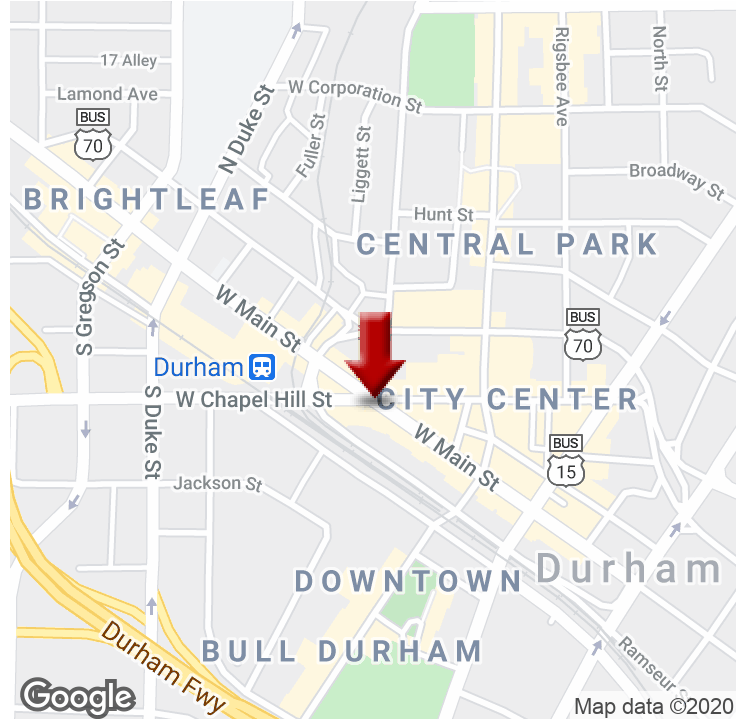


# COMMERCIAL FOR SALE

## HISTORIC FIVE POINTS - DOWNTOWN DURHAM

347 W Main Street, Durham, NC 27701



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,160,000
<b>LOT SIZE:</b>	0.047 Acres
<b>BUILDING SIZE:</b>	3,696 SF
<b>RENOVATED:</b>	2009
<b>ZONING:</b>	CBD
<b>MARKET:</b>	Durham
<b>SUBMARKET:</b>	Raleigh/Durham
<b>PRICE / SF:</b>	\$313.85

### CLICK HERE TO VIEW VIDEO

#### PROPERTY OVERVIEW

± 3,652 SF Commercial Space in epicenter of Downtown Durham. Current two-story space has the potential for a rooftop deck or additional stories. As part of the beautifully restored row building on south side of Historic FIVE POINTS PLAZA. Location is SECOND TO NONE. Formerly the Criterion whiskey bar. Potential uses include bar, retail, condo and/or multi-family apartment with potential to add rooftop deck or additional stories. Amazing rooftop views. Floor plan available. FFE for bar may not convey with sale of this property.

#### PROPERTY HIGHLIGHTS

- Historic Five Points Plaza
- Epicenter of Downtown Durham
- Around the Block from American Tobacco
- 2 Story Building w/ Amazing Rooftop Views
- Bar, Retail or Possible MF Apartment Opportunity
- Potential for Rooftop Deck or Additional Stories
- Less than 1 Minute to Bus-70

