



4416 BENNETT MEMORIAL RD, DURHAM, NC 27705



# DURHAM INDUSTRIAL FLEX INVESTMENT OPPORTUNITY FOR SALE

4,398± SF | \$980,000

# Durham Industrial Flex Property For Sale

4416 BENNETT MEMORIAL RD, DURHAM, NC 27705

## PROPERTY OVERVIEW



### PROPERTY DESCRIPTION

4,398 sf flex condominium for sale in Durham. Currently leased to a single tenant, making it a prime investment opportunity. Property consists of three units that have been combined.

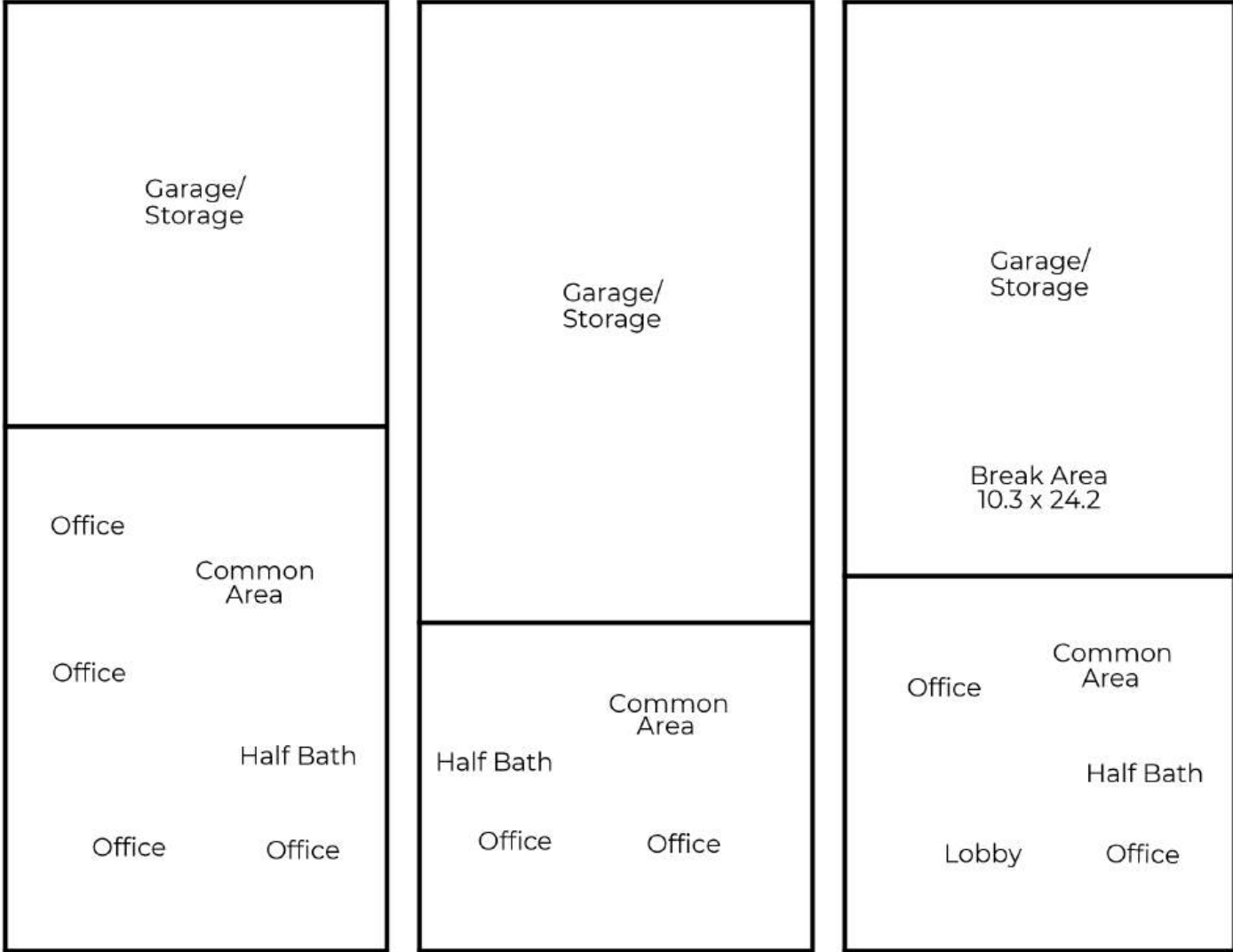
### PROPERTY HIGHLIGHTS

- Fully Conditioned Warehouse
- 15' Clear Ceiling Height
- 3 Drive-In Doors
- Priced Below Appraised Value

<b>SQUARE FOOTAGE</b>	4,398± Square Feet
<b>CURRENT ZONING</b>	IL Zoning
<b>REID'S</b>	210158, 210159, 210160
<b>BEST USE</b>	Investment/User
<b>ROAD FRONTAGE</b>	Bennett Memorial Road
<b>OCCUPANCY</b>	100% Leased - Single Tenant
<b>LEASE TERM</b>	Expiration Date- 5/31/2028 Renewal Options- One 5-Year Renewal Option
<b>YEAR BUILT</b>	2008
<b>PRICE</b>	\$980,000
<b>PRO FORMA CAP RATE</b>	8.4%
<b>PSF</b>	\$223



