

1900 CHAPEL HILL RD, DURHAM, NC 27707



# Durham Freestanding Commercial Property For Sale

Anna Jenkins

[anna@pickettsprouse.com](mailto:anna@pickettsprouse.com)

(704) 224-4792

PICKETT  
SPROUSE  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

Pickett Sprouse

[info@westandwoodall.com](mailto:info@westandwoodall.com)

(919) 493-0395

# Property Overview

<b>ADDRESS</b>	1900 Chapel Hill Road, Durham, NC 27707
<b>BUILDING SIZE</b>	±1,374 SF
<b>LOT SIZE</b>	± 0.21 AC (Corner Parcel)
<b>ZONING</b>	CN (Commercial Neighborhood)
<b>PRICE</b>	\$385,000
<b>OCCUPANCY</b>	1 tenant. Month-to- month lease. Contact broker for more details

Prime opportunity to acquire a ±1,374 SF freestanding commercial building on ±0.21 acres in Durham's Lakewood district.

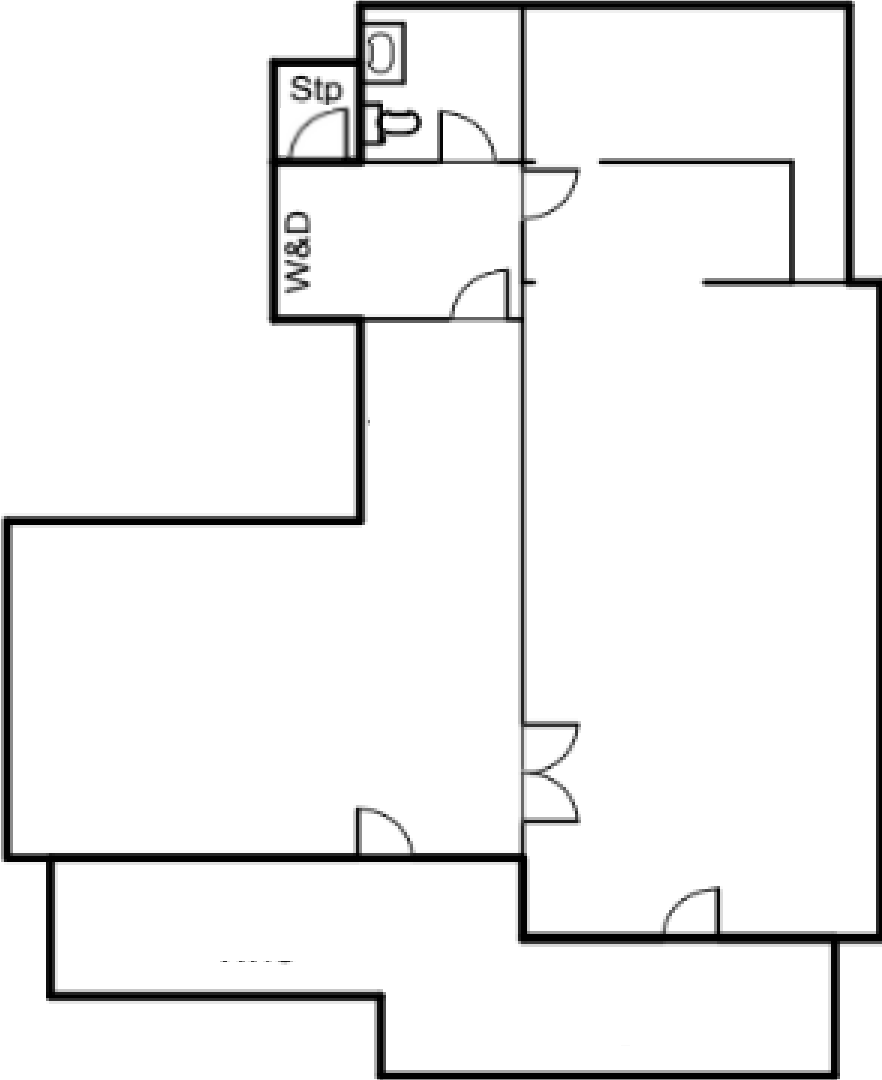
Situated on a corner lot with excellent visibility along Chapel Hill Rd, this property offers flexibility for an owner-user, investor, or redevelopment project.

Zoned CN (Commercial Neighborhood), it supports a wide range of retail, office, and service uses.

The site benefits from strong traffic counts and convenient access to Downtown Durham, Duke University, and NC-147, making it an ideal location for businesses seeking visibility and accessibility in a thriving area.



# Floorplan



First Floor  
1374 sq ft

DOWNTOWN DURHAM

HIGHWAY 147  
(DURHAM FREEWAY)

