

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

Downtown Durham Retail Property For Lease

112 HUNT STREET, DURHAM, NC 27701

Anna Jenkins

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PROPERTY DESCRIPTION

Freestanding retail property for lease in Downtown Durham near new multifamily developments. Property may be divided into two separate suites and features a commercial kitchen and large front patio with outdoor seating. Sink and hood to remain for tenant's use.

SQUARE FOOTAGE	5,040 SF (may be divided)
PARCEL	0831092071
COUNTY	Durham
PARKING	Ample
LEASE RATE	\$20/SF
ZONING	DD-S1

PROPERTY HIGHLIGHTS

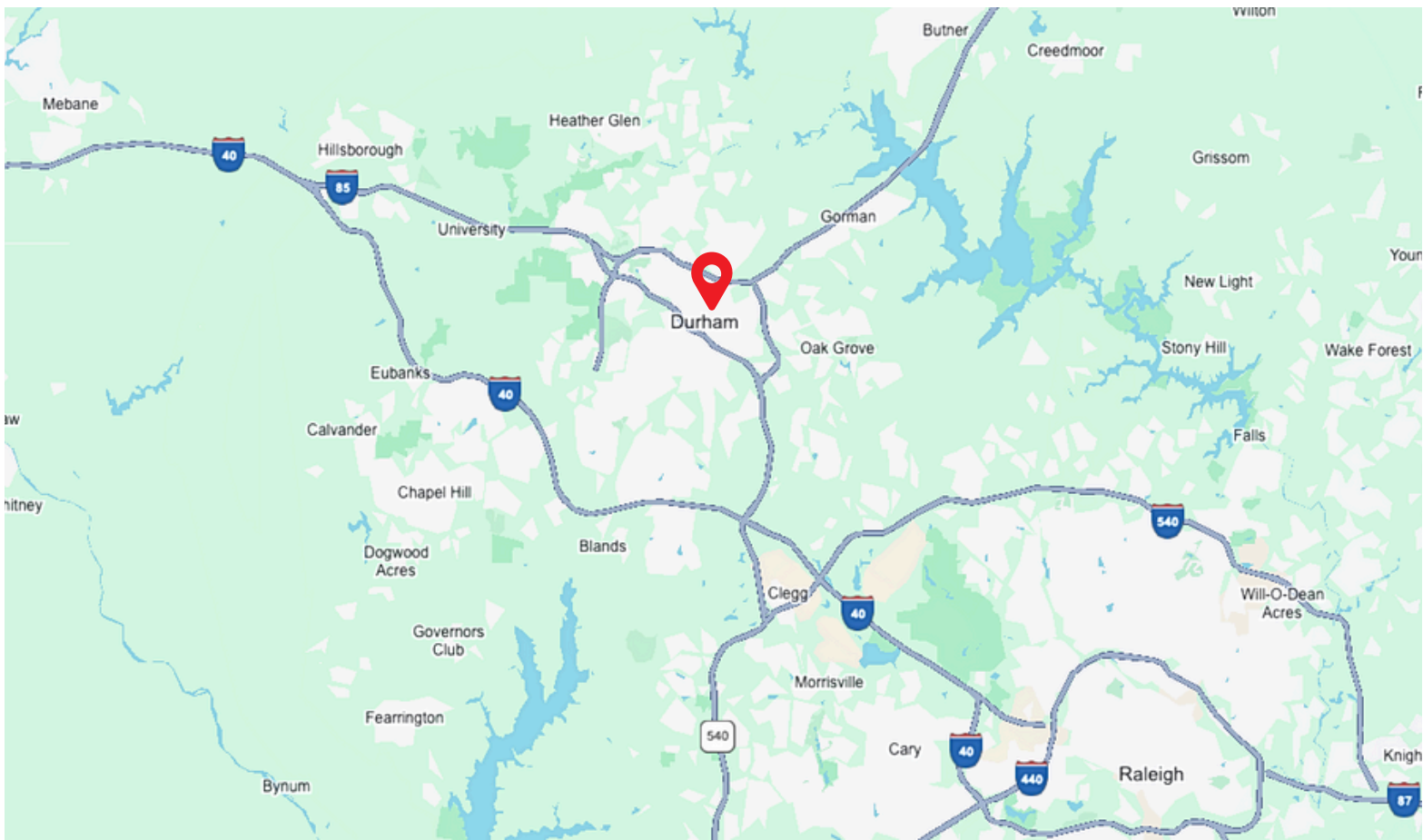
- Prime Downtown Durham location near new multifamily and retail developments
- Can be divided into two suites
- Flexible DD-S1 zoning allows various uses
- Ideal for an event center, restaurant, bar, or coffee shop
- Evening parking available nearby + ample street parking
- Outdoor patio space
- Equipped with a food truck hookup