# Floor Plan



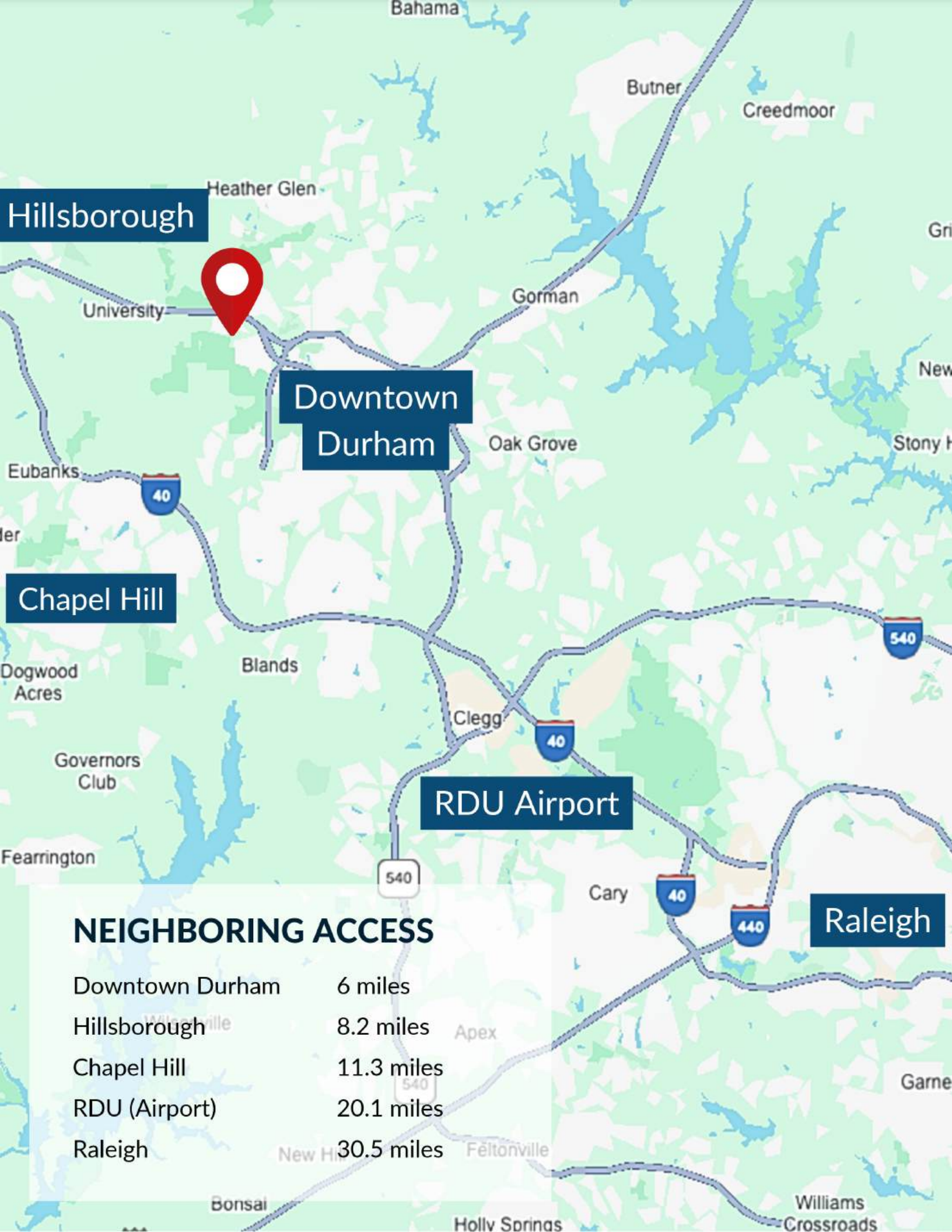
Suite 101

Suite 102

Suite 103

\*NOT TO SCALE





Hillsborough

Downtown  
Durham

Chapel Hill

RDU Airport

Raleigh

### NEIGHBORING ACCESS

Downtown Durham	6 miles
Hillsborough	8.2 miles
Chapel Hill	11.3 miles
RDU (Airport)	20.1 miles
Raleigh	30.5 miles

# Population Overview

Population	2 mile	5 mile	10 mile
2020 Population	14,331	108,863	372,559
2024 Population	14,298	112,896	377,971
2029 Population Projection	14,763	117,063	383,221
Annual Growth 2020-2024	-0.1%	0.9%	0.4%
Annual Growth 2024-2029	0.7%	0.7%	0.3%

Household Income	2 mile	5 mile	10 mile
Avg Household Income	\$101,813	\$93,617	\$98,153
Median Household Income	\$65,460	\$64,609	\$70,622
< \$25,000	965	8,545	25,278
\$25,000 - 50,000	1,713	10,960	31,223
\$50,000 - 75,000	898	7,985	23,019
\$75,000 - 100,000	546	4,554	18,116
\$100,000 - 125,000	563	4,463	14,024
\$125,000 - 150,000	457	3,745	10,853
\$150,000 - 200,000	601	3,369	12,740
\$200,000+	857	4,983	16,528

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