

FOR SALE

Durham Office Building on ±1.51 Acres, Zoned GC



 3925 N DUKE ST, DURHAM, NC 27704

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PROPERTY DETAILS



Outstanding opportunity to acquire an $\pm 8,578$ SF office building on a ± 1.51 -acre commercial site zoned GC with excellent visibility along North Duke Street, offering immediate usability and long-term flexibility. With its prime frontage and large lot, the property is well-positioned for both investment and owner-occupant use. The property features ample parking. Commercial General Zoning permits a wide variety of commercial and retail uses, including office, medical, service, general retail, mixed use development, and multifamily.

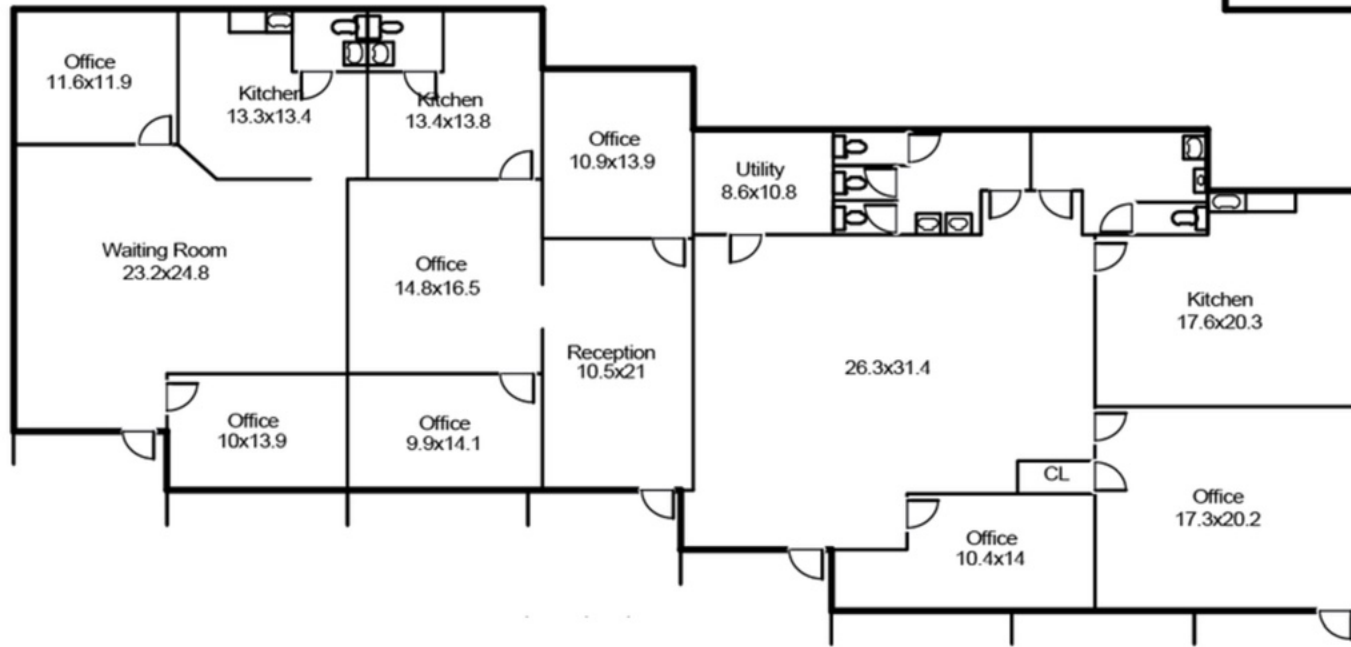
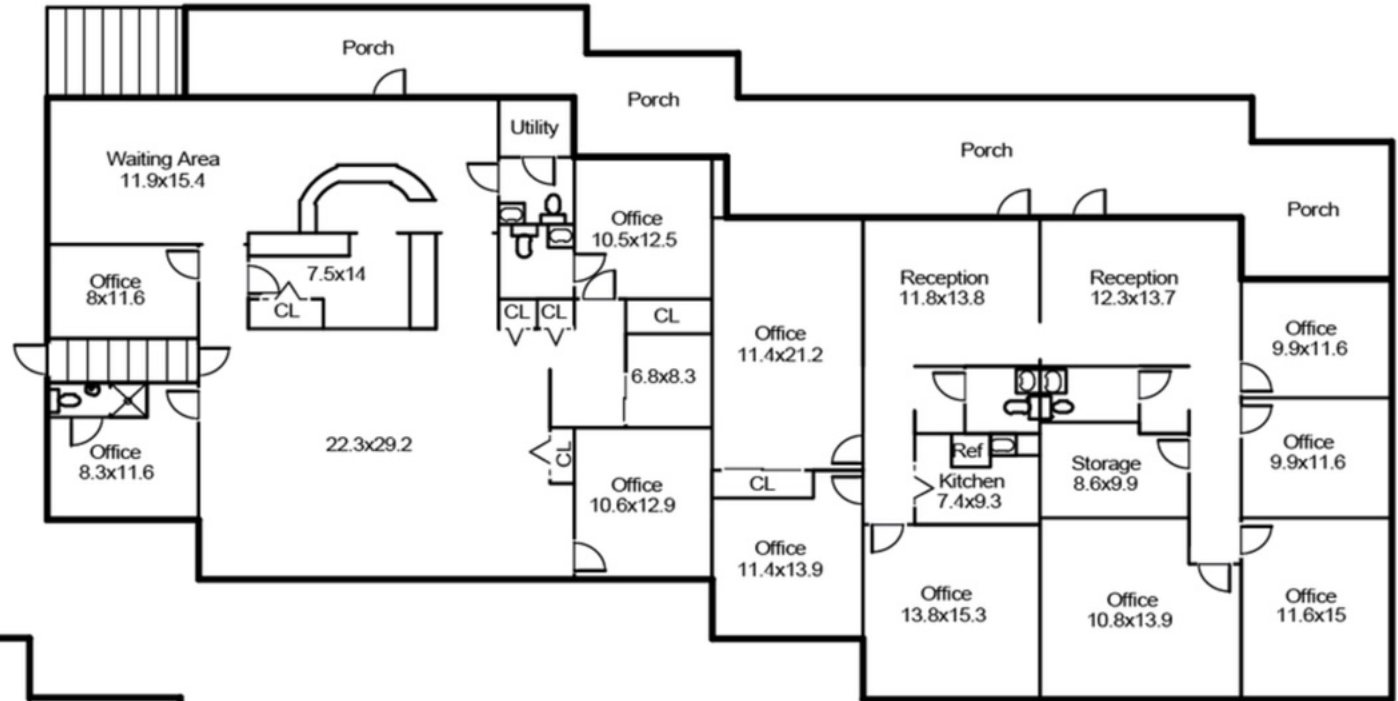
ADDRESS	3925 N Duke St, Durham, NC 27704
PARCEL NUMBER	0823882809
SQUARE FOOTAGE	$\pm 8,578$
ZONING	GC
BEST USE	Owner Occupant, Investment
ROAD FRONTAGE	North Duke Street
OCCUPANCY	5 tenants (Most tenants on month to month leases) 1 suite currently vacant
YEAR BUILT	1986
ASKING PRICE	\$1,375,000
PRICE/SF	\$172