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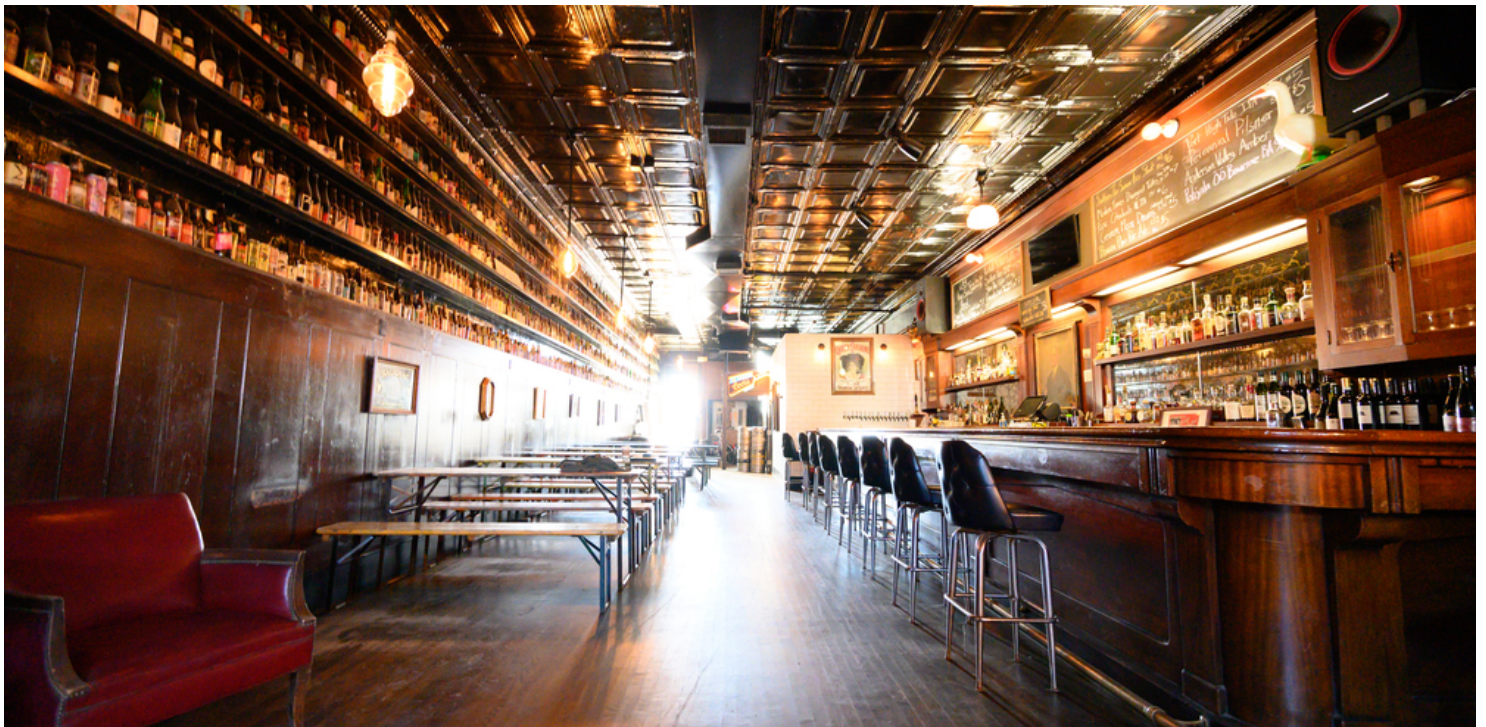
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## RETAIL FOR SALE

