

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



FOR LEASE
1210 Cole Mill Road, Suite 101
Durham, NC

A WEST & WOODALL COMPANY



1,677 SF office space for lease, just off of Hillsborough Road offering excellent exposure, traffic and visibility with easy access to Interstate 85.

The numerous nearby amenities will meet your everyday business, staff, and customer needs.

- **1,677 SF**
- **Zoned IL**
- **Great Access to Hwy 85 & 15-501**
- **Highly visible**
- **Lease Rate: \$18.50/SF**
- **Water & Janitorial - Prorated**
- **Tenant Responsible for Utilities**
- **Proposed 9 story, 220 room Hotel adjacent to property**

(919) 493-0395

Mark Micol - mark.micol@westandwoodall.com

Visit us on the web at www.PickettSprouse.com



FOR LEASE

1210 Cole Mill Road, Suite 101

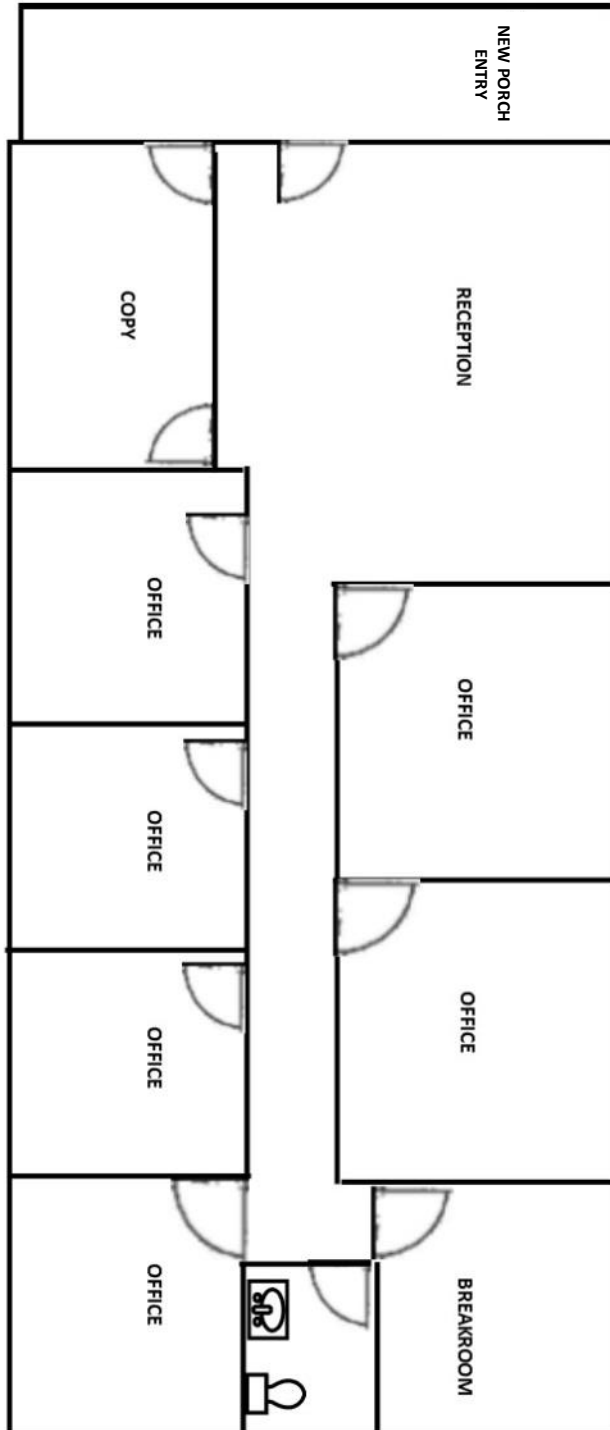
Durham, NC

(919) 493-0395

Mark Micol

mark.micol@westandwoodall.com

FLOOR PLAN



Visit us on the web at www.PickettSprouse.com



FOR LEASE

1210 Cole Mill Road, Suite 101 Durham, NC


DEMOGRAPHICS

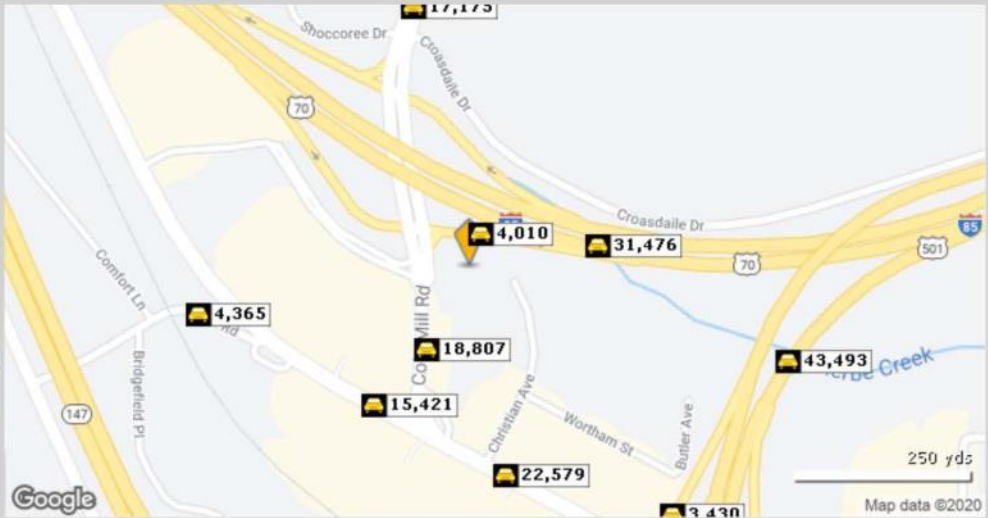
POPULATION - 2019			
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	9,323	67,804	164,818
Total Estimated Population -2024 PROJECTION	3,430	31,036	112,185
Medial Age	35.7	31.4	33.7
Total Estimated Households	4,245	28,411	66,274
Total Estimated Households-2024 PROJECTION	4,592	31,184	72,076
Average Household Income	\$69,262	\$60,655	\$65,145
Med Household Income	\$43,967	\$40,057	\$43,537

TRAFFIC COUNT REPORT

1210 Cole Mill Rd, Durham, NC 27705

Building Type: **Class C Office**
 Class: **C**
 RBA: **6,659 SF**
 Typical Floor: **3,329 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I- 85	Cole Mill Rd	0.07 NW	2014	4,010	Converte	.03
2 Cole Mill Rd	Hillsborough Rd	0.07 S	2018	18,807	MPSI	.07
3 I-85	East West Expy	0.85 NW	2012	33,298	MPSI	.11
4 I- 85	Cole Mill Rd	0.16 NW	2018	31,476	MPSI	.11
5 Hillsborough Rd	Cole Mill Rd	0.04 SE	2018	15,421	MPSI	.14
6 Hillsborough Rd	Christian Ave	0.02 NW	2018	22,579	MPSI	.17
7 Cole Mill Rd	Medford Rd	0.02 N	2018	17,175	MPSI	.22
8 Neal Rd	Comfort Ln	0.04 W	2018	4,365	MPSI	.22
9 Wortham St	Christian Ave	0.16 NW	2014	3,430	Converte	.26
10 United States Highway 15	Hillsborough Rd	0.19 SW	2012	43,493	MPSI	.27