

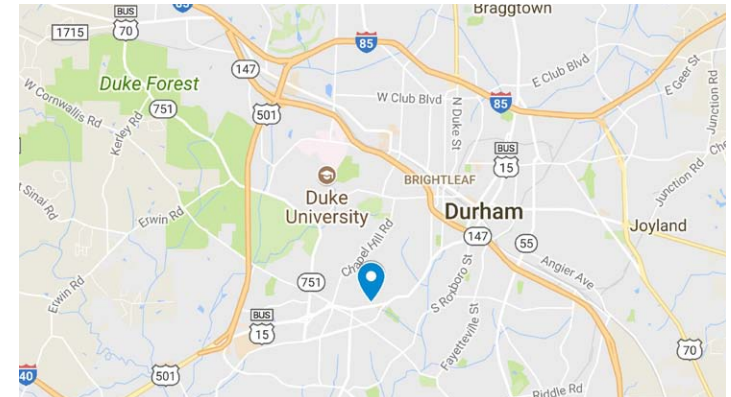
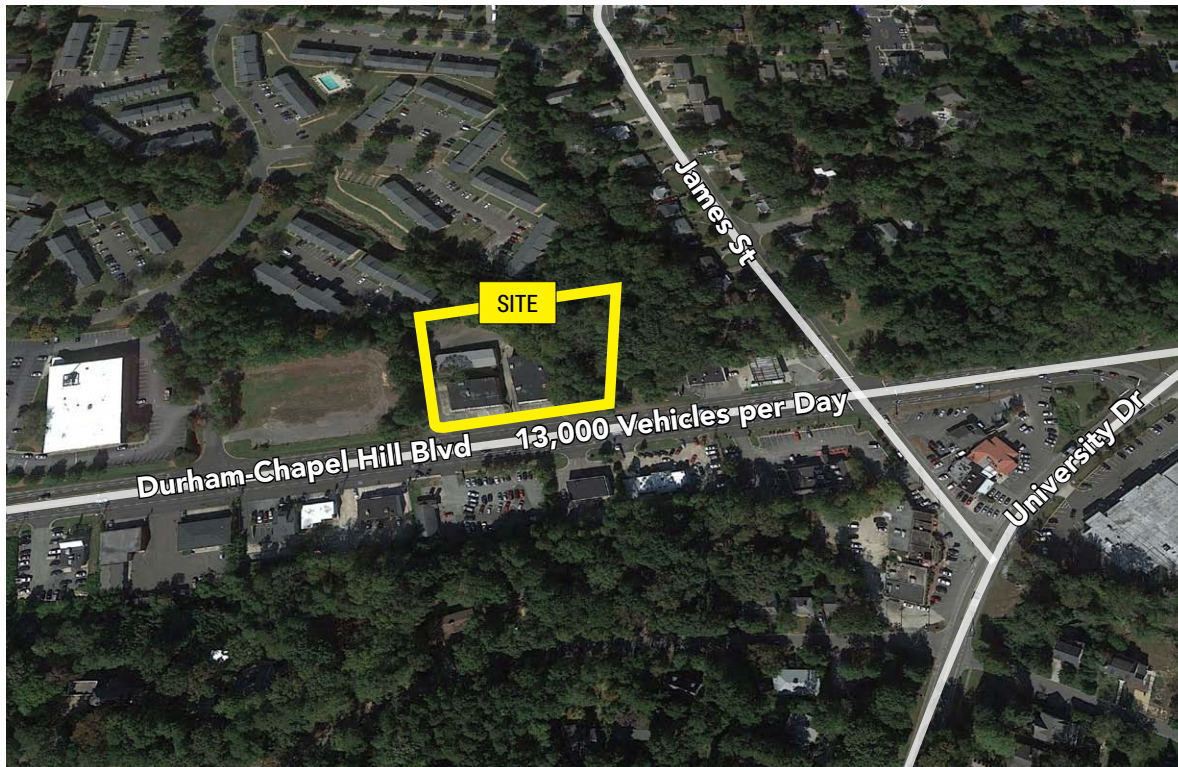
2534-2536 Durham-Chapel Hill Blvd.

FOR SALE
DURHAM, NC

Real Estate Associates is pleased to offer for sale 2534-2536 Durham-Chapel Hill Boulevard, a three building complex in Durham's Rockwood commercial district.

The Rockwood area is the nexus between South Durham and Central Durham and is one of the primary in-town routes to and from downtown. Rockwood and the boulevard are home to some

of Durham's most popular and long-standing local restaurants, which are consistently humming with activity at lunch and dinner time. The office/warehouse property being offered is well-suited for an adaptive reuse into retail and restaurant space, taking full advantage of the excellent visibility, central location and the limited supply of retail space in the micro-market.



