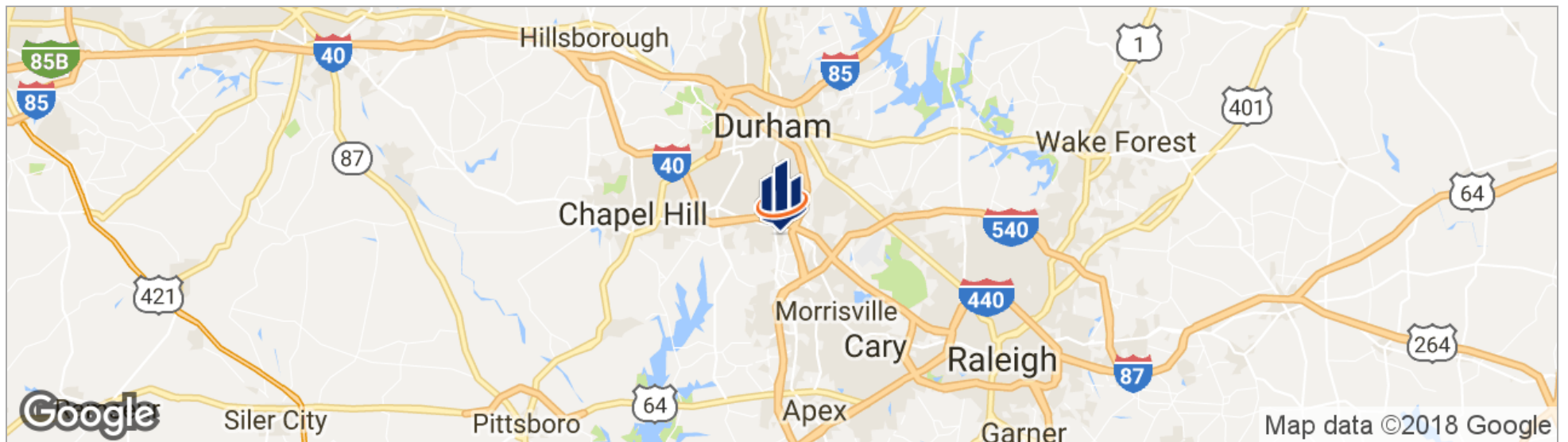
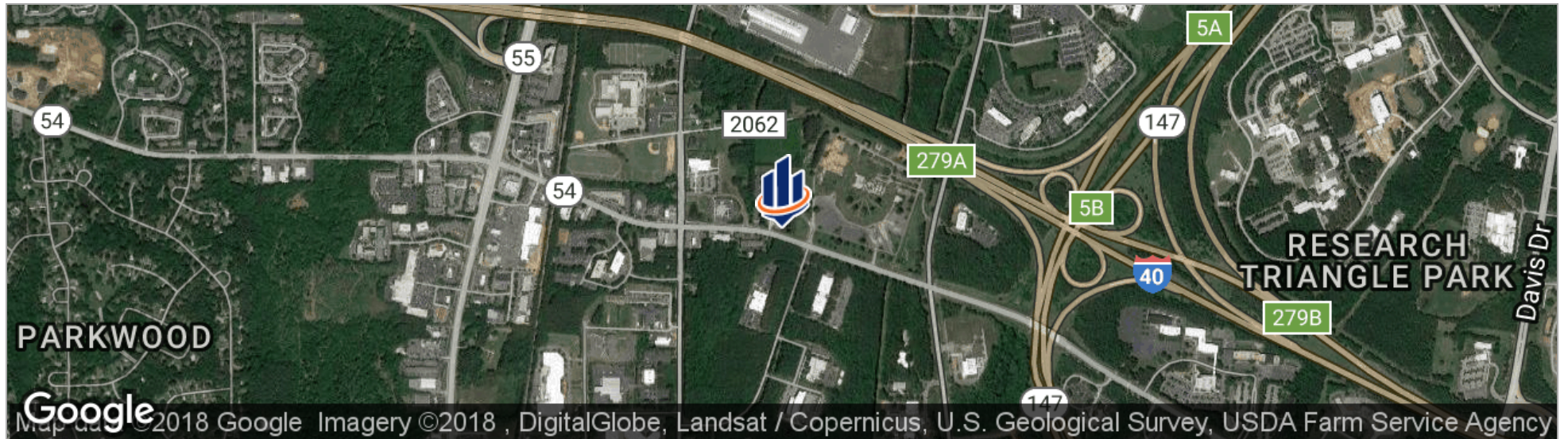
Additional Photos