# 347 W MAIN STREET

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**RETAIL FOR SALE**

# WEST MAIN STREET

347 W Main Street, Durham, NC 27701



View from 347 W Main St



View from 347 W Main St



View from 347 W Main St



Across from 347 W Main St

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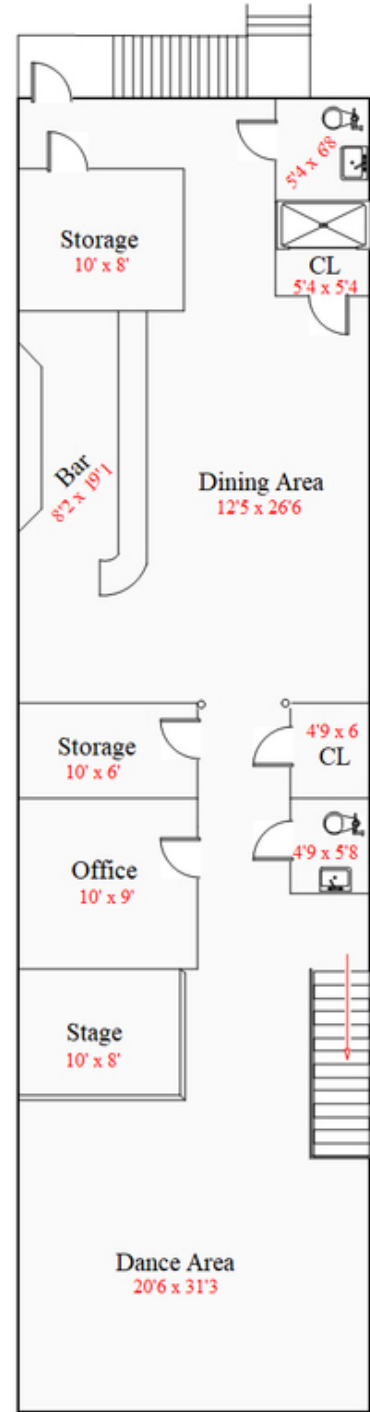
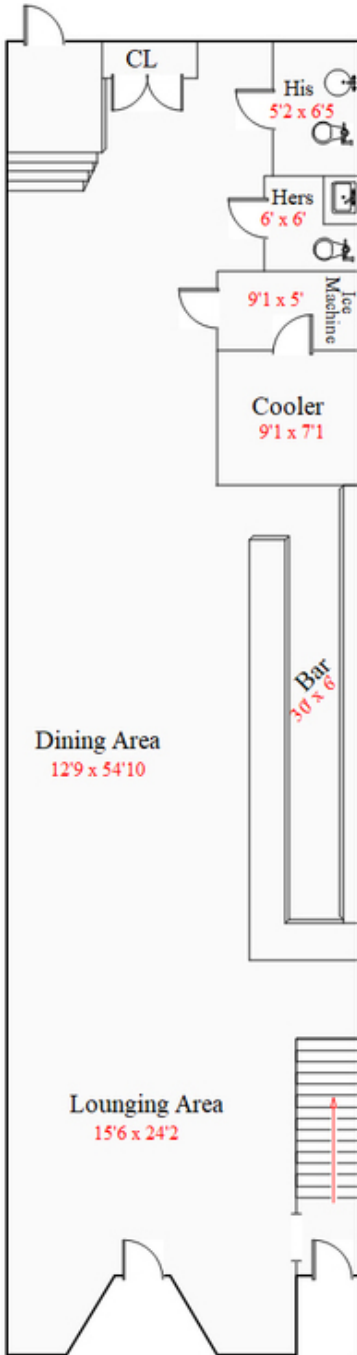
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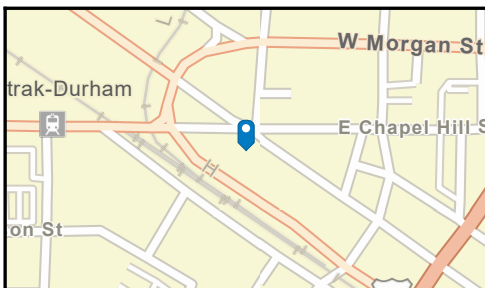
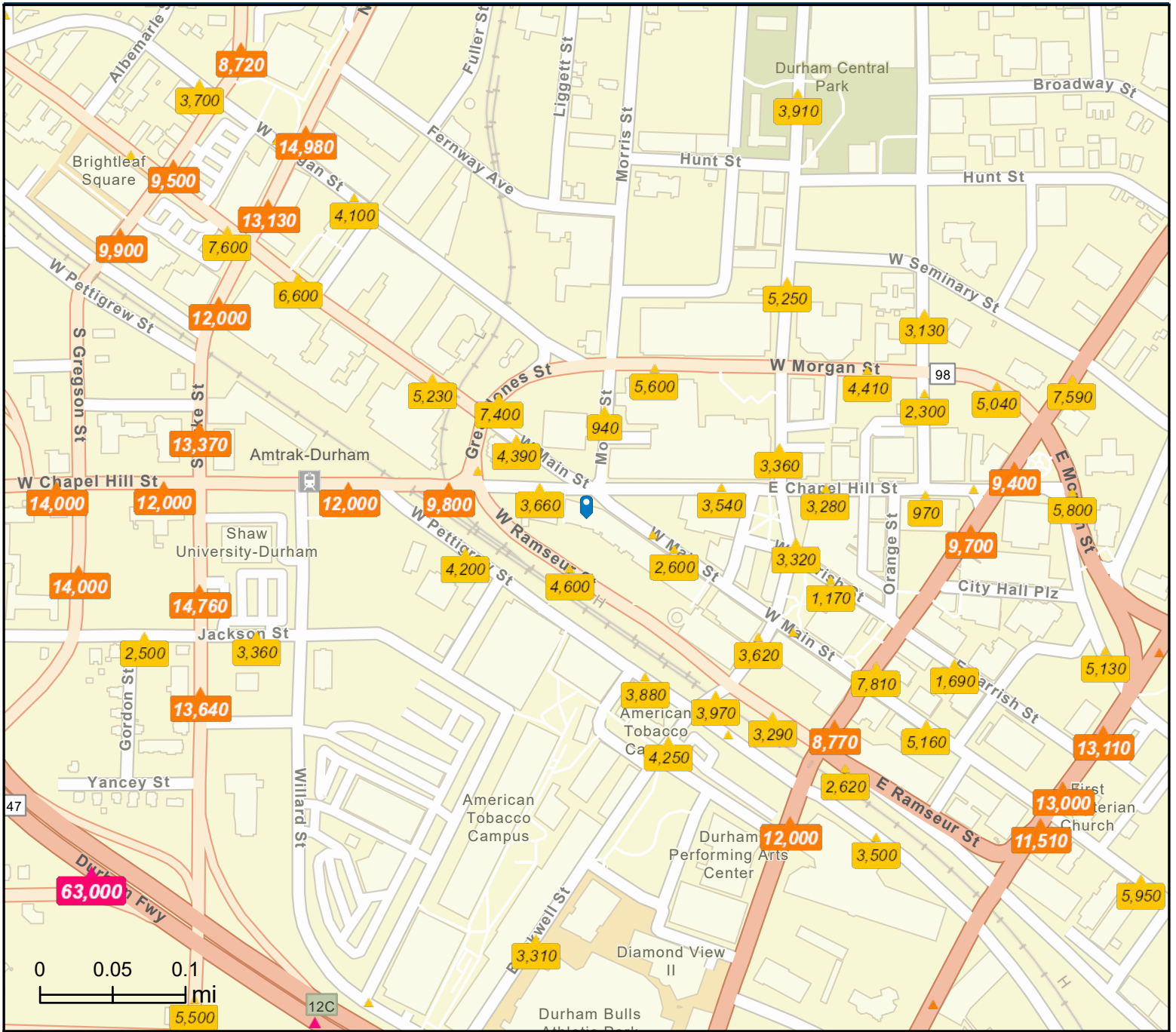


