

506 N MANGUM STREET, DURHAM, NC 27701

Downtown Durham Office or Retail Condo for Sale

\$289,000

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY



Office or Boutique Retail Condo in High Traffic Commercial Corridor

Position your business in the heart of Durham with this street-level commercial condominium on North Mangum Street—an exceptional opportunity for both owner-users and investors seeking visibility, flexibility, and long-term growth.

This well-located space offers a clean, open layout with prominent storefront frontage, creating an inviting presence along a highly trafficked downtown corridor. Delivered in turnkey condition, the unit is ready for immediate occupancy or can be easily tailored to suit your brand or business needs.

Situated within a mixed-use building, the property benefits from built-in foot traffic and a growing residential base nearby, including new construction and condominium communities. The surrounding area continues to see strong redevelopment, placing you steps from popular dining, retail, and business destinations throughout downtown Durham.

Price	\$289,000
Total Square Footage	442 SF
Building Type	Mixed-Use Condominiums
Stories	3
Parking	Nearby Street + Public Lots
Year Built	2009
Zoning	DD-S2

Key Highlights

Street-level commercial space in Downtown Durham

Prime location with strong visibility

Highly walkable, established commercial corridor

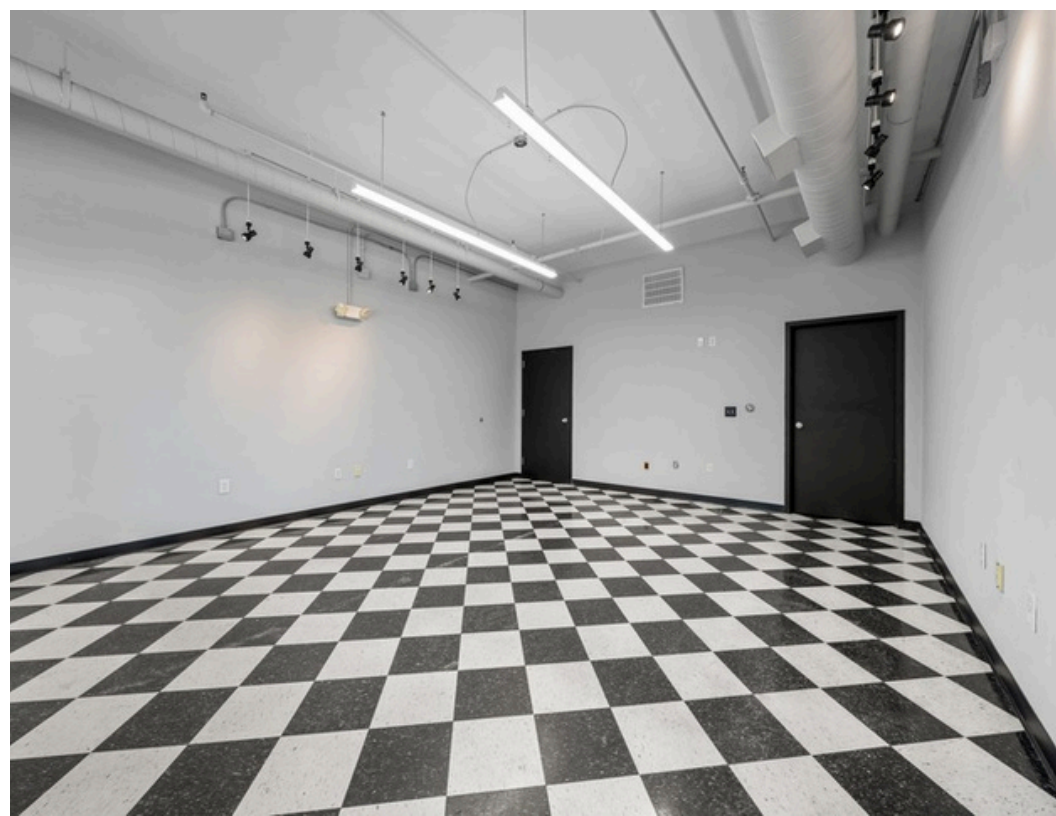
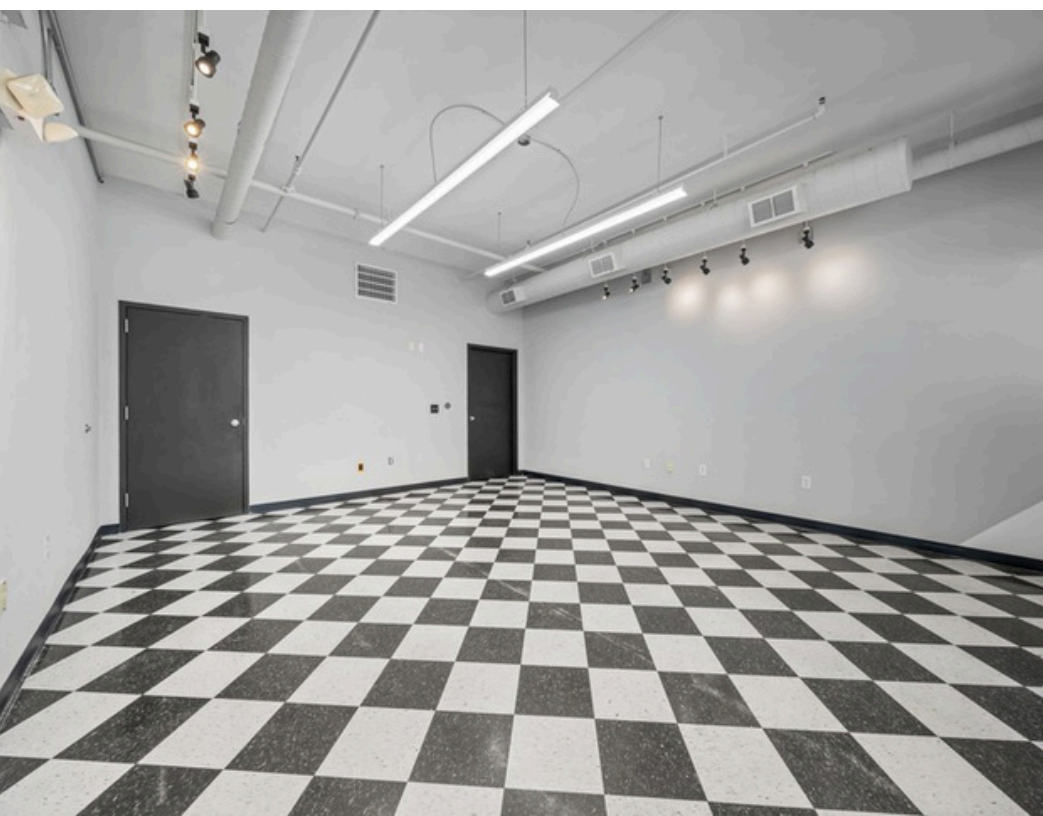
Turnkey with minimal customization needed

Best Use - Professional Services office or Boutique Retail

Zoned DD-S2 - supports a wide use of commercial uses
(subject to condominium guidelines)

HOA Dues: \$86.45/month





POPULATION

	2 miles	5 miles	10 miles
2020 Population	55,213	190,474	382,433
2025 Population	62,312	206,486	409,696
2030 Population Projection	66,561	219,197	433,554
Annual Growth 2020-2025	2.6%	1.7%	1.4%
Annual Growth 2025-2030	1.4%	1.2%	1.2%
Median Age	33.5	35.4	37.6
Bachelor's Degree or Higher	42%	42%	51%
U.S. Armed Forces	53	276	62

HOUSEHOLDS

	2 mile	5 mile	10 mile
2020 Households	21,623	77,148	161,132
2025 Households	24,850	83,950	173,115
2030 Household Projection	26,738	89,432	183,781
Annual Growth 2020-2025	3.5%	3.0%	2.8%
Annual Growth 2025-2030	1.5%	1.3%	1.2%
Owner Occupied Households	7,903	38,391	92,398
Renter Occupied Households	18,835	51,040	91,383
Avg Household Size	2.2	2.3	2.3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending	\$660.9M	\$2.4B	\$5.5B