Additional Photos



Location Maps

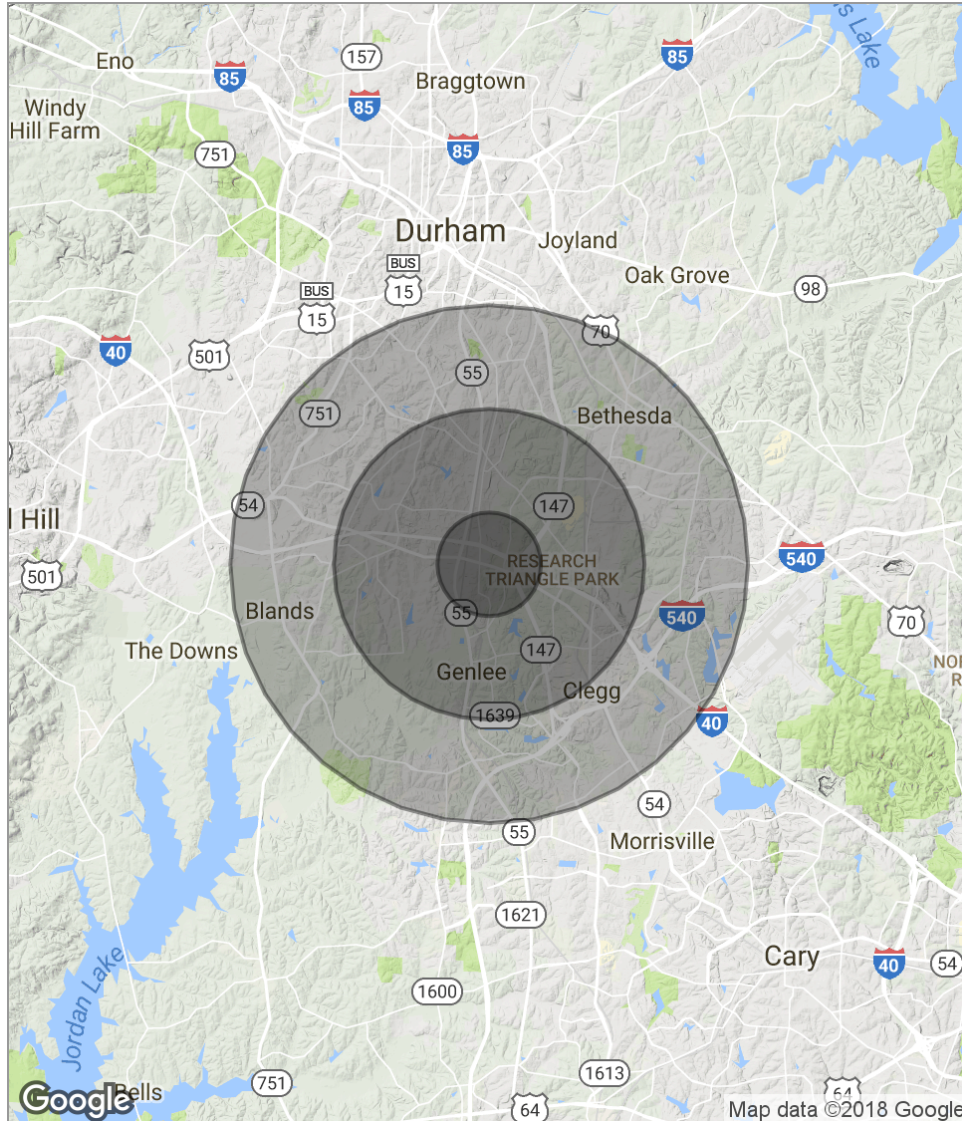


Retailer Map



Map data ©2018

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,963	27,022	88,215
Median age	29.9	32.4	33.0
Median age (male)	29.0	31.1	31.5
Median age (Female)	30.4	33.1	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	949	12,116	38,698
# of persons per HH	2.1	2.2	2.3
Average HH income	\$55,403	\$67,753	\$71,015
Average house value	\$190,648	\$218,838	\$212,155

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

JOHNNY WEHMANN

Advisor



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PROFESSIONAL BACKGROUND

Johnny Wehmann is a Triangle native with a 12-year background of diverse real estate experience. Before joining SVN | HPW Commercial, Johnny was at Meridian Realty where he worked in commercial property management with a focus on retail and office properties; his clients ranging from local landlords to private equity fund managers. Johnny also maintained a business development role while at Meridian Realty, marketing to local and national tenants and property owners. Prior to that position, Johnny served as a Property Manager/Broker-in-Charge with a focus on Multi-Family housing with developer/owner, Ticon Properties.

Johnny graduated from East Carolina University in 2004 with a B.S. in Economics. Outside of his career in real estate, Johnny is an avid runner, loves the outdoors and spending time with friends and family.

EDUCATION

BS in Economics, East Carolina University, 2004

NC Realtors® Leadership Academy, Class of 2016
City of Winston-Salem University, Class of 2015

MEMBERSHIPS & AFFILIATIONS

Triangle Commercial Association of Realtors
Orange- Chatham Association of Realtors
North Carolina Association of Realtors
Bull City Business Leaders

2016 Winner- Rising Star Award, Orange Chatham Assoc. of Realtors®
2012 Property Manager of the Year, Ticon Properties



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