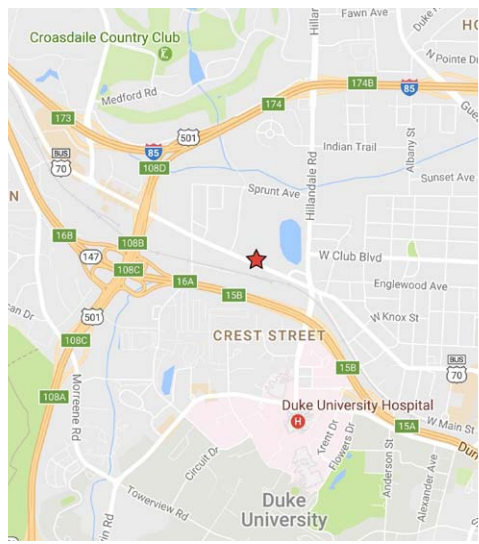




**FOR SALE OR LEASE
DURHAM**

3156 Hillsborough Road

± 2,600 SF building suitable for retail or office available for sale or lease. 3156 Hillsborough Road is located on ± 0.422 acres between N. LaSalle Street and Hillandale Road. Available October 1, 2017.



Location	3156 Hillsborough Road Durham, NC 27705
Zoning	Industrial Light - IL
Sale Price	\$300,000
Lease Rate	\$12.00/SF, Modified Gross
Traffic Counts	<ul style="list-style-type: none"> • 16,000 cars per day on Hillsborough Road • 20,000 cars per day on Hillandale Drive
Features	<ul style="list-style-type: none"> • 1 drive in door • Excellent exposure on Hillsborough Road • Located in a busy commercial area • Parking spaces available in front and additional gravel parking lot in back
Close Proximity To	Durham Freeway (Hwy. 147), I-85, US 15-501, Duke University, Duke University Hospital and the Durham VA Medical Center

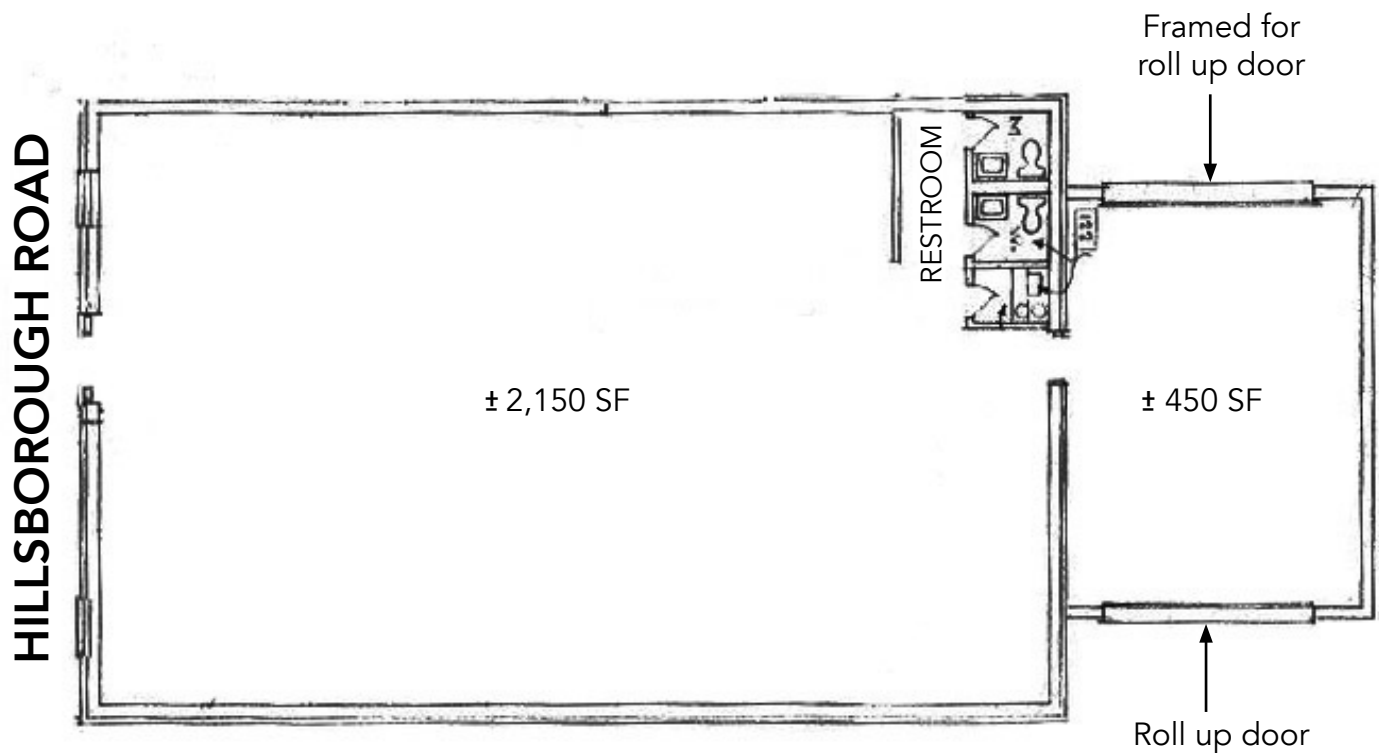
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Floor Plan



Demographics

2016 Demographics	1 Mile	3 Miles	5 Miles
Population	13,027	70,832	159,188
Number of Households	5,006	29,236	63,263
Average Household Income	\$48,467	\$62,864	\$60,661
Total Businesses	756	3,822	6,566
Total Employees	25,206	66,350	95,953

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Aerial



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