

DURHAM

Medical Retail for Lease

\$4,400 / MO. FULL SERVICE



📍 2900 CROASDAILE DRIVE, STE #1, DURHAM, NC



Attractive professional office in Durham, NC, offering 1,200 square feet of prime space close to Duke and I-85. Includes a spacious 376 square feet waiting area for patients' comfort and an additional 188 square feet staff lounge. Ideal for Periodontal/Endodontic/Dental/Medical practitioners looking for a well-appointed space to serve their patients efficiently.

Existing equipment available for purchase under separate agreement.

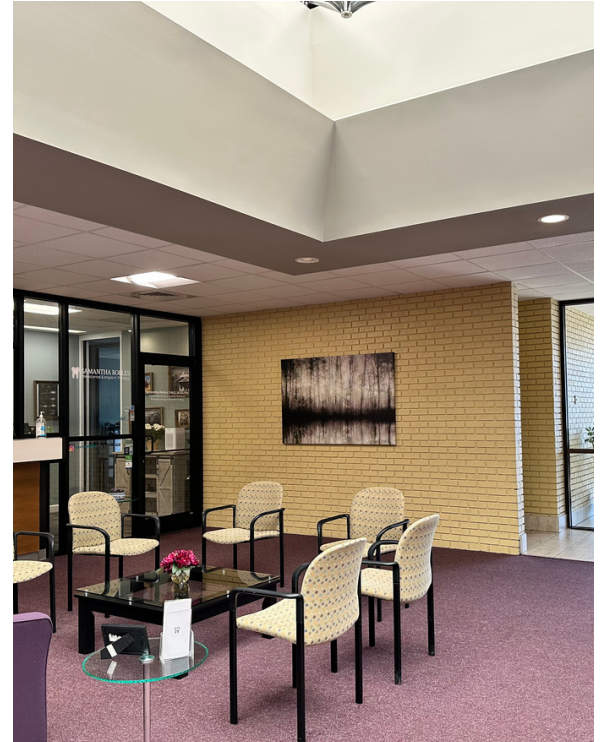
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Pickett Sprouse Commercial Real Estate
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2900 CROASDAILE DRIVE, STE #1, DURHAM, NC

Property Description

Lease Rate	\$4,400/month full service
Available Space	1,764 SF
Zoning	OI
Best Use	Periodontal, Endodontic, Dental, or Medical Practitioners
PIN Number	0812780861



