

Durham Retail/Office For Sale



3917 N Duke Street, Durham, NC 27704



PROPERTY DESCRIPTION

2400± SF building on a lot that is approximately one-half acre.

Zoned General Commercial except for a small corner at the rear of the property that's zoned Residential.

High-traffic area with an excellent mix of retail and office uses.

ACREAGE	0.5±
SQUARE FOOTAGE	2,400±
ASKING PRICE	\$500,000
ZONING	General Commercial (primary), Residential (secondary)



HOLT ELEMENTARY LANGUAGE ACADEMY

N DUKE STREET

42,695

ANNUAL AVERAGE DAILY TRAFFIC



ROXBORO STREET

26,587

ANNUAL AVERAGE DAILY TRAFFIC

HORTON ROAD

11,500

ANNUAL AVERAGE DAILY TRAFFIC