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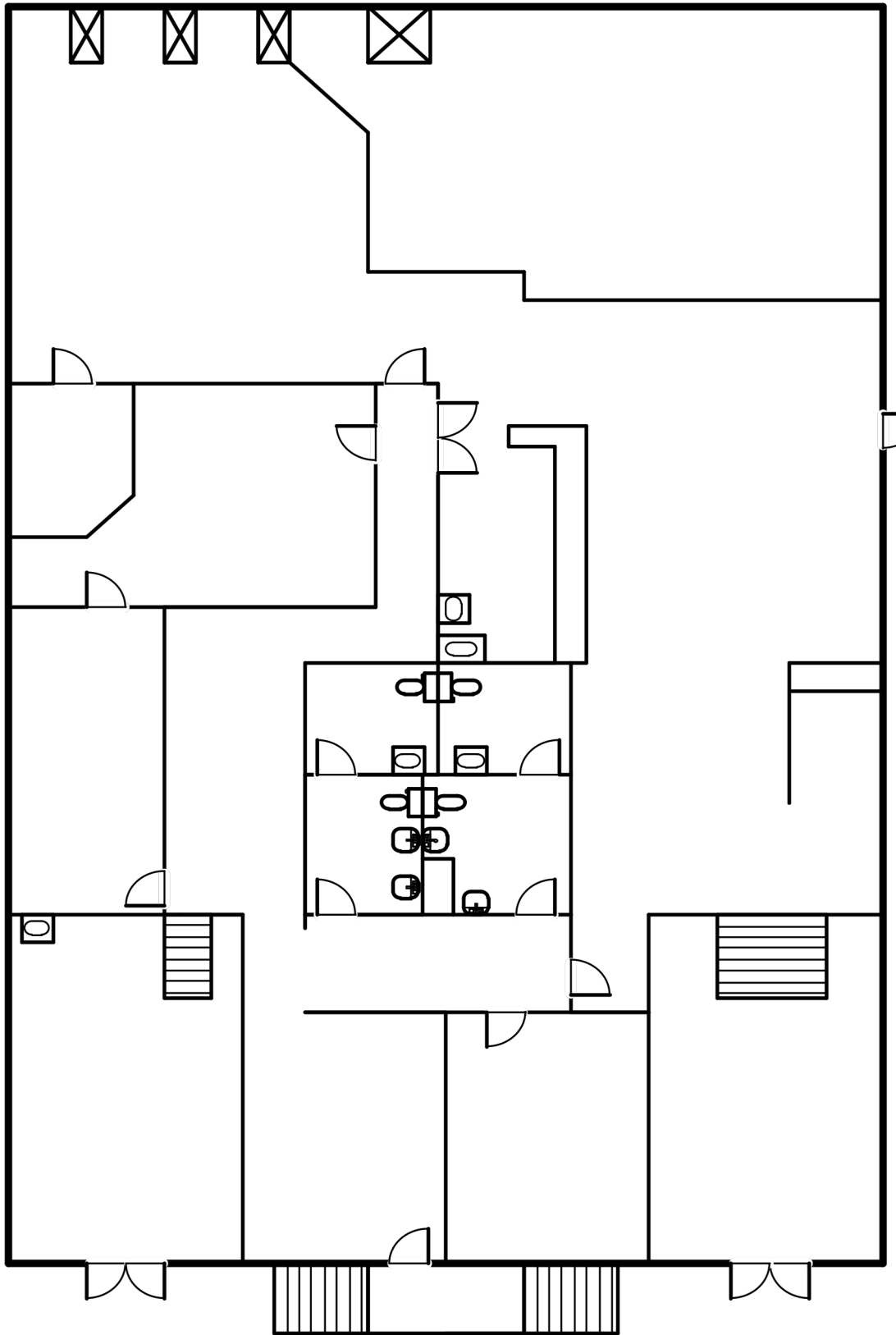


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FLOOR PLAN



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Population Overview

Population	2 mile	5 mile	10 mile
2020 Population	54,842	188,570	381,681
2024 Population	60,699	197,385	393,418
2029 Population Projection	63,925	206,454	407,294
Annual Growth 2020-2024	2.7%	1.2%	0.8%
Annual Growth 2024-2029	1.1%	0.9%	0.7%

Household Income	2 mile	5 mile	10 mile
Avg Household Income	\$79,108	\$82,309	\$101,866
Median Household Income	\$52,186	\$57,634	\$74,984
< \$25,000	6,089	15,164	23,482
\$25,000 - 50,000	5,479	19,747	33,165
\$50,000 - 75,000	3,642	12,985	25,957
\$75,000 - 100,000	2,272	9,302	20,263
\$100,000 - 125,000	1,809	6,734	15,894
\$125,000 - 150,000	1,520	5,117	12,651
\$150,000 - 200,000	1,431	4,947	15,353
\$200,000+	1,751	5,406	18,414



Contact Us

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