



FOUNDRY
COMMERCIAL

INDEPENDENCE PARK
4108 BEN FRANKLIN BLVD.
DURHAM, NORTH CAROLINA

LAND FOR SALE
±1.5 ACRE DEVELOPMENT PARCEL

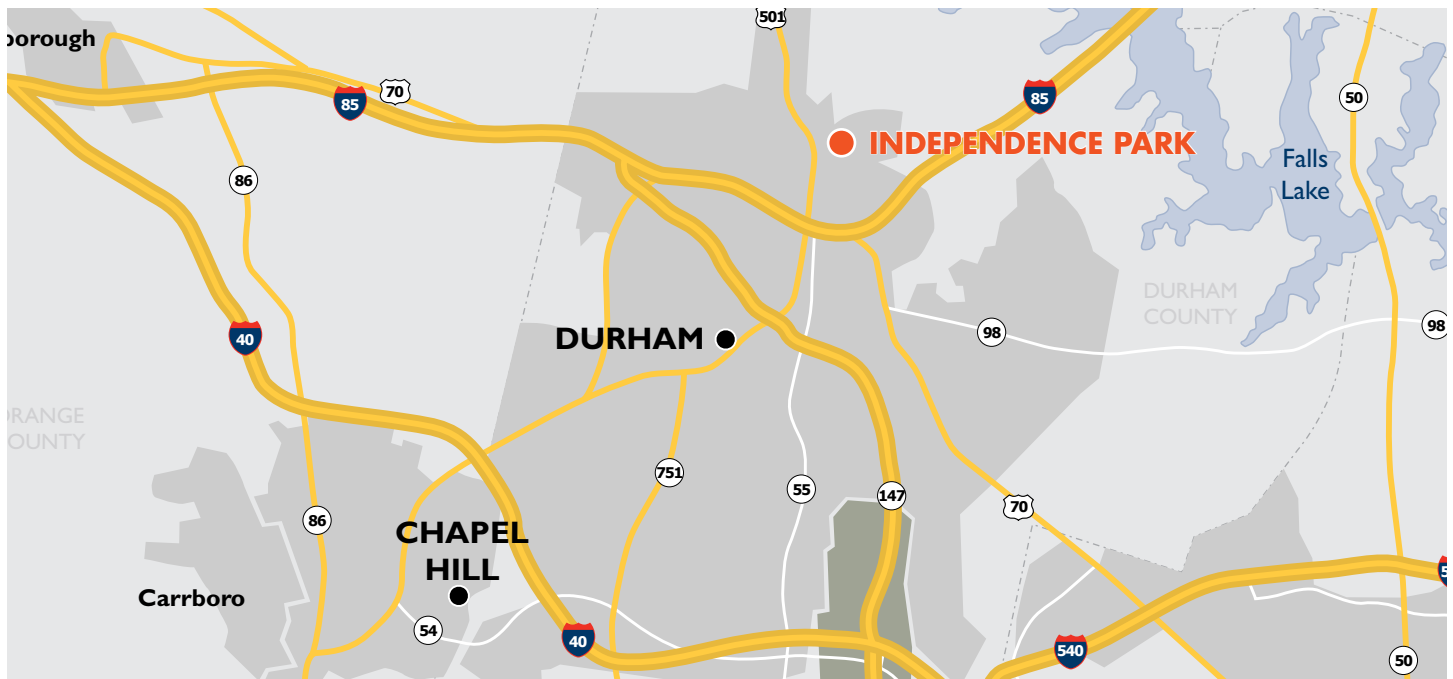
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SITE FEATURES	
LAND SIZE	±1.5 ACRES
LIST PRICE	\$350,000
PIN NUMBER	0833-01-05-3541
ZONING	OI (D) - OFFICE & INSTITUTIONAL
UTILITIES	MUNICIPAL WATER/SEWER
TIMING	AVAILABLE IMMEDIATELY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,056	57,054	135,117
2019 PROJECTED POP.	7,700	62,174	147,017
AVERAGE HH INCOME	\$41,719	\$57,844	\$57,860

