



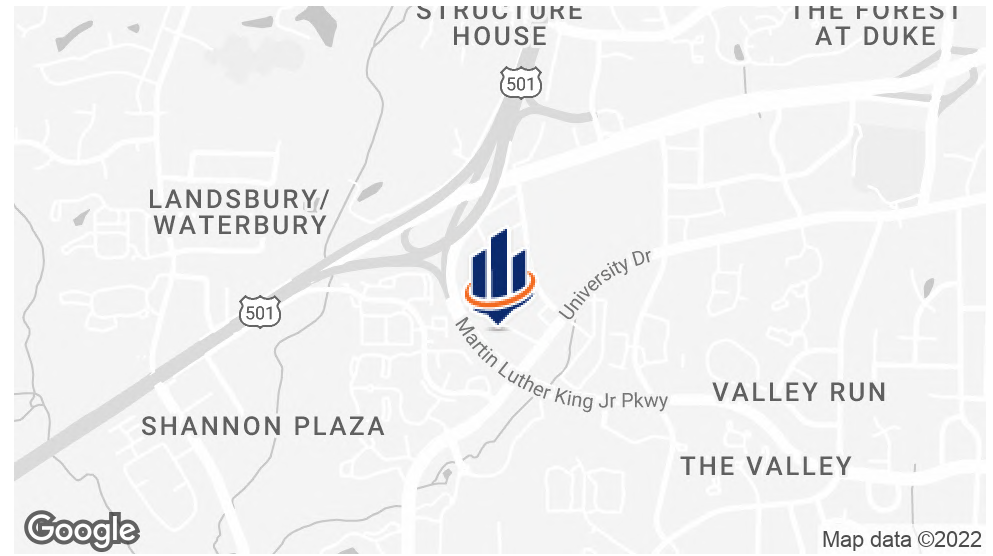
SALE

3621 LYCKAN PARKWAY

DURHAM, NC 27707



PROPERTY SUMMARY



OFFERING SUMMARY

ADDRESS:	3621 Lyckan Parkway, Durham, NC 27707
APN:	137005
LOT SIZE:	1.37 Acres
BUILDING SIZE:	±12,000 SF
YEAR BUILT:	2004
ZONING:	O1 (Office Institutional)
SALE PRICE:	\$2,900,000

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3621 LYCKAN PARKWAY | Durham, NC 27707

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer for sale 3621 Lyckan Parkway in Durham, North Carolina. This ±12,000 SF, free-standing office building with abundant parking is ideal for an owner occupant looking for this difficult-to-find asset type in the Bull City. The property has been owner occupied by Carolina Donor Services, now known as HonorBridge, since 2004 when it was first constructed. The organization will be moving to a new facility in the Fall of 2022 and will vacate the Lyckan Parkway space at that time.

PROPERTY HIGHLIGHTS

- Two-story building with elevator
- Heavy office buildout with some clinical space, reception area, break room, and a large conference room.
- Drive-in door to storage area
- 62 parking spaces (over 5:1000 ratio)
- Ideal for owner occupant with current owner set to vacate.
- Located four miles from Duke University, five miles from Downtown Durham, and seven miles from UNC-Chapel Hill.

