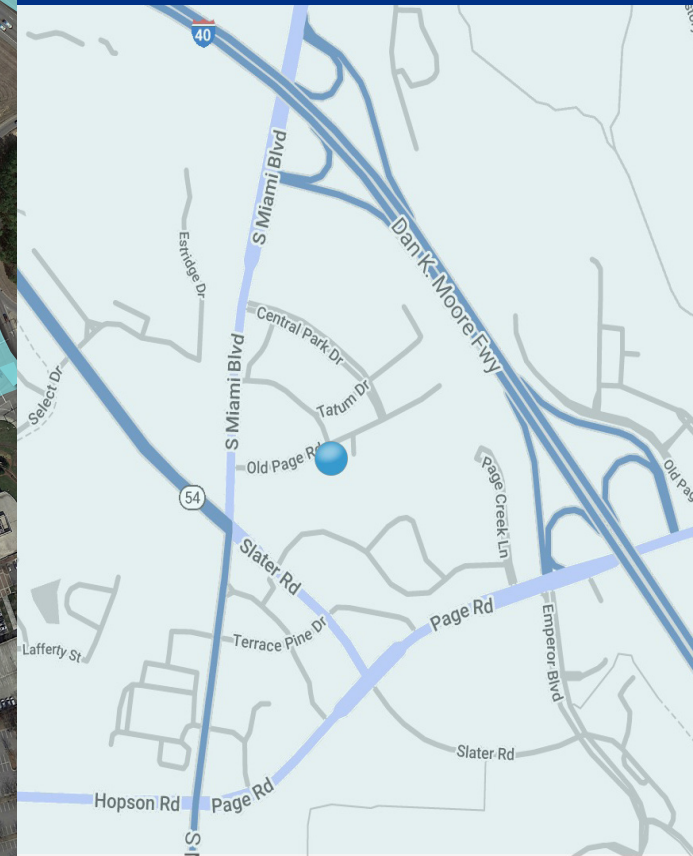


1.27 ACRES FOR SALE
ZONED OI

4700 & 4710
OLD PAGE ROAD
DURHAM, NC 27703



ABOUT THE PROPERTY

- 1.27 acre parcel for sale
- Located just off Miami Blvd, across from Central Park Drive and next to Durham Fire Station 19
- Great redevelopment opportunity ideally suited for office building
- 16,649 Annual Average Daily Traffic at the intersection of Miami Blvd and Old Page Road
- Zoned OI, the property is ideal for office uses

ABOUT THE AREA

- Easy access to I-40
- Located in the heart of RTP - 4 miles from RDU International Airport
- City of Durham named 2021 Digital Cities Survey Winner and Future Ready Award Winner
- As of the 2020 Census, Durham is the 4th most populous city in NC
- RTP is surrounded by 3 major universities, North Carolina State University, Duke University and University of North Carolina at Chapel Hill
- RTP is an incredible technology hub that has attracted major companies such as Cisco, Lenovo, IBM, and most recently Apple and Google



