

5314 NC Highway 55 Unit 105, Durham, NC 27713

FOR SALE

Kitt Creek Office Park



SALE PRICE

\$399,900

PROPERTY OVERVIEW

Office condo available in Kitt Creek Office Park. This high-traffic location is surrounded by a variety of retail and office businesses. Currently used as a fitness center, but ideal for a variety of office or other service uses. Potential for investment or owner-occupant opportunity,

PROPERTY HIGHLIGHTS

- +/- 2,365 SF
- Zoned Office Institutional (OI)
- Open floor plan
- End Unit with ample windows and lots of natural light
- Ideal location for a variety of office and service uses, such as medical, staffing, financial advisors, CPAs, tutoring, health club and more
- Minutes to Research Triangle Park
- Great location on NC-55 with close proximity to Interstate 40 and NC-54



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[ADDITIONAL PHOTOS](#)



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RETAILER MAP



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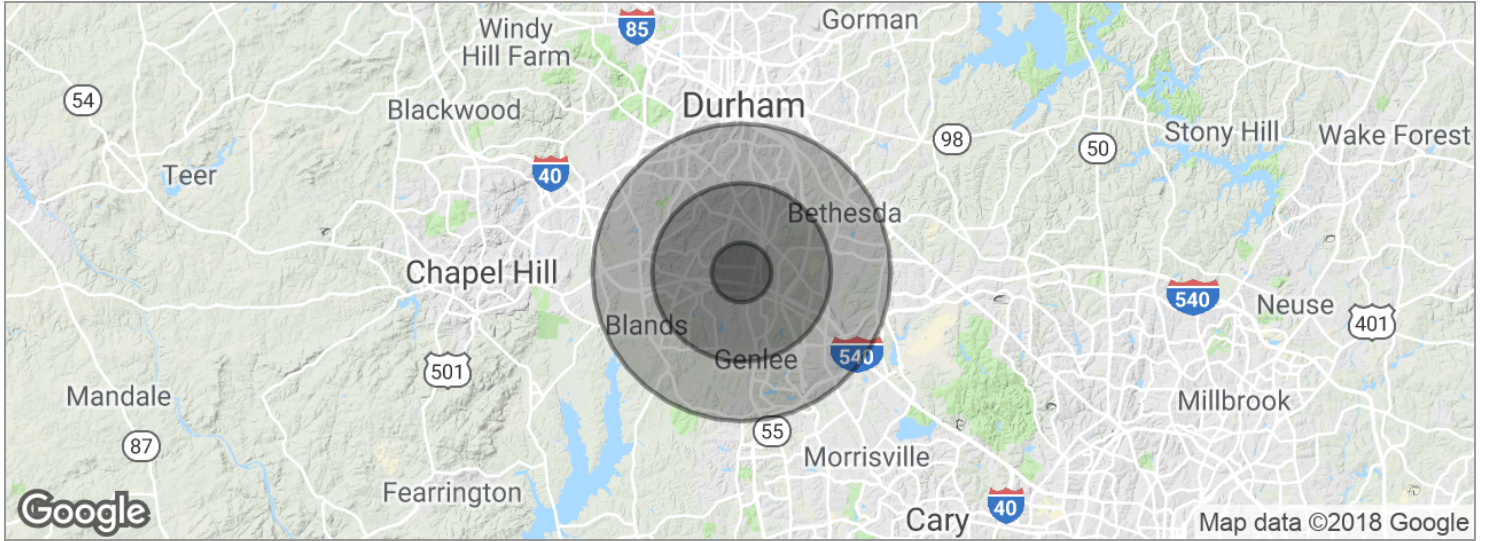
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,651	42,793	106,786
Median age	31.3	33.1	33.4
Median age (Male)	29.3	31.4	31.8
Median age (Female)	32.2	34.1	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,080	19,323	46,020
# of persons per HH	2.2	2.2	2.3
Average HH income	\$63,621	\$69,189	\$71,055
Average house value		\$197,333	\$251,042

* Demographic data derived from 2010 US Census

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