EXTERIOR PHOTOS



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INTERIOR PHOTOS



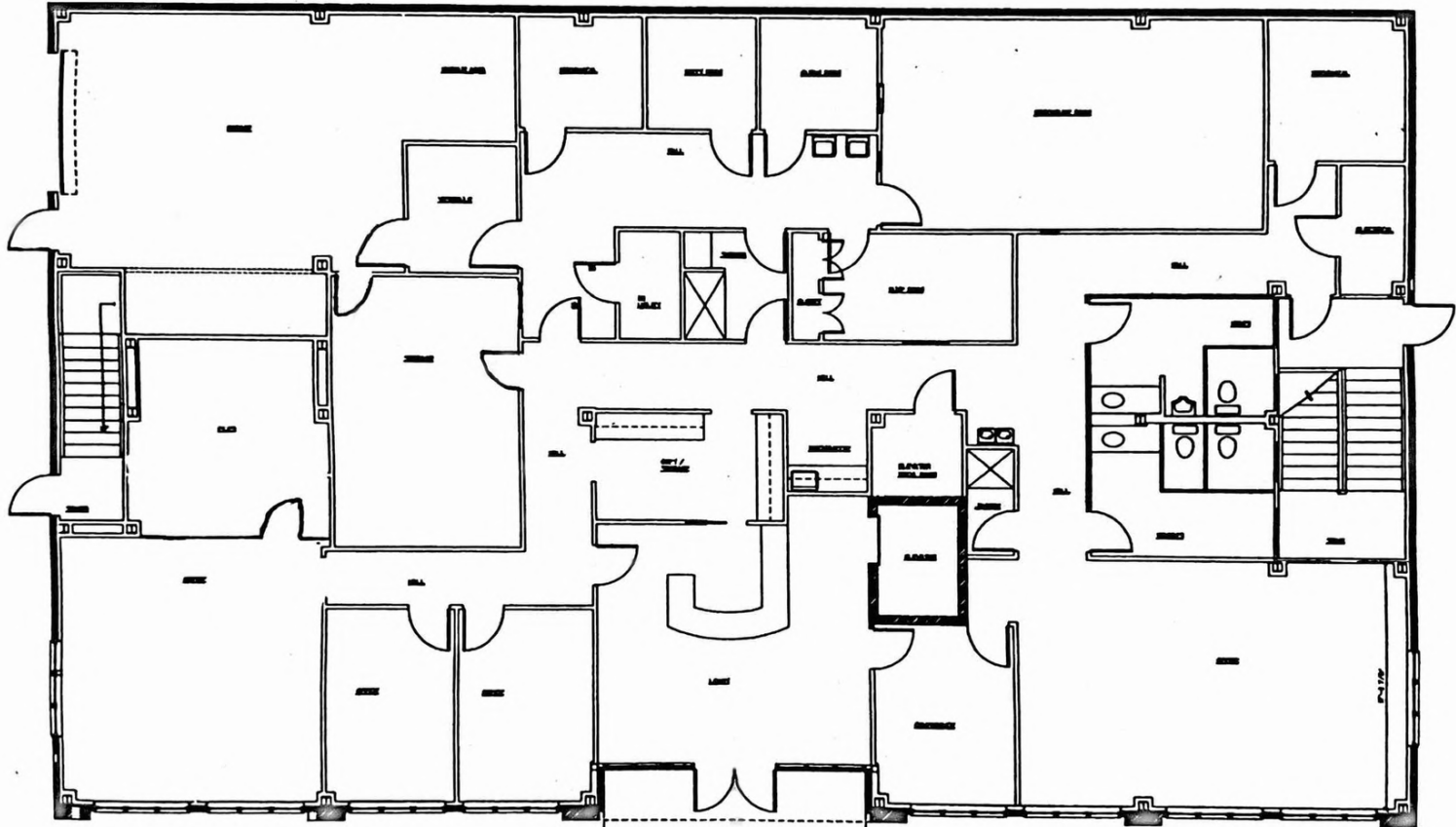
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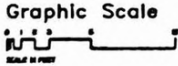
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FIRST FLOOR PLAN



