

**Pickett-Sprouse**

REAL ESTATE

919.493.0395

PICKETT-SPROUSE.COM

## LEASED PROPERTY FOR SALE



### **3807—3809 University Drive, Durham, NC 27707**

**PROPERTY:** Two adjacent single story brick buildings (3,340 SF) on 1.09 acres of OI (Office-Institutional) land. Current use is daycare.

**LOCATION:** South Square trade area of southwest Durham is home to Blue Cross Blue Shield Corporate campus, Target/Sam's, several auto dealerships, many apartment complexes, shopping centers and office buildings. New apartments and retailers are coming to the market in 2015. Solid trade area close to Duke University, downtown Durham and Chapel Hill.

**LEASE:** Three-year lease expires in October 2016. \$4,453 per month in 2014, \$4,586 per month in 2015 and \$4,724 per month in 2016. Lessee pays property expenses except for taxes and insurance.

**PRICE:** \$450,000

**REMARKS:** Please do not contact tenant, please contact us to schedule a showing and for additional details.

**ROBERT SPROUSE**

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**MARK MICOL**

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**(919)493-0395**

Visit us at [pickett-sprouse.com](http://pickett-sprouse.com)

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