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# Durham Multifamily Investment Opportunity

205 E Maynard Ave, Durham, NC 27704



**Multifamily Investment**

**Pickett Sprouse Commercial Real Estate**

# Prime Multifamily Investment Near Duke and Downtown Durham

205 E Maynard Ave is an 8-unit multifamily value add property consisting of one-bedroom units in central Durham. Recent system upgrades include a mini-split HVAC in every unit. Two units have been renovated (one unit renovation completed 2025) with new kitchen appliances, refreshed bath finishes, and new flooring.

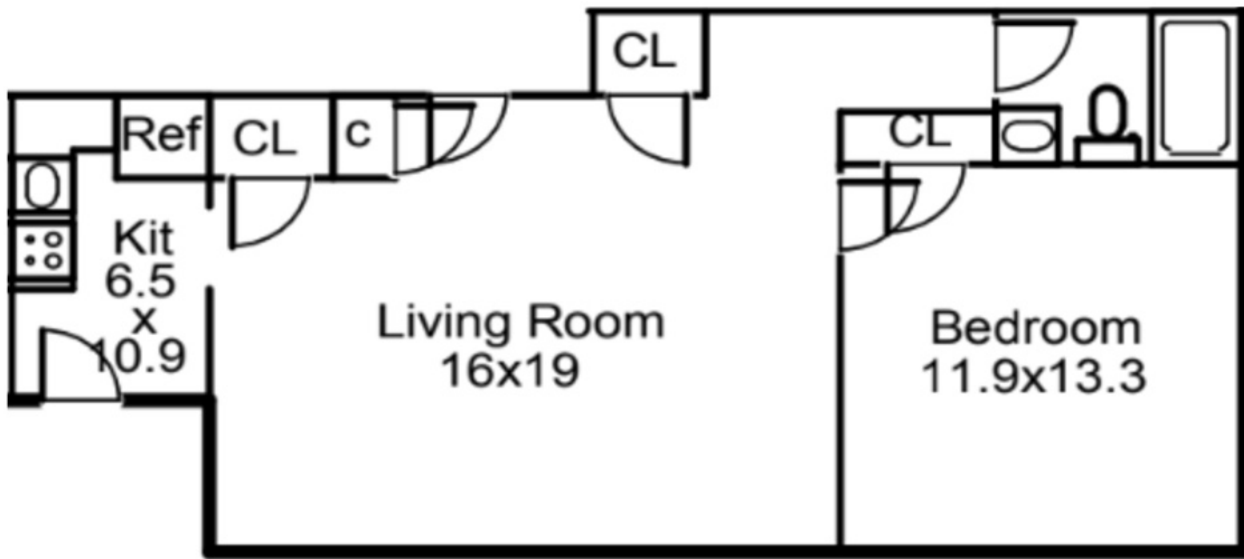
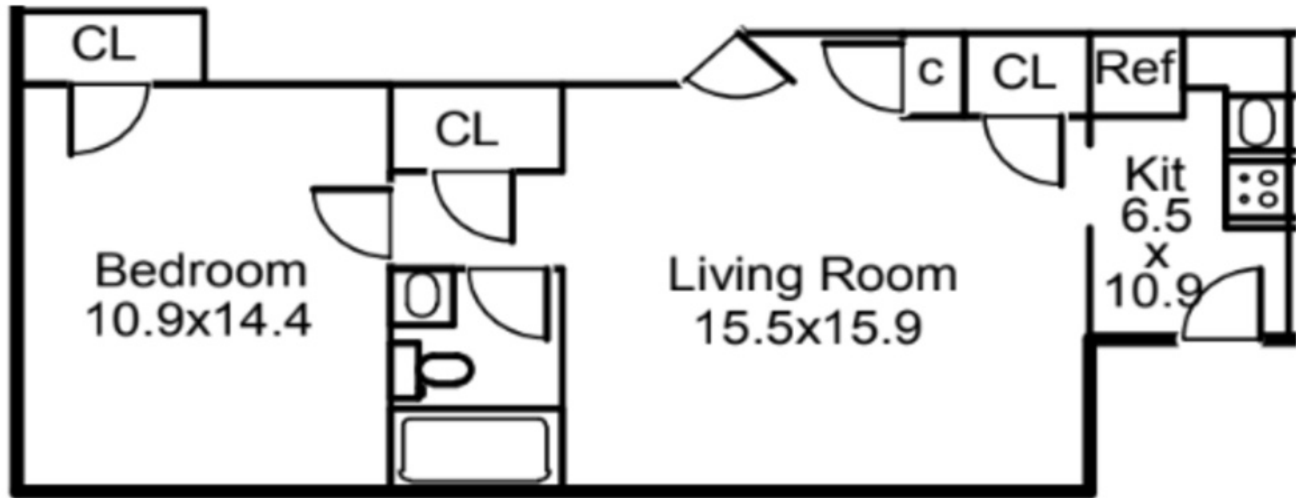
Prime in-town location minutes to Downtown Durham, NCCU, Duke/DUH, the Durham Freeway (NC-147) and I-85, with convenient access to retail, dining, and transit.