First Floor Plan



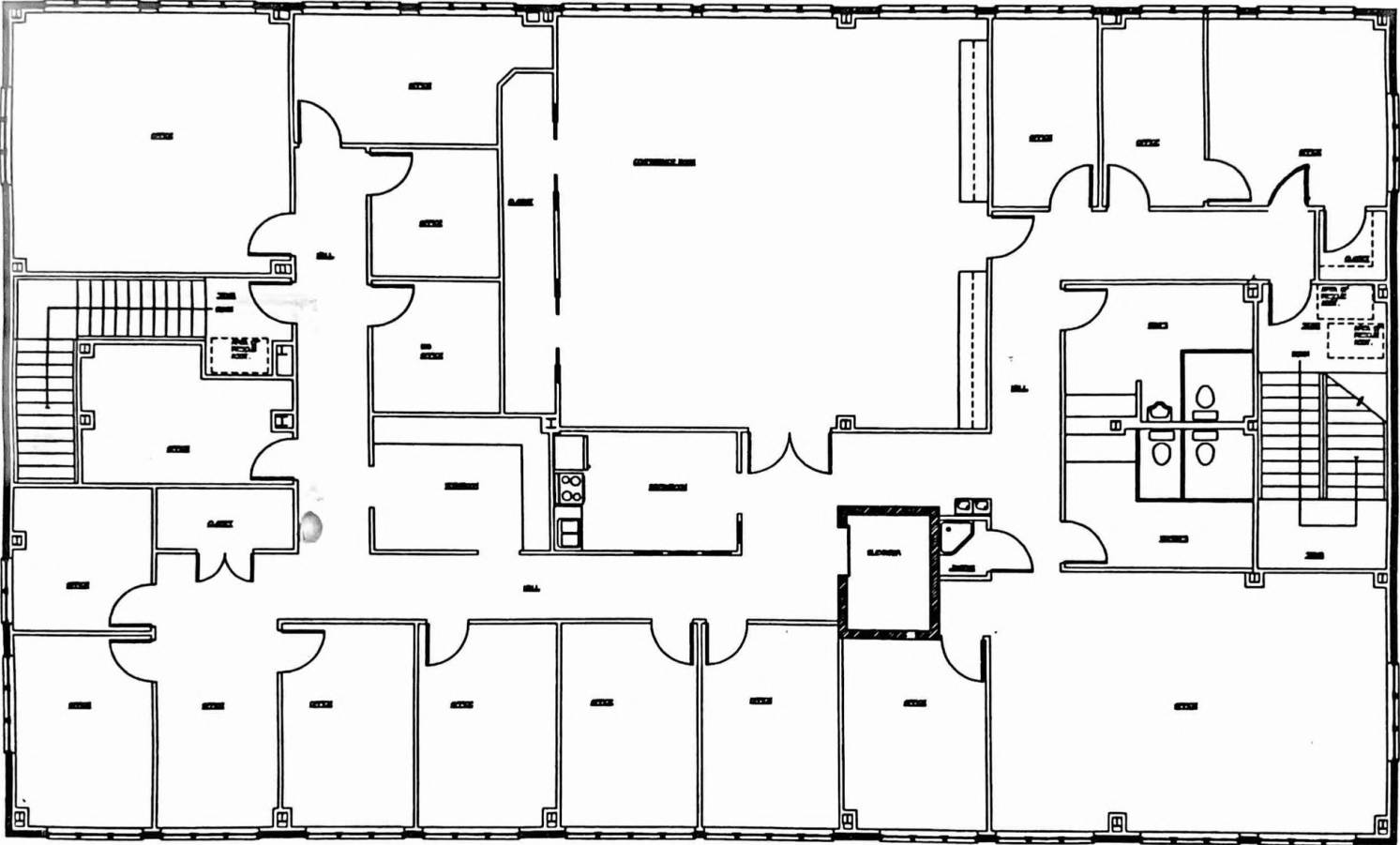
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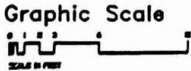
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SECOND FLOOR PLAN



Second Floor Plan



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TRAFFIC COUNTS MAP



DURHAM-CHAPEL HILL BLVD
47,500 PER DAY (NCDOT 2020)

UNIVERSITY DRIVE
15,000 PER DAY (NCDOT 2020)

MARTIN LUTHER KING JR PKWY
22,000 PER DAY (NCDOT 2020)