TRAFFIC OVERVIEW

VISITS
2025-2026

8.4K

VISITORS
2025

2.6K

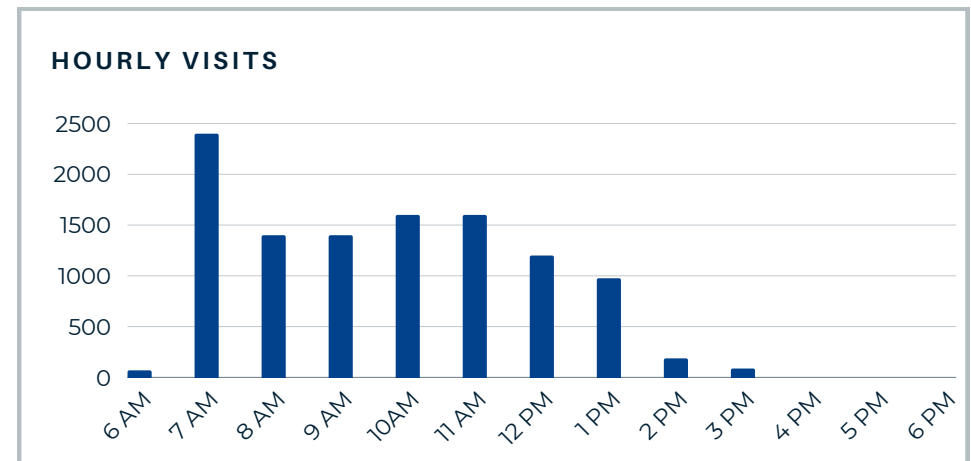
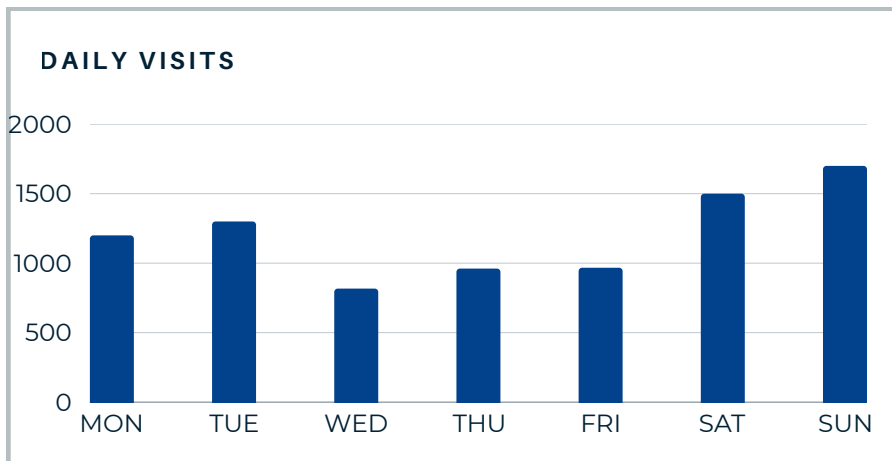
**AVERAGE
DWELL TIME**