DAILY TRAFFIC COUNTS	
N DUKE STREET/HWY 501	30,000 VPD
N ROXBORO STREET	21,000 VPD



For more information, please contact:

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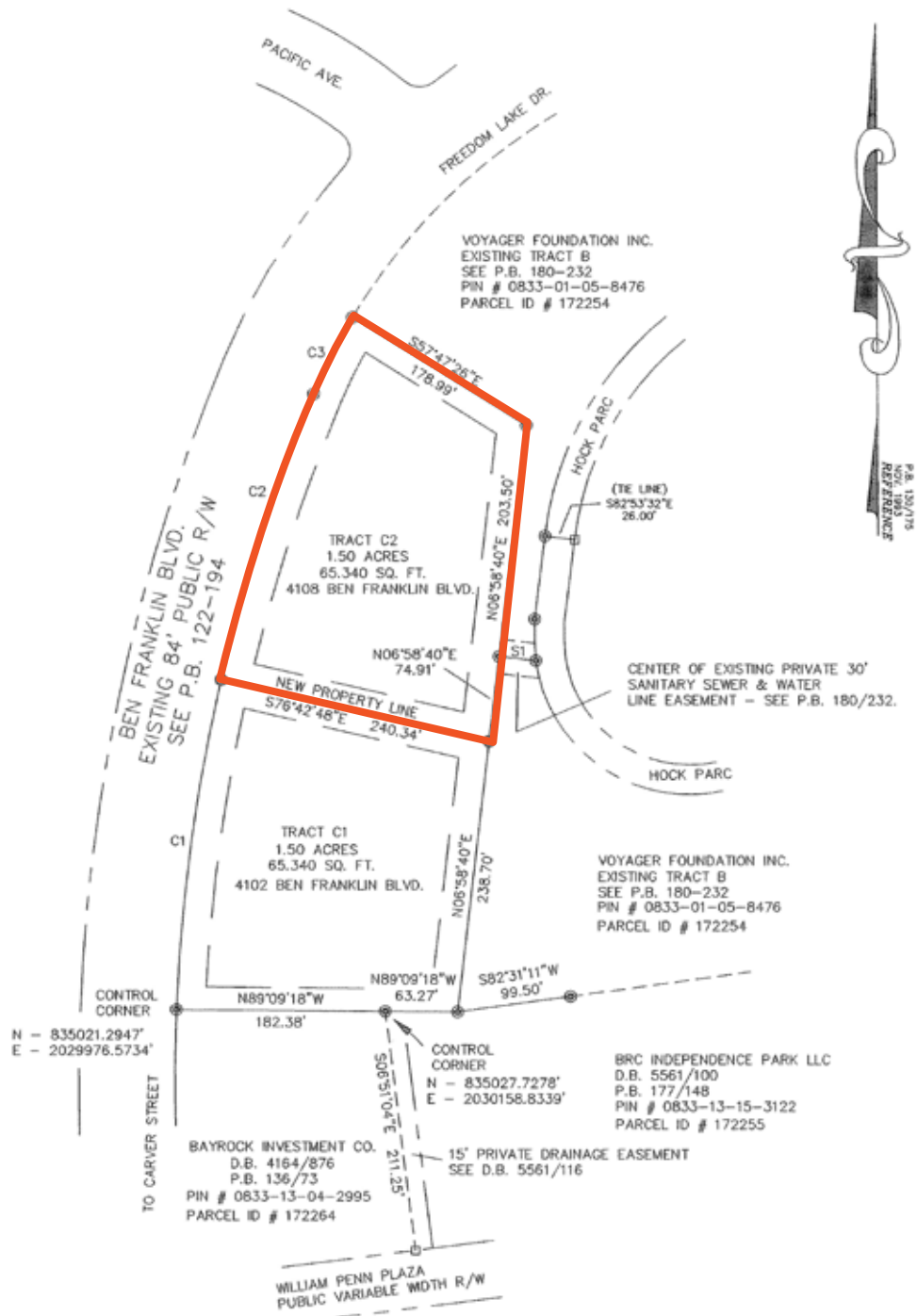
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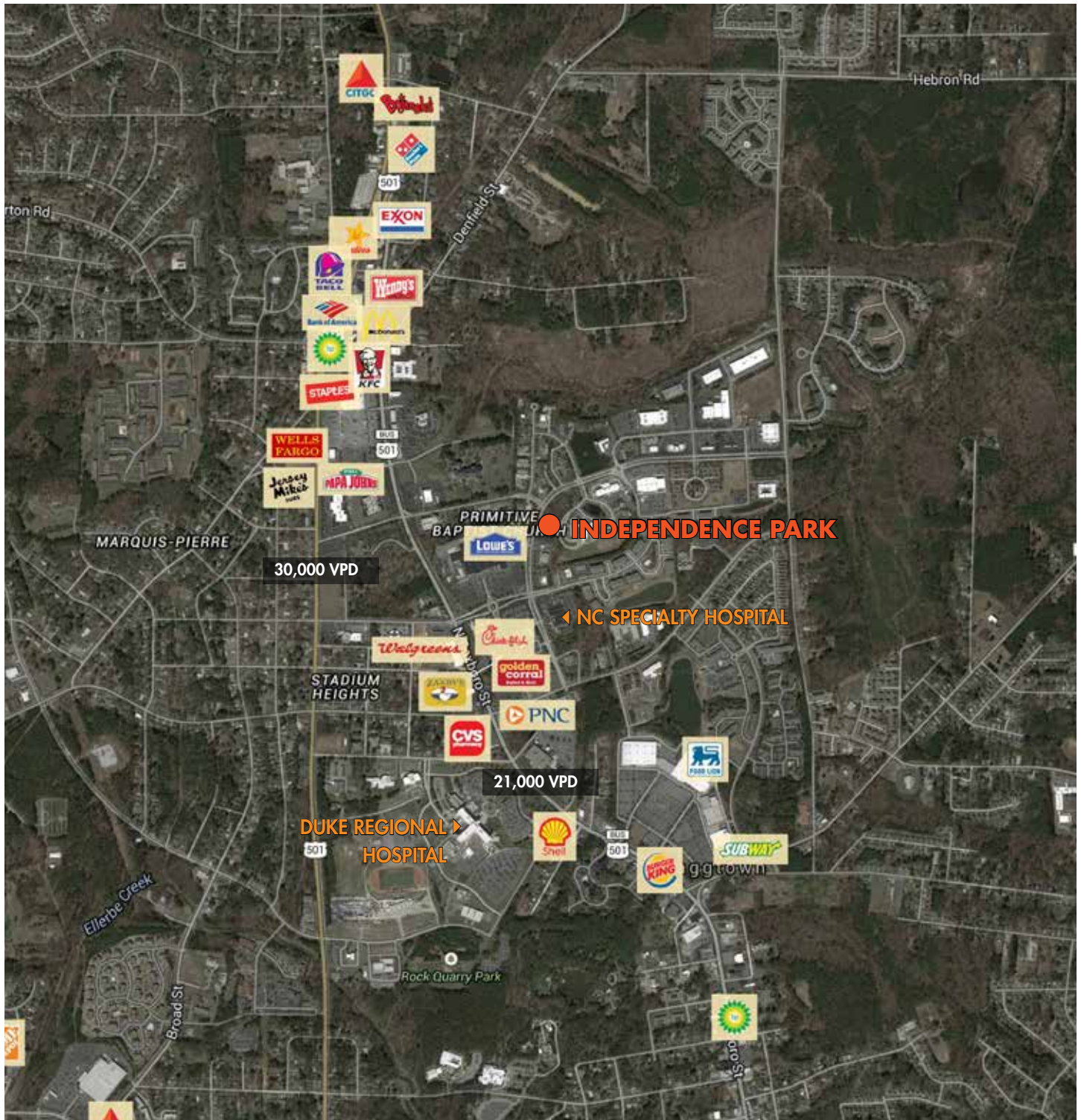
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