PROPERTY PHOTOS



FLOOR PLAN

Upper Level
4,289 SQ FT



Lower Level
4,289 SQ FT

Nearby Points Of Interest



DOWNTOWN
DURHAM

DUKE REGIONAL
HOSPITAL

DUKE UNIVERSITY
& HOSPITAL



FIREHOUSE
SUBS



Staples

CO



Hardee's

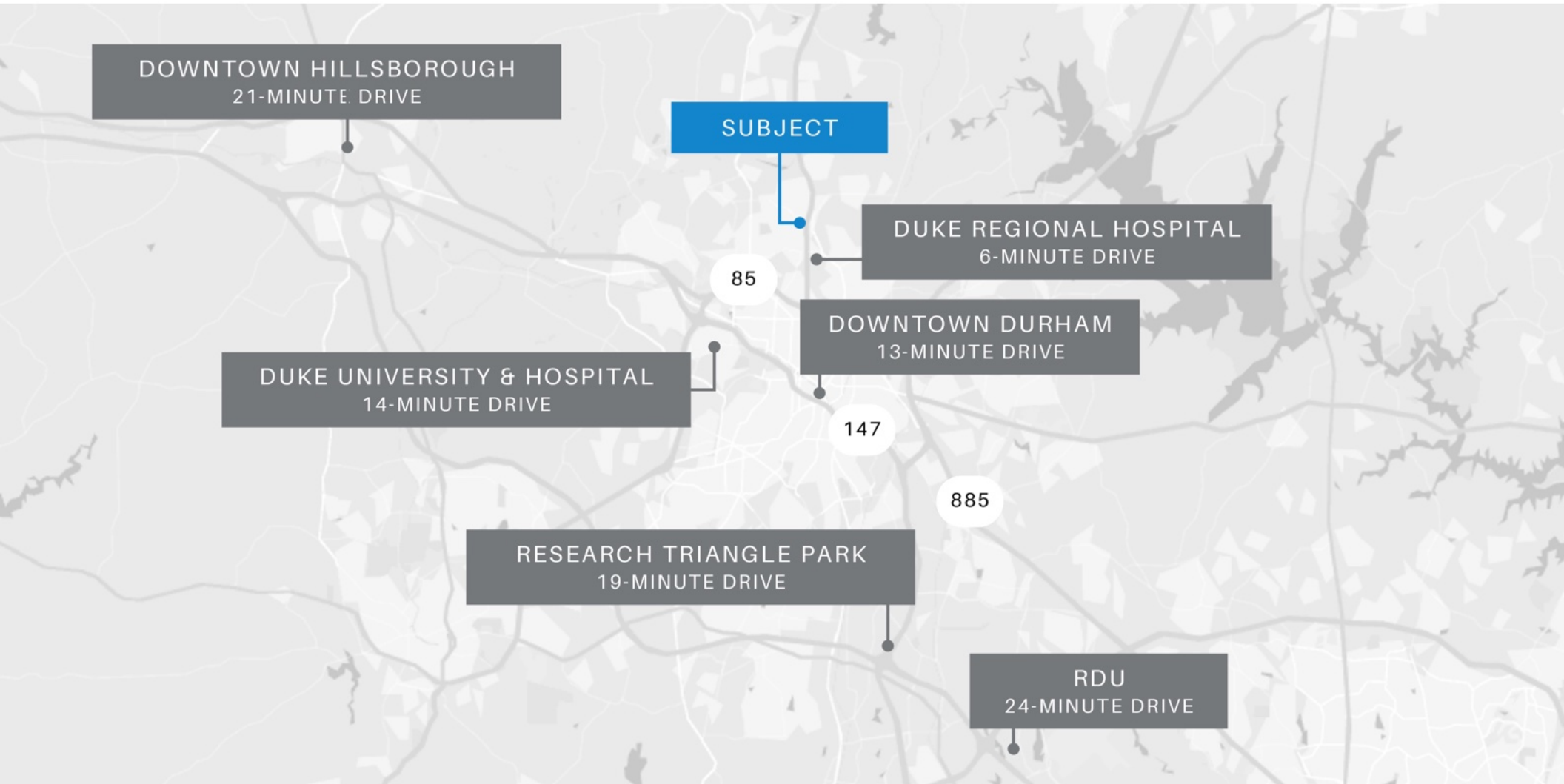
N DUKE ST - 25,553 VPD

N ROXBORO ST - 34,570 VPD