21 Min

**VISIT
FREQUENCY**

3.25

VEHICLES PER DAY





Durham County Courthouse

Durham County Main Library

Durham City Hall

Durham Public Schools

Acorn +Oak Property Management

Vessel Coffee House + Art Cafe

Subject

One City Center Apartments

Griffin Durham Apartments

Mangum Flats Apartments

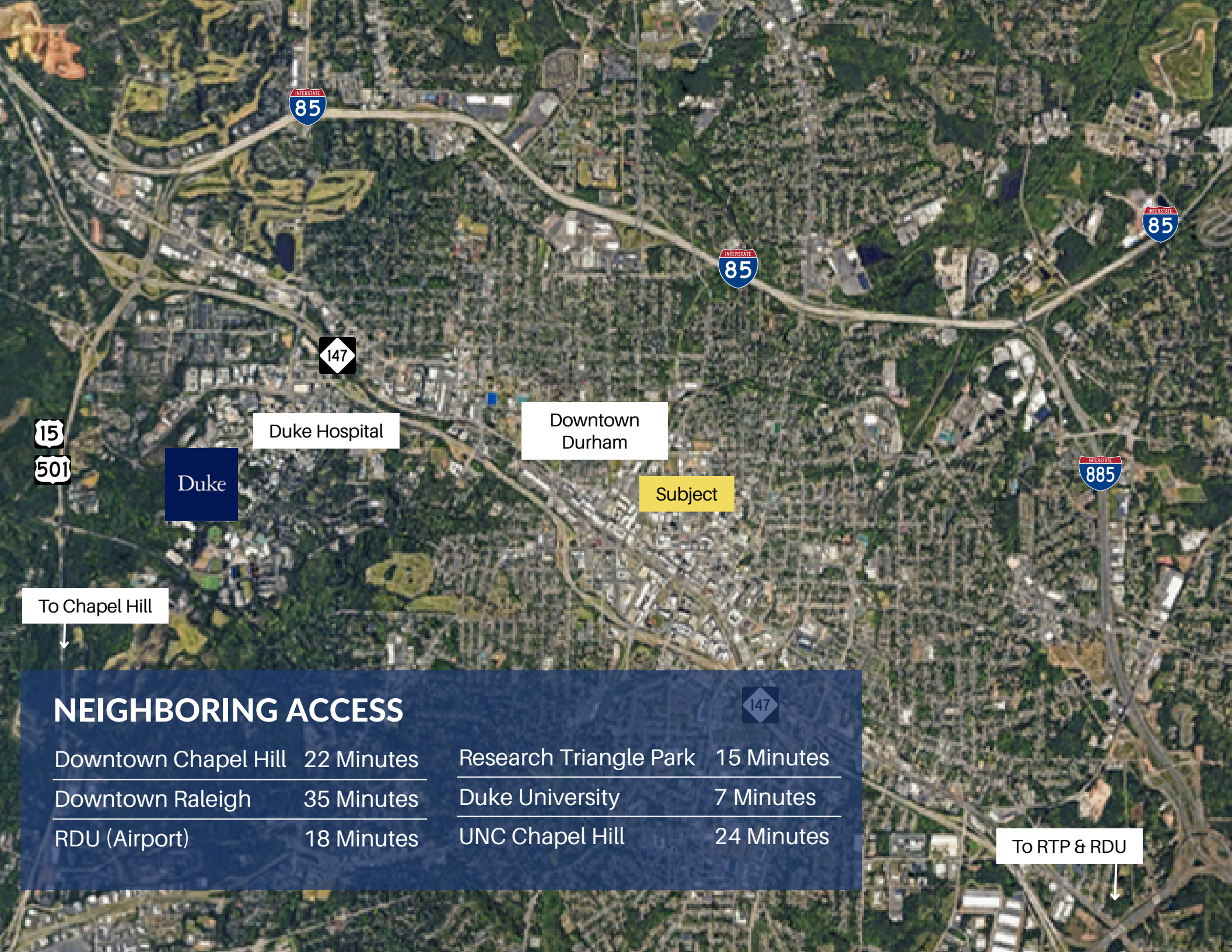


CLEVELAND STREET

MORGAN STREET

MANGUM STREET

Anna Jenkins
anna@pickettsprouse.com
(704) 224-4792



Duke Hospital

Downtown Durham

Duke

Subject

To Chapel Hill

To RTP & RDU

NEIGHBORING ACCESS			
Downtown Chapel Hill	22 Minutes	Research Triangle Park	15 Minutes
Downtown Raleigh	35 Minutes	Duke University	7 Minutes
RDU (Airport)	18 Minutes	UNC Chapel Hill	24 Minutes



Pickett Sprouse Commercial Real Estate
(919) 493-0395

Contact Us

Anna Jenkins
anna@pickettsprouse.com
(704) 224-4792

pickettsprouse.com