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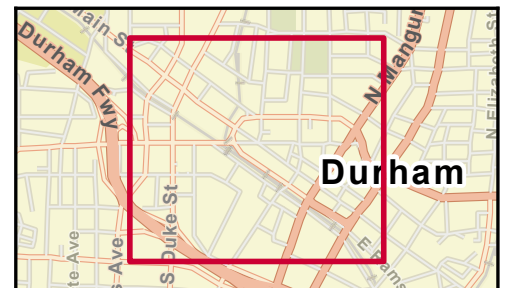
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

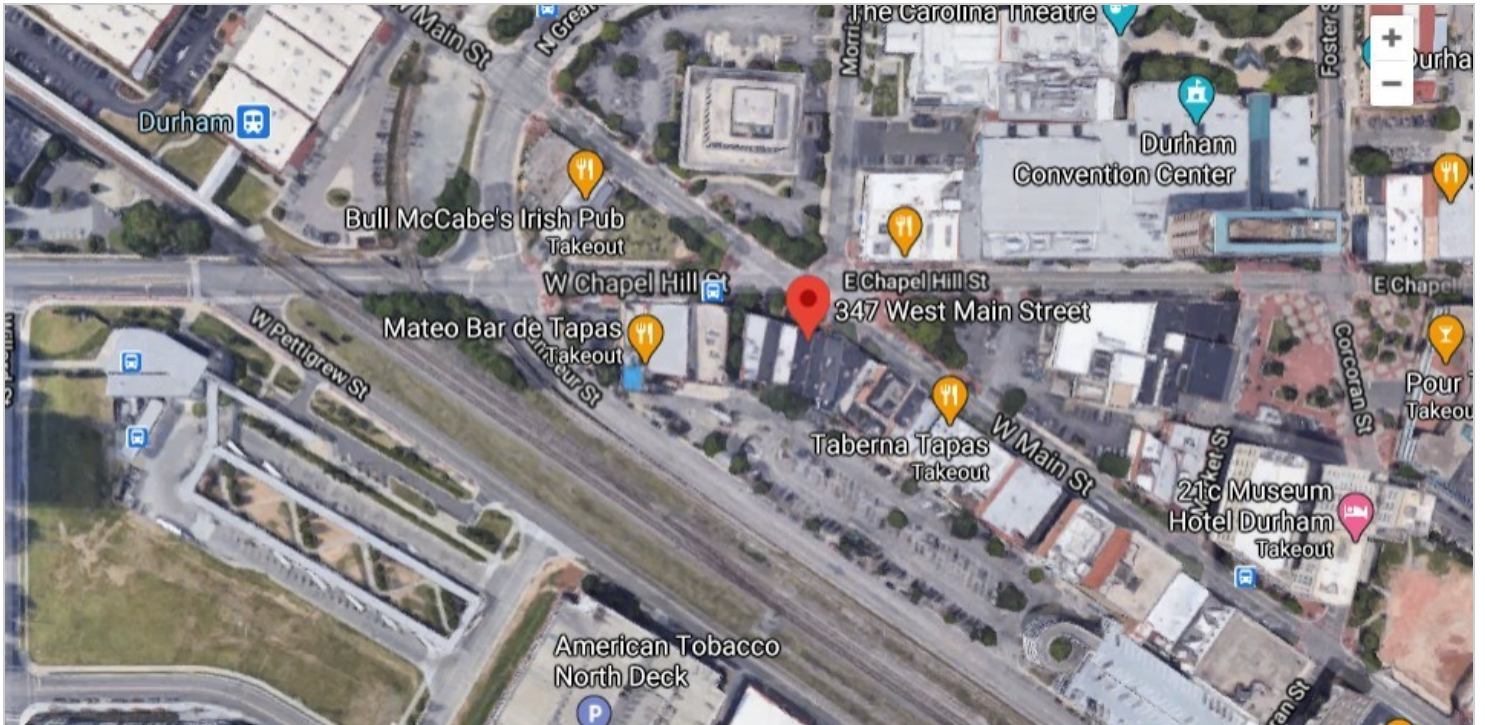
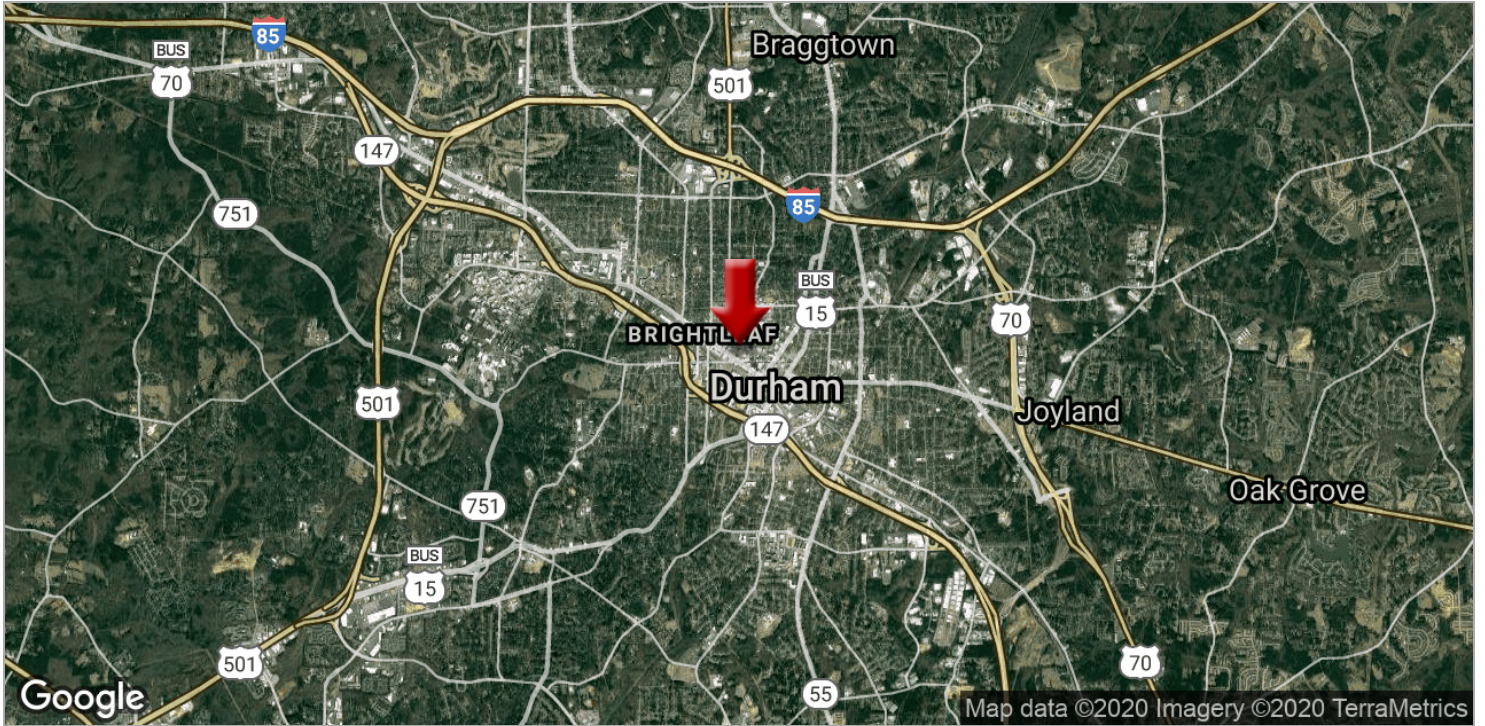