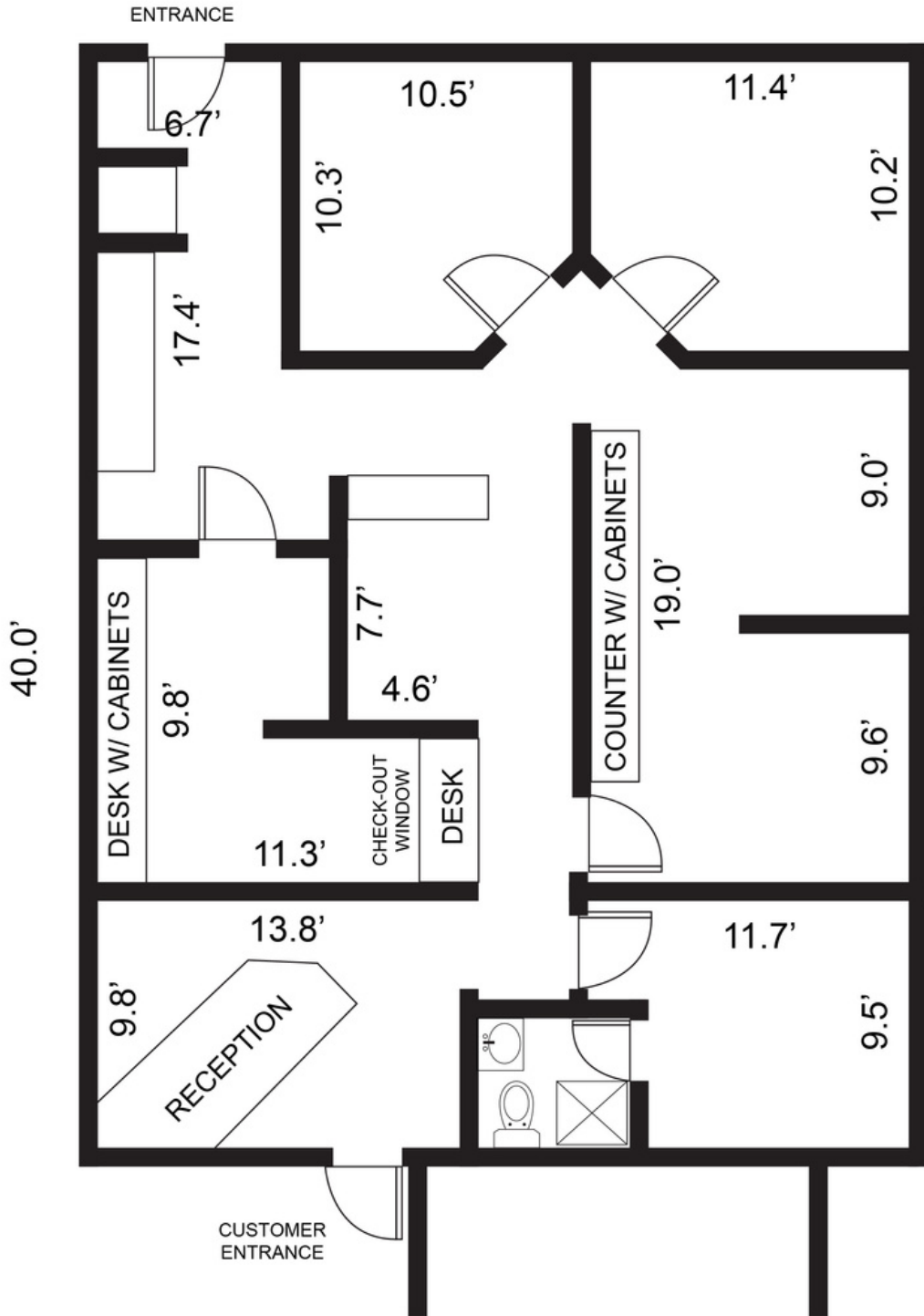
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Floor Plan



Population Overview

Population	2 mile	5 mile	10 mile
2010 Population	30,675	137,417	308,343
2023 Population	38,314	165,170	366,558
2028 Population Projection	39,258	168,724	373,908
Annual Growth 2010-2023	1.9%	1.6%	1.5%
Annual Growth 2023-2028	0.5%	0.4%	0.4%

Traffic	Cross Street	Traffic Volume	Count Year	Distance from Property
US Hwy 15	I- 85 NE	106,858	2022	0.06 mi
I-85	Hillandale Rd NE	89,500	2020	0.08 mi
I- 85	Hillandale Rd NE	87,283	2022	0.14 mi
US Hwy 15	I- 85 S	41,445	2022	0.35 mi
I-85	Hwy 15 NW	38,500	2020	0.36 mi
Hillandale Road	Indian Trl S	19,000	2019	0.36 mi
Hillandale Rd	Indian Trl S	18,088	2022	0.36 mi
Hillandale Rd	Front St N	21,652	2022	0.39 mi
SR 1321	Front St	22,812	2022	0.42 mi
Sprunt Ave	Bellevue Ave W	2,975	2022	0.42 mi

Population Overview

Households	2 mile	5 mile	10 mile
2010 Households	13,491	55,173	125,610
2023 Households	16,904	66,770	149,140
2028 Household Projection	17,392	68,393	152,279
Annual Growth 2010-2023	2.3%	1.8%	1.7%
Annual Growth 2023-2028	0.6%	0.5%	0.4%
Avg Household Size	2.1	2.3	2.4
Avg Household Vehicles	1	2	2

Household Income	2 mile	5 mile	10 mile
< \$25,000	3,820	14,809	24,452
\$25,000 - 50,000	4,887	16,471	32,315
\$50,000 - 75,000	2,530	10,966	23,445
\$75,000 - 100,000	1,586	7,343	19,103
\$100,000 - 125,000	1,190	4,827	13,299
\$125,000 - 150,000	1,093	3,726	10,084
\$150,000 - 200,000	825	4,010	12,245
\$200,000+	974	4,619	14,198
Avg Household Income	\$73,461	\$79,386	\$94,317
Median Household Income	\$48,376	\$54,067	\$68,283

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

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