SALES PRICE \$800,000

SHELLEY BHATIA, VICE PRESIDENT

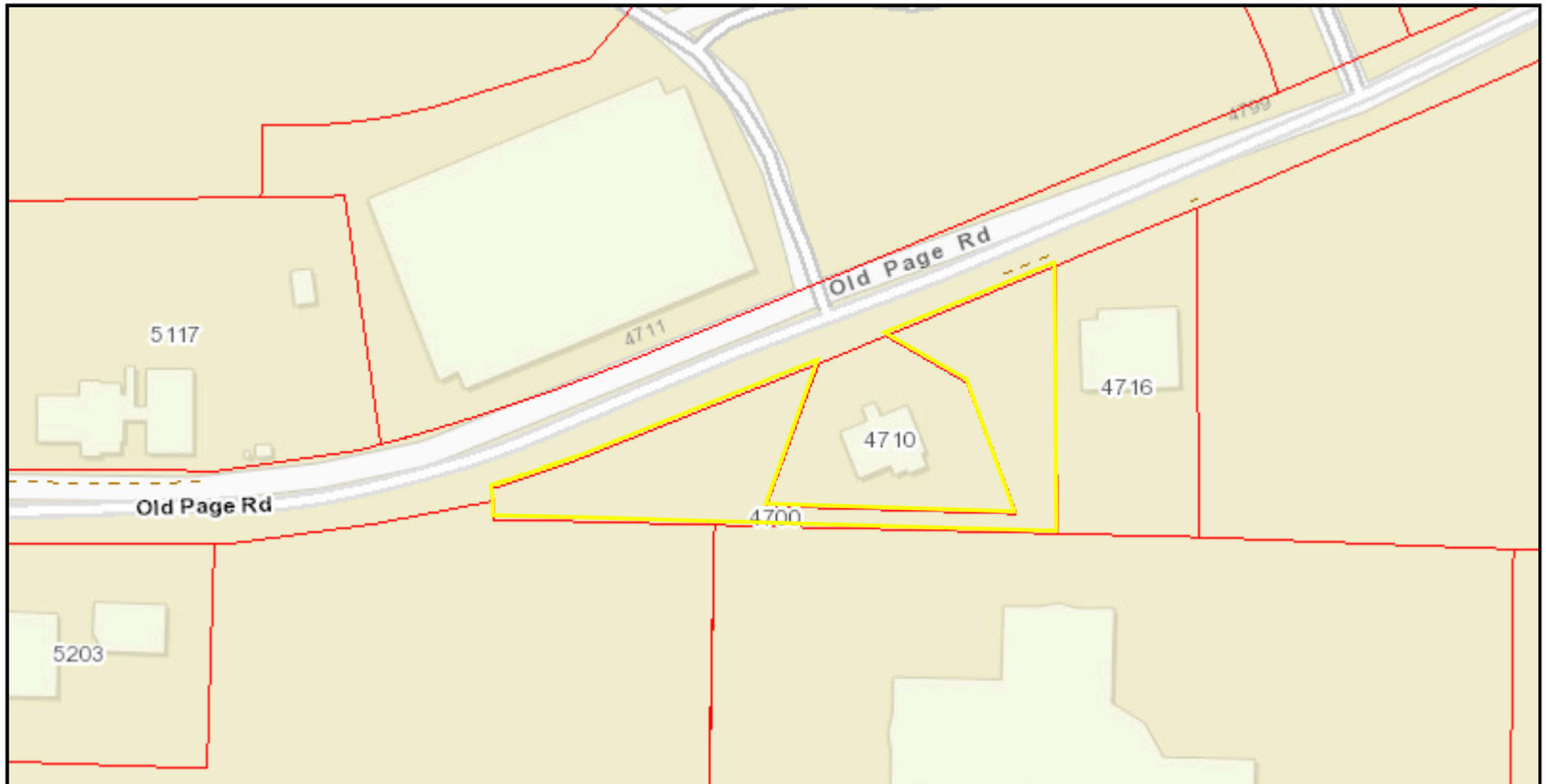
sbhatia@trademarkproperties.com

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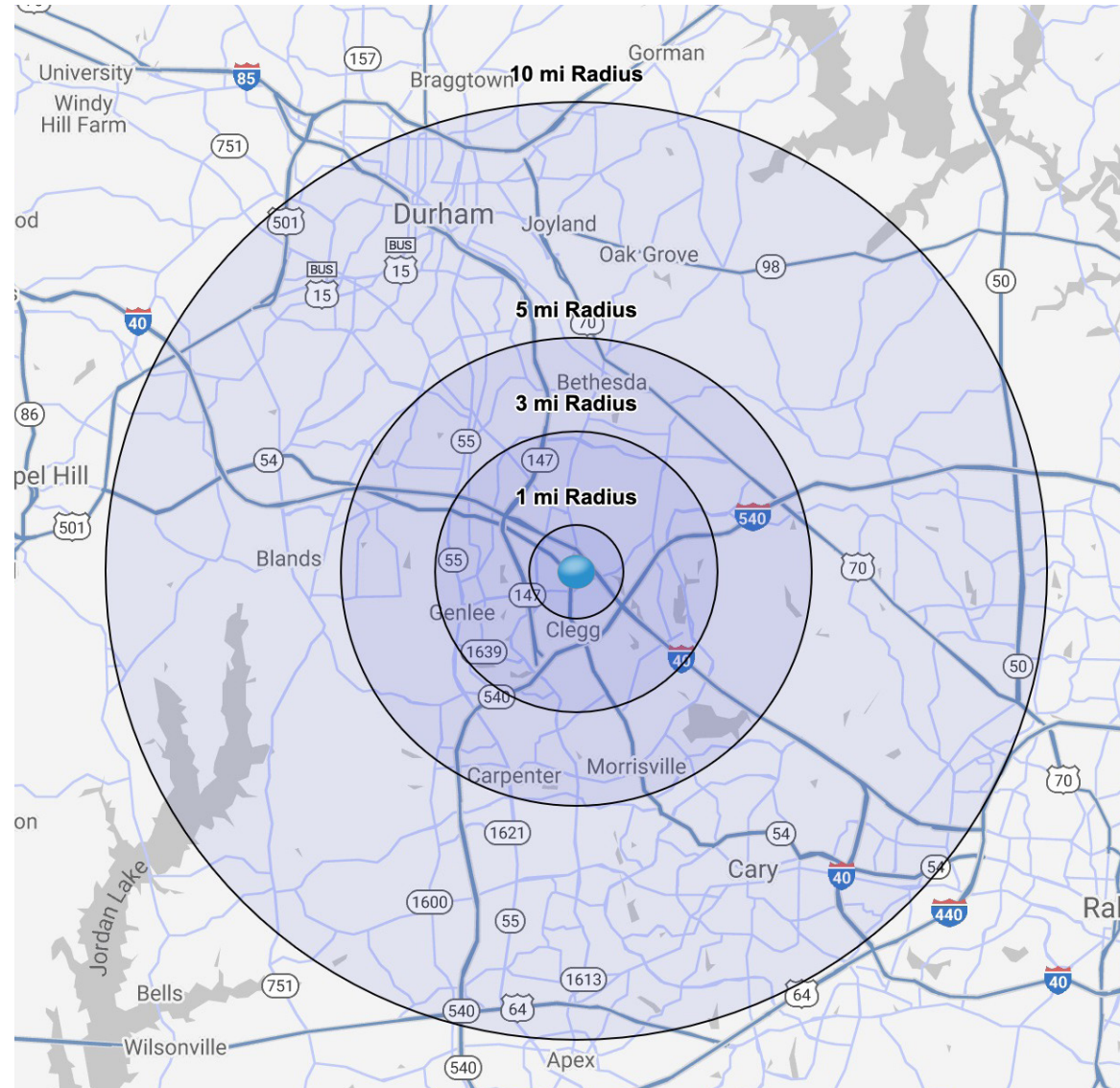
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PARCEL MAP