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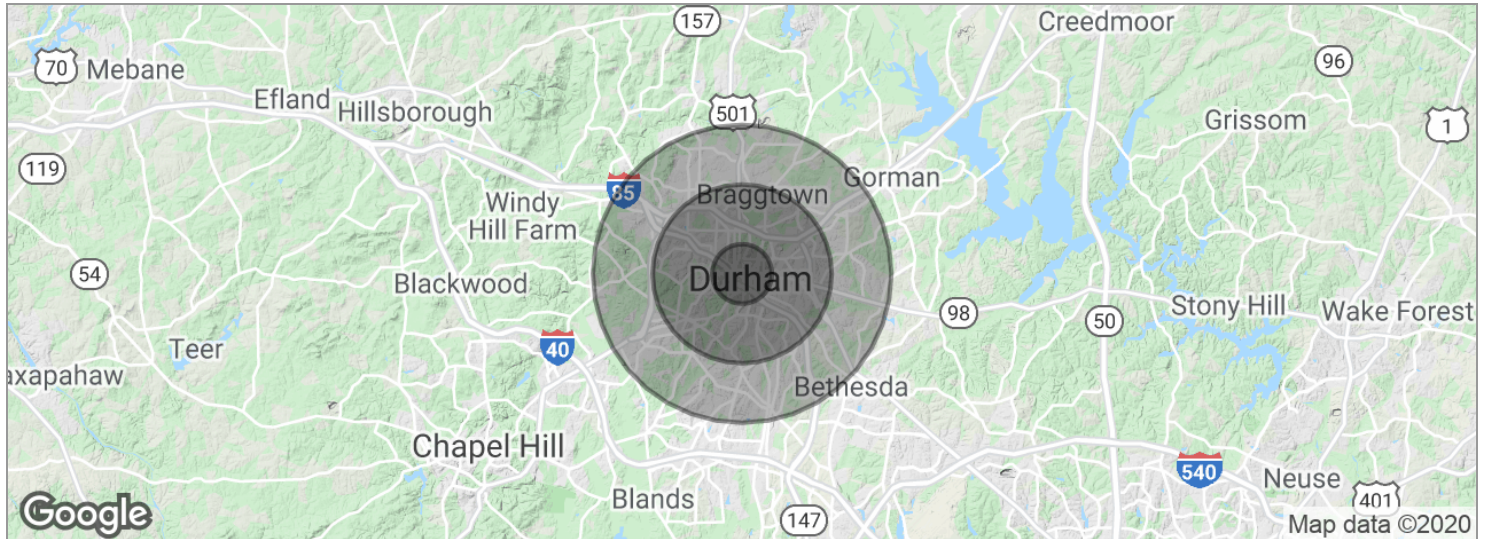
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## RETAIL FOR SALE

# 347 W MAIN STREET

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,195	84,957	172,931
Median age	33.5	32.1	32.6
Median age (male)	34.5	31.1	31.1
Median age (Female)	32.5	33.0	34.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,061	31,702	68,863
# of persons per HH	2.8	2.7	2.5
Average HH income	\$52,785	\$47,423	\$54,149
Average house value	\$349,540	\$188,297	\$193,873

\* Demographic data derived from 2010 US Census

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