



**WALDROP PROPERTIES, LLC**  
Commercial Real Estate Solutions

- **Offering Price:**  
\$1,375,000
- **Available Space:**  
Approximately 4,257 Square Feet  
– 2, 14 Foot Roll-Up/  
Drive-In Doors
- **Approximately 7,045 Square Feet**  
– 5, 14 Foot Roll-Up/  
Drive-In Doors
- **Contiguous Space:**  
Both Spaces Are  
Contiguous And May Be  
Combined For A Total Of  
Approximately 11,302  
Square Feet
- **Building Layout:**  
Please See Reverse
- **Monument And Building  
Signage:**  
Available (Availability Is  
Dependent On Square  
Footage Leased)
- **Zoning:** CT
- **Availability:** Immediately
- **Lease Rate:** Please  
Contact Listing Agent
- **Anchor Tenants:**  
Duron Paints and  
Wall Coverings And  
Color Tyme, Inc.
- **Location:** Convenient  
Access To I-85, Durham  
Freeway, And Highway  
15-501
- **Comments:** High Traffic,  
High Visibility Location

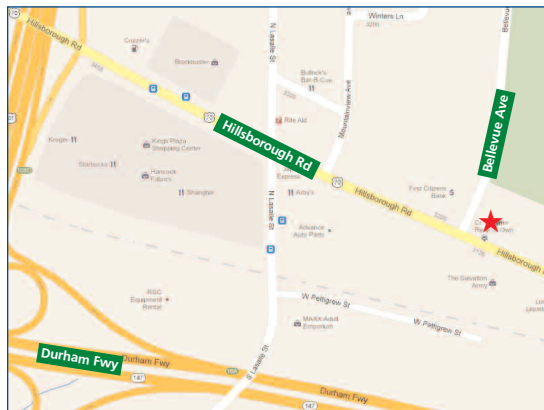
3700 Computer Dr., Suite 280  
Raleigh, NC 27609  
Office: 919-645-1605  
Fax: 919-645-1606

2045 D Eastgate Drive  
Greenville, NC 27835  
Office: 252-714-5470  
[www.waldropproperties.com](http://www.waldropproperties.com)

# For Sale or Lease

## Flex/Retail Space

3172 Hillsborough Road Durham, North Carolina



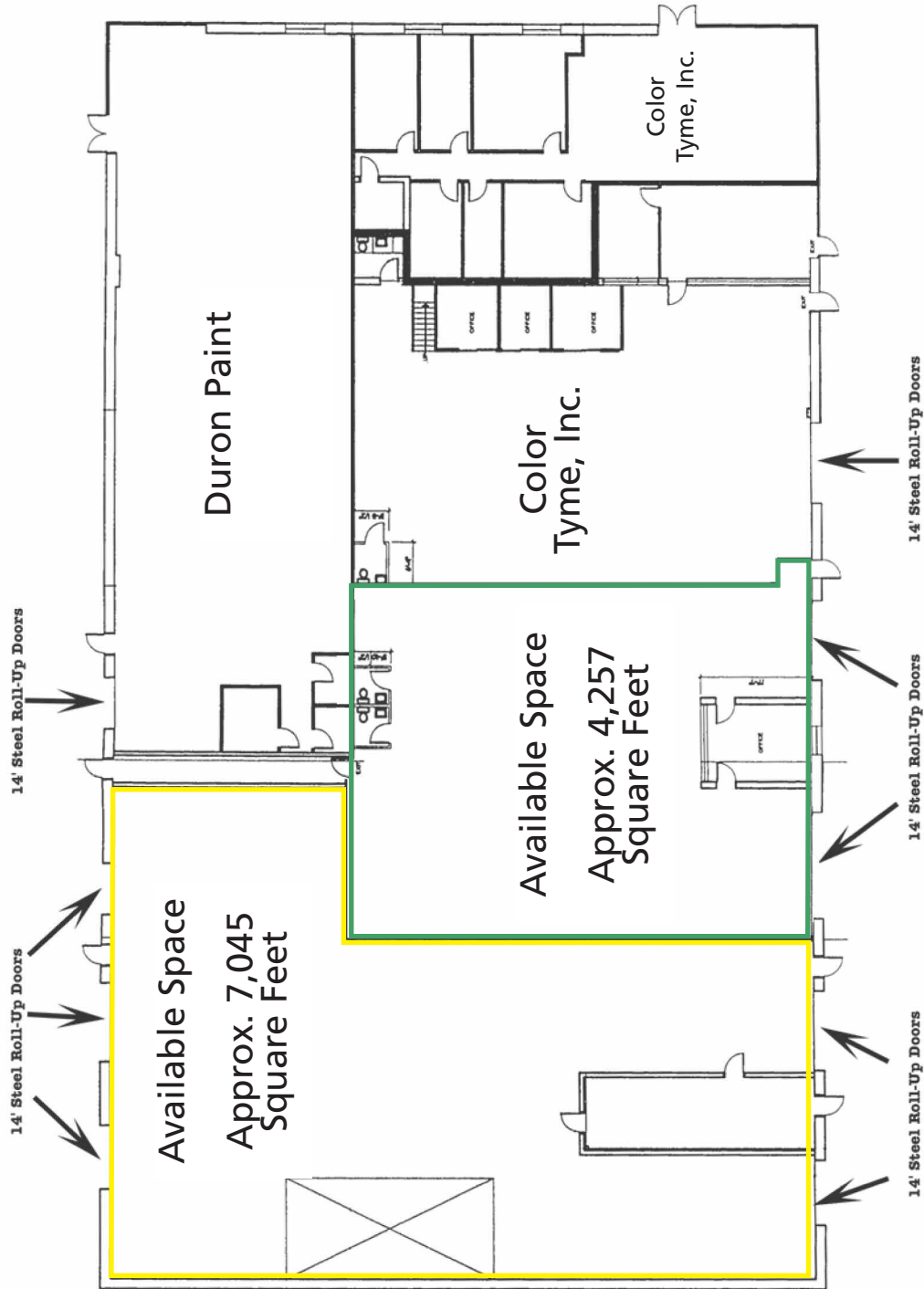
*for more information contact*

**Michael Waldrop at 919-645-1605**  
[michael@waldropproperties.com](mailto:michael@waldropproperties.com)

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# 3172 Hillsborough Road

Flex/Retail Space, Durham, North Carolina



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