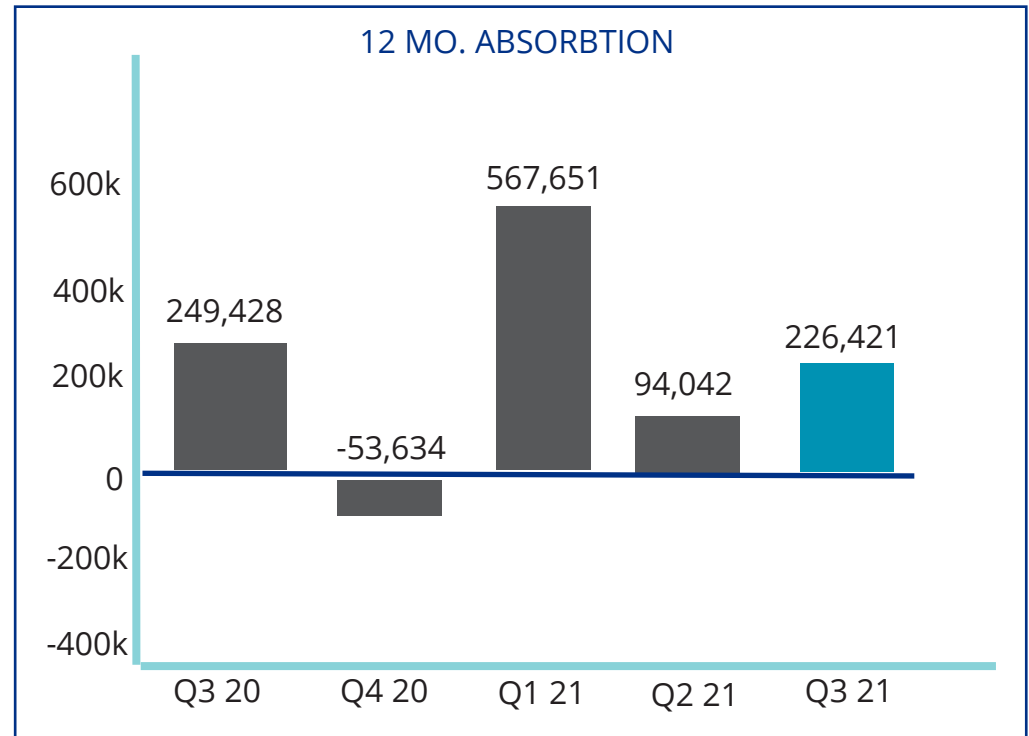
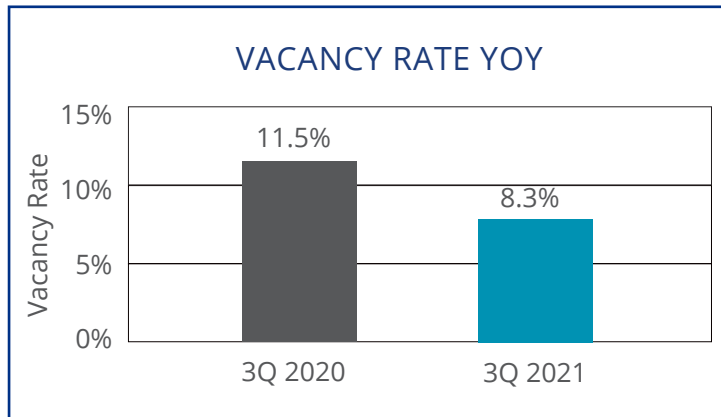
DEMOGRAPHICS

POPULATION	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2021 Population	23,168	125,271	555,333
HOUSEHOLDS			
2021 Households	11,021	56,406	237,078
2026 Projected Households	13,613	66,261	263,231
Owner-Occupied Housing Units	5,308	32,908	138,862
Renter-Occupied Housing Units	5,713	23,499	98,216
INCOME			
2021 Average Household Income	\$122,284	\$113,331	\$109,404
2026 Projected Household Income	\$115,683	\$113,442	\$115,974



OFFICE VACANCY & ABSORPTION RATES

Research Triangle Submarket





FOR MORE INFORMATION:

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2021 CoStar Power Broker, Quarterly Deals Winner (Q3)