

# 3205 University Drive

FOR SALE

DURHAM



Real Estate Associates is pleased to offer for sale approximately 1.466 total acres in South Durham.

Ideal for an owner-occupant, the property consists of a ± 12,000 SF shopping center that is 100% leased. An adjacent 0.442 acre parcel with a vintage Phillips 66 Station can be purchased with the shopping center parcel. Additionally, a 1.024 acre vacant land to the rear of the shopping center is available for purchase together or separate from the shopping center.

This property is conveniently positioned in a dense residential area (directly across from a 419 unit apartment complex), near a high traffic retail corridor featuring Target, Sam's Club and more.

LOCATION	3100 Lassiter St.	3205 University Dr.	3211 University Dr.
PARCEL IDS	123221	123222	123223
BUILDING SIZE	-	±12,000	± 2,000
ACREAGE	1.024	1.218	0.442
CURRENT USE	Vacant Land	Shopping Center	Auto Service
ZONING	Commercial Neighborhood (CN)		
SALE PRICE	Call Broker	Call Broker	N/A
		Call Broker	

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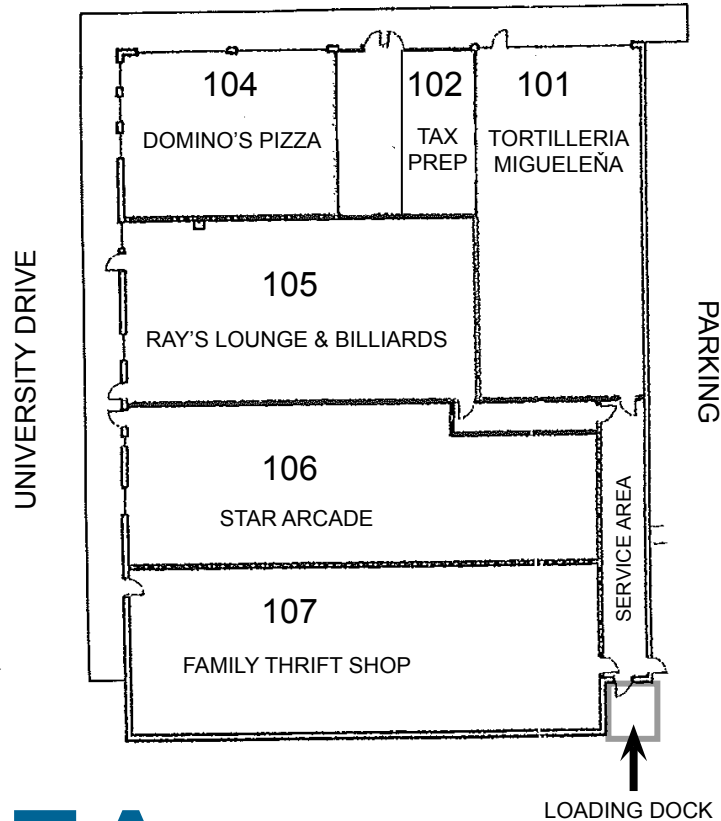


Aerial



## 3205 University Drive

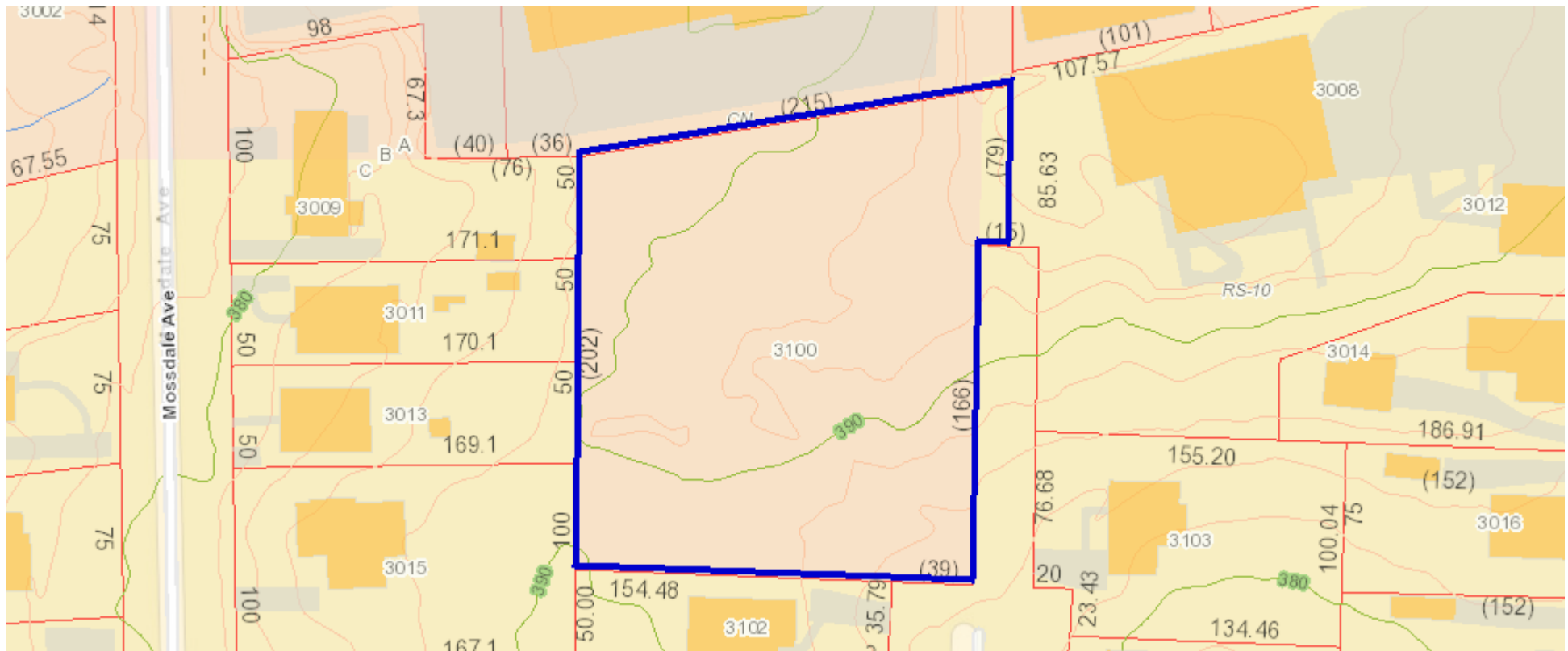
Location	3205 University Drive Durham, NC 27707
Building Size	± 12,000 SF
Acreage	± 1.218 Acres
Current Tenants	Domino's Pizza, Ray's Lounge, Tax Preparation, Star Arcade, thrift shop, Tortilleria Miguelena
Zoning	Commercial Neighborhood (CN)
Sale Price	Call Broker



## 3100 Lassiter Street

Location	3100 Lassiter Street Durham, NC 27707
Acreage	± 1.024 Acres
Zoning	Commercial Neighborhood (CN)
Features	Located at the end of existing residential neighborhood Potential for commercial use or single-family lots
Sale Price	Call Broker

Sample single-family homes on Lassiter St.



## Aerial



## Demographics

2016 Demographics	1 Mile	3 Miles	5 Miles
Population	10,399	76,376	178,704
Number of Households	4,498	31,089	74,426
Average Household Income	\$70,729	\$70,862	\$68,381
Total Businesses	573	2,992	7,902
Total Employees	6,290	54,700	114,231

## Traffic Counts

2015 Traffic Counts  
13,000 cars per day on University Drive

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