Location	2534-2536 Durham-Chapel Hill Blvd Durham, NC 27707
Building Size	± 26,844 SF Total (3 buildings)
Acreage	± 1.838 Acres Total
Parcel ID	104620, 104619
Sale Price	\$1,425,000
Zoning	Commercial General (CG) and Residential Multifamily (RS-M)
Features	<ul style="list-style-type: none">• ± 275 feet of frontage on Durham-Chapel Hill Blvd• Well-constructed buildings prime for renovation• Excellent central location near Duke and downtown Durham
Close Proximity	Downtown Durham, Duke University, South Square area

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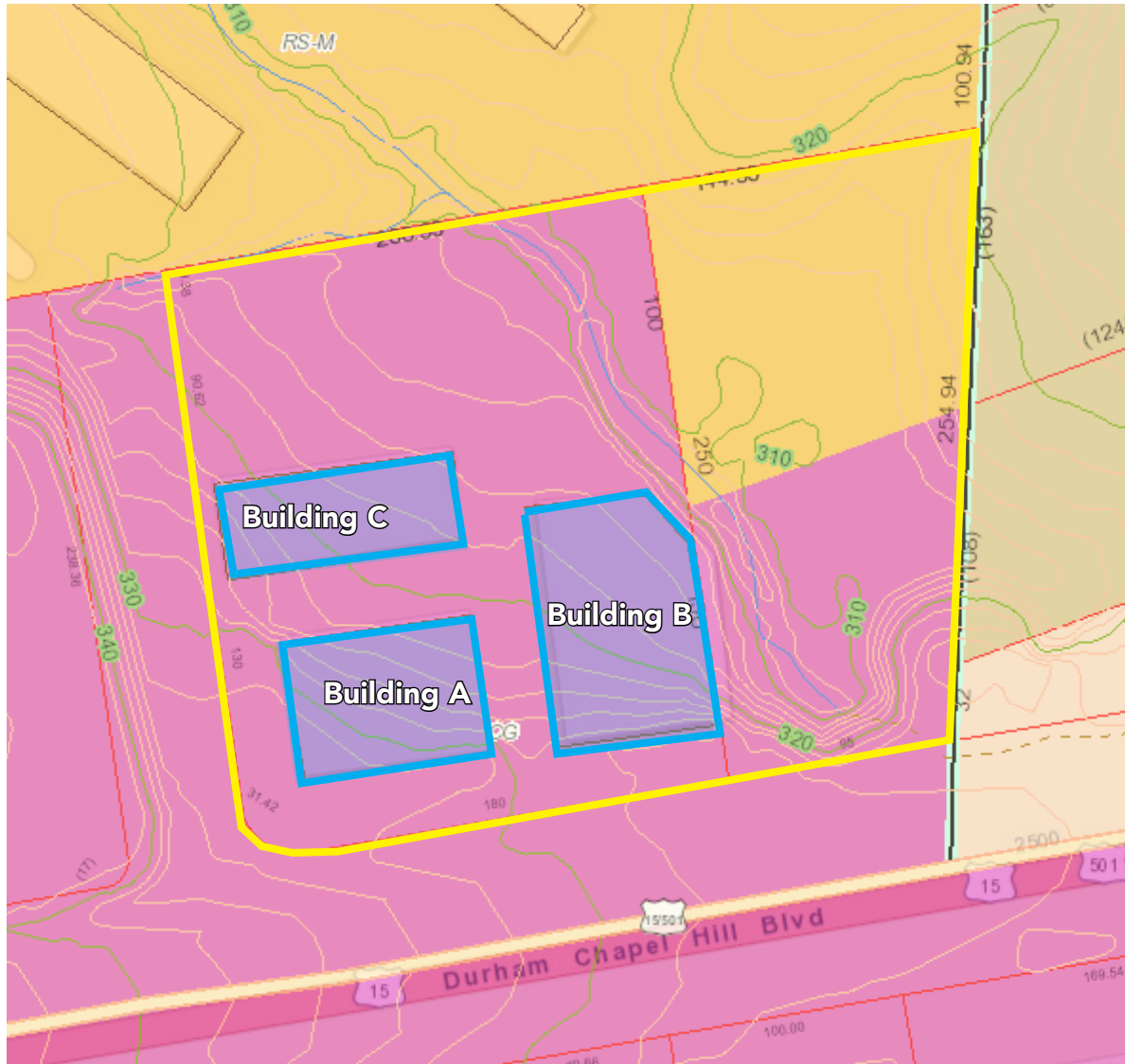
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Zoning, Topography and Building Details



BUILDING A - Office/Retail

Building Size	Street Level: ± 4,800 SF Lower Level: ± 4,800 SF
Ceiling Height	Street Level: 10'2" Lower Level: 12'4"
Year Built	1959

BUILDING B - Office/Retail

Building Size	Street Level: ± 6,652 SF Lower Level: ± 6,652 SF
Ceiling Height	Street Level: 12'0" Lower Level: 13'4"
Year Built	1969

BUILDING C - Warehouse

Building Size	± 3,940 SF
Ceiling Height	13'9"
Year Built	1985

All ceiling height measurements are estimates and were shot to the underside of the roof decking. Some spaces have areas with raised floors resulting in lower floor-to-ceiling heights.

Aerial and Photos