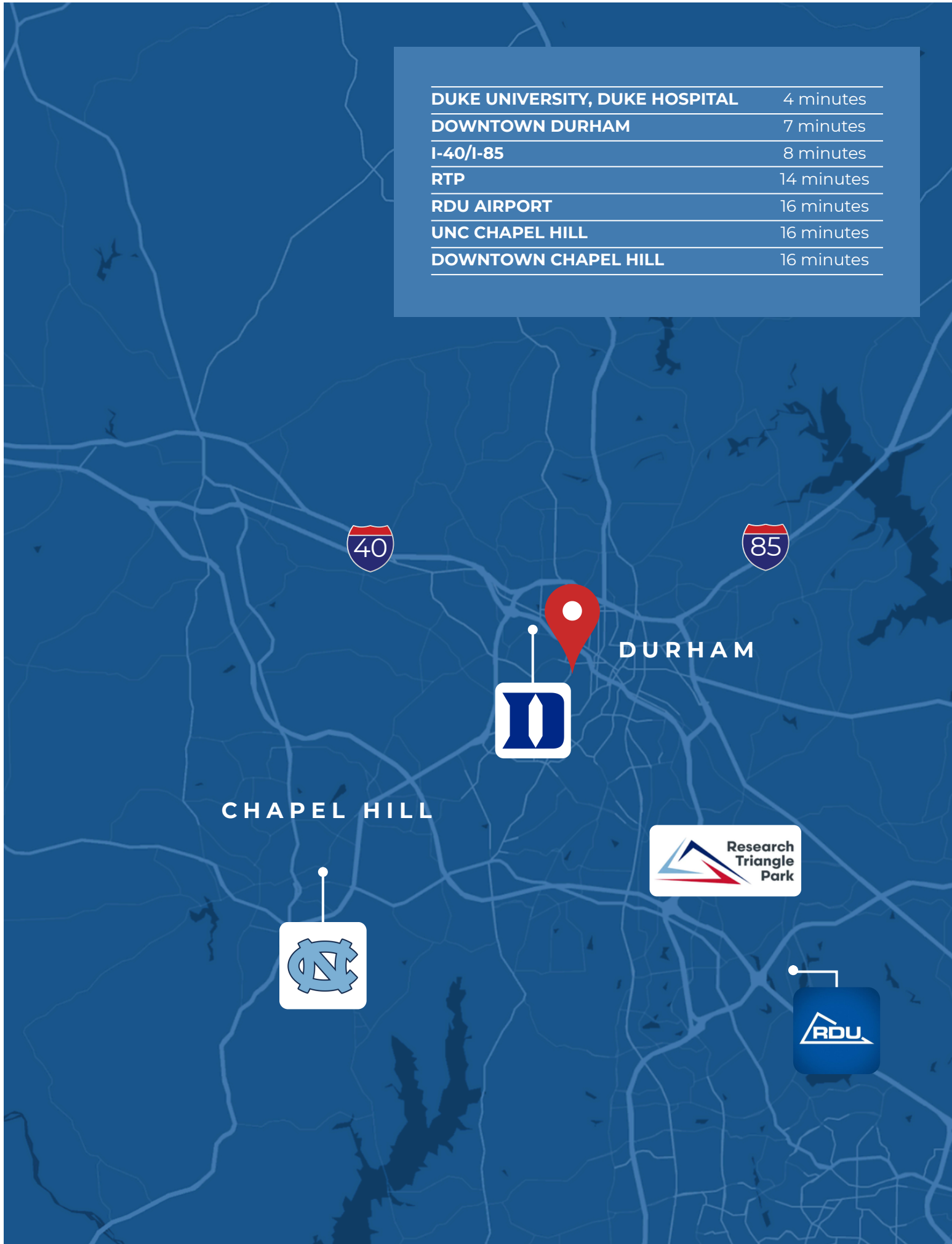
SUBJECT

CHAPEL HILL ROAD

Quick access to NC-147 and I-85, offering excellent connectivity



<b>DUKE UNIVERSITY, DUKE HOSPITAL</b>	4 minutes
<b>DOWNTOWN DURHAM</b>	7 minutes
<b>I-40/I-85</b>	8 minutes
<b>RTP</b>	14 minutes
<b>RDU AIRPORT</b>	16 minutes
<b>UNC CHAPEL HILL</b>	16 minutes
<b>DOWNTOWN CHAPEL HILL</b>	16 minutes





# Demographics

Population	1 mile	3 miles	5 miles
<b>2020 Population</b>	10,737	93,592	191,911
<b>2024 Population</b>	11,829	101,542	200,851
<b>2029 Population Projection</b>	12,475	106,651	209,943
<b>Annual Growth 2020-2024</b>	2.5%	2.1%	1.2%
<b>Annual Growth 2024-2029</b>	1.1%	1.0%	0.9%
<b>Median Age</b>	34	33.3	35.1
<b>Bachelor's Degree or Higher</b>	49%	46%	46%
<b>U.S. Armed Forces</b>	0	112	174

Households	1 mile	3 miles	5 miles
<b>2020 Households</b>	4,476	38,908	79,876
<b>2024 Households</b>	4,936	41,766	82,967
<b>2029 Household Projection</b>	5,232	44,063	86,983
<b>Annual Growth 2020-2024</b>	2.6%	2.3%	1.9%
<b>Annual Growth 2024-2029</b>	1.2%	1.1%	1.0%
<b>Owner Occupied Households</b>	1,632	14,281	35,707
<b>Renter Occupied Households</b>	3,599	29,782	51,276
<b>Avg Household Size</b>	2.1	2.1	2.2
<b>Avg Household Vehicles</b>	1	1	2
<b>Total Specified Consumer Spending (\$)</b>	\$133.6M	\$1.1B	\$2.3B

Income	1 mile	3 miles	5 miles
<b>Avg Household Income</b>	\$86,628	\$79,762	\$86,385
<b>Median Household Income</b>	\$55,910	\$52,098	\$59,847
<b>&lt; \$25,000</b>	1,196	9,817	14,926
<b>\$25,000 - 50,000</b>	1,112	10,416	19,894
<b>\$50,000 - 75,000</b>	746	6,668	14,161
<b>\$75,000 - 100,000</b>	345	3,820	9,449
<b>\$100,000 - 125,000</b>	427	3,049	6,801
<b>\$125,000 - 150,000</b>	376	2,303	5,751
<b>\$150,000 - 200,000</b>	245	2,502	5,317
<b>\$200,000+</b>	487	3,191	6,669



# Contact Us

**Anna Jenkins**

anna@pickettsprouse.com  
(704) 224-4792

**Pickett Sprouse**

info@westandwoodall.com  
(919) 493-0395

[pickettsprouse.com](http://pickettsprouse.com)