SITE

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

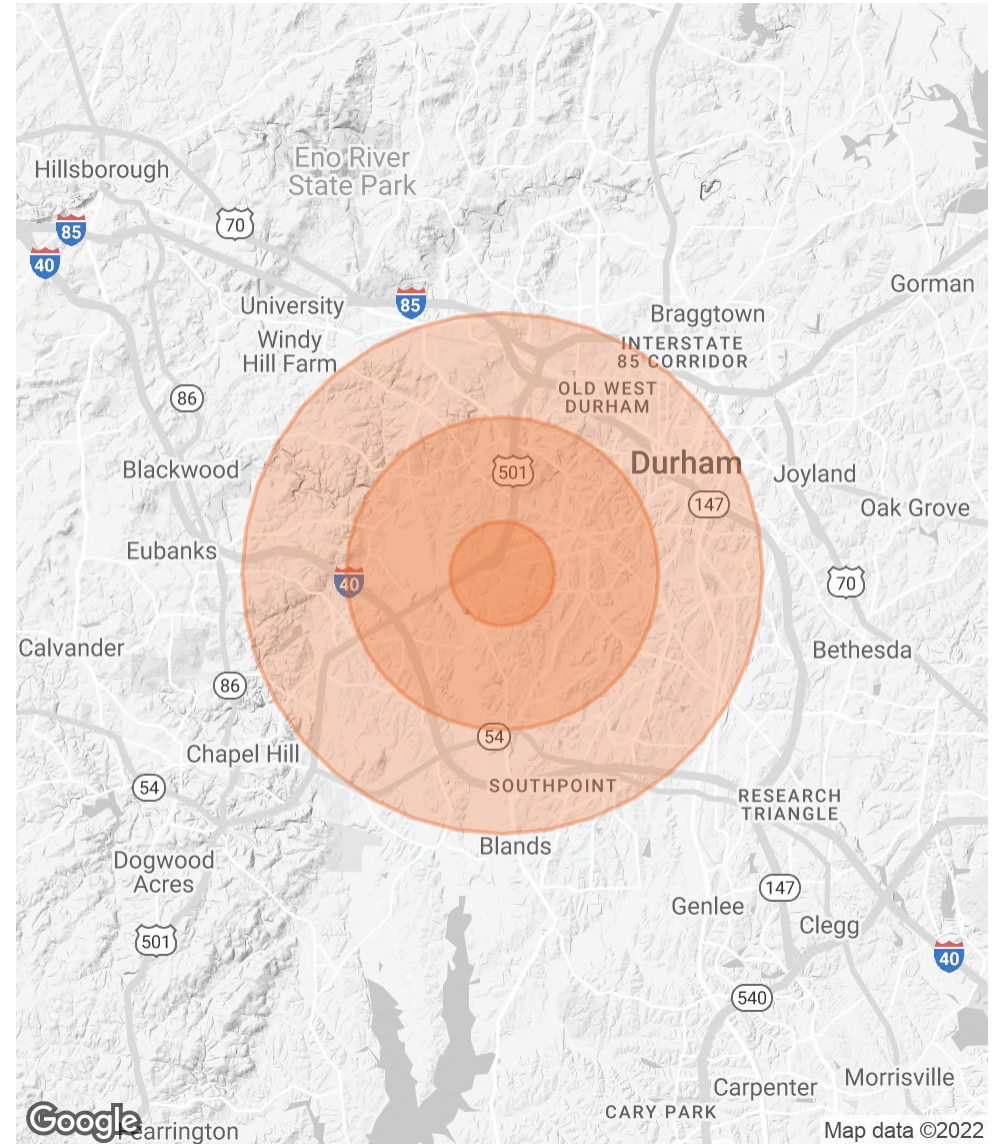
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,816	50,970	148,577
AVERAGE AGE	30.4	35.9	34.2
AVERAGE AGE (MALE)	29.7	34.1	32.4
AVERAGE AGE (FEMALE)	30.6	37.7	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,433	21,206	61,588
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$54,556	\$81,292	\$73,751
AVERAGE HOUSE VALUE	\$323,157	\$333,096	\$287,308

* Demographic data derived from 2010 US Census



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