Select units are leased; details available upon request.

<b>PIN</b>	0832-28-3782
<b>REID</b>	119911
<b>ACREAGE</b>	±0.30 acres
<b>SQFT</b>	6,158
<b>COUNTY</b>	Durham
<b>ZONING</b>	RU-5 (Residential Urban - 5)
<b>UNITS</b>	8
<b>PRICE</b>	\$625,000



# Sample Unit Layouts



Unit 6 Kitchen



Unit 4 Bedroom



Unit 6 Bathroom

I-40/I-85	3 minutes
DUKE REGIONAL HOSPITAL	4 minutes
DOWNTOWN DURHAM	7 minutes
DUKE UNIVERSITY, DUKE HOSPITAL	8 minutes
RTP	14 minutes
RDU AIRPORT	16 minutes
UNC CHAPEL HILL	20 minutes
DOWNTOWN CHAPEL HILL	22 minutes



Duke Regional Hospital



DURHAM



CHAPEL HILL



# Demographics

Population	1 mile	3 miles	5 miles
2020 Population	7,993	80,341	162,508
2024 Population	7,725	84,877	170,273
2029 Population Projection	7,983	88,829	178,082
Annual Growth 2020-2024	-0.8%	1.4%	1.2%
Annual Growth 2024-2029	0.7%	0.9%	0.9%
Median Age	37	34.4	35
Bachelor's Degree or Higher	36%	39%	40%
U.S. Armed Forces	4	90	137

Households	1 mile	3 miles	5 miles
2020 Households	3,198	32,004	64,542
2024 Households	3,076	33,675	67,182
2029 Household Projection	3,183	35,408	70,506
Annual Growth 2020-2024	0.4%	2.1%	2.0%
Annual Growth 2024-2029	0.7%	1.0%	1.0%
Owner Occupied Households	1,588	12,940	30,278
Renter Occupied Households	1,595	22,468	40,228
Avg Household Size	2.4	2.3	2.3
Avg Household Vehicles	2	1	2
<b>Total Specified Consumer Spending (\$)</b>	<b>\$84M</b>	<b>\$888.6M</b>	<b>\$1.8B</b>

Income	1 mile	3 miles	5 miles
Avg Household Income	\$79,136	\$77,802	\$80,592
Median Household Income	\$57,926	\$55,057	\$56,270
< \$25,000	420	7,344	13,603
\$25,000 - 50,000	858	8,002	16,683
\$50,000 - 75,000	596	5,769	11,110
\$75,000 - 100,000	431	3,766	7,561
\$100,000 - 125,000	246	2,713	5,424
\$125,000 - 150,000	229	2,158	4,371
\$150,000 - 200,000	132	1,948	3,959
\$200,000+	164	1,975	4,469

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

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