

NORTH ROXBORO STREET

TRIANGLE
UROLOGY
ASSOCIATES

DUKE UNIVERSITY
MEDICAL CENTER

FRASIER STREET

DUKE HEALTH
CENTER

LIBERTY HOME
CARE

SITE

NORTH DUKE STREET

3300 & 3204 NORTH DUKE STREET

DURHAM, NORTH CAROLINA

LAND FOR SALE

±3.82 ACRES

3300 & 3204 NORTH DUKE STREET

LAND FOR SALE



SITE OVERVIEW

Foundry Commercial is pleased to present two parcels located on the corner of highly trafficked N Duke St and Frasier St, near the Duke Regional Hospital and in close proximity to I-85. The property features a level topography with frontage and visibility on N Duke St / US 501. Per our discussions with the City, all public utilities are available at the site. The site currently features an OI (Office & Institutional) zoning within the City of Durham and allows for office use, a bank, educational, governmental, and medical facilities, as well as a possible retail use.

SITE FEATURES

LAND SIZE	±3.82 ACRES
PARCEL IDS	172380, 172376
TIMING	AVAILABLE IMMEDIATELY
ZONING	OI (OFFICE & INSTITUTIONAL)
UTILITIES	MUNICIPAL WATER AND SEWER
LIST PRICE	\$1,950,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2013 POPULATION	9,791	59,130	132,204
2014 PROJECTED POPULATION	10,470	63,640	141,994
AVG. HOUSEHOLD INCOME	\$44,983	\$55,836	\$57,195

TRAFFIC COUNTS

NORTH DUKE STREET	28,000 VPD
NORTH ROXBORO STREET	21,000 VPD

For more information, please contact:

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3300 & 3204 NORTH DUKE STREET LAND FOR SALE

LOCATION & AMENITIES



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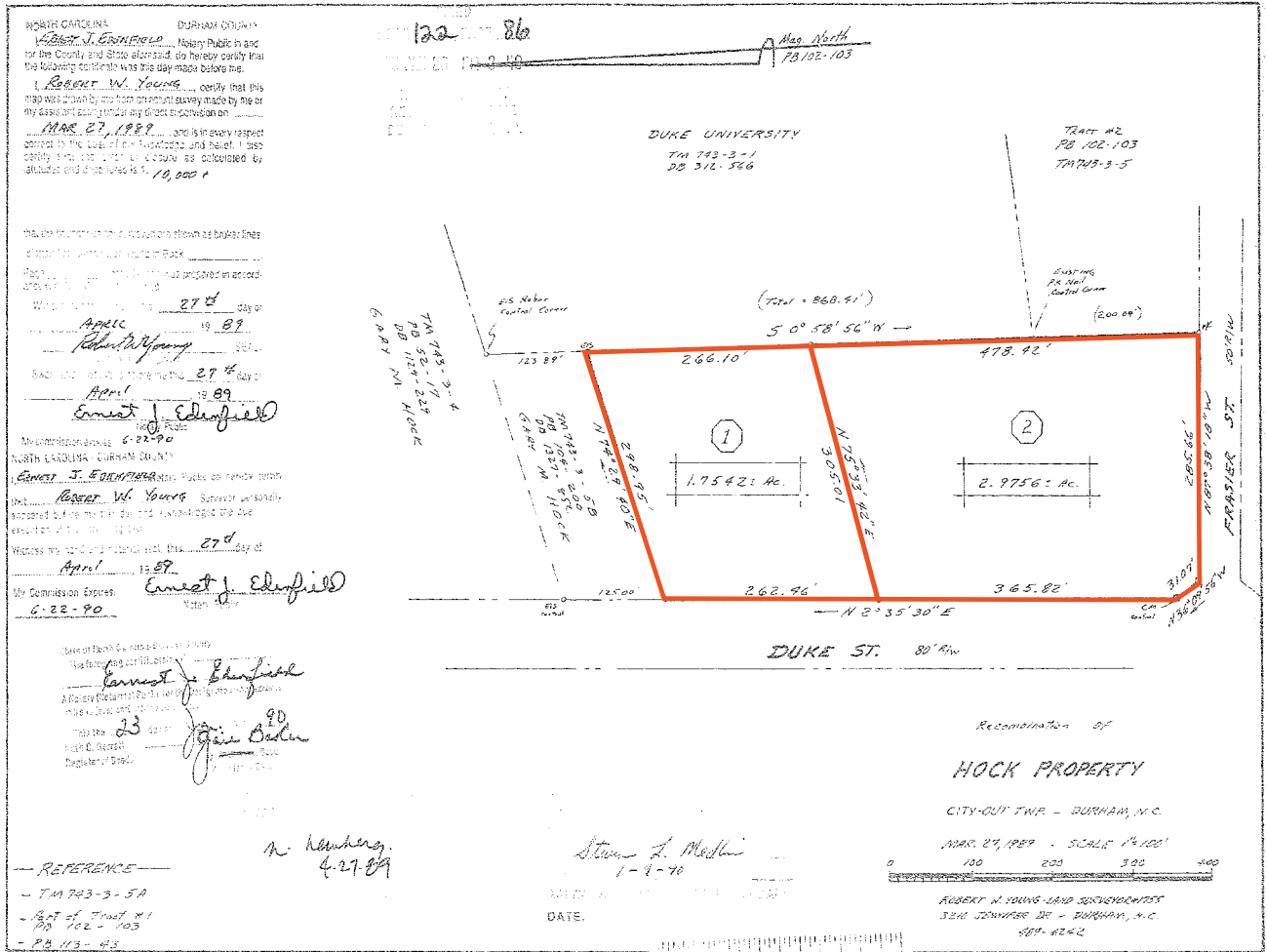
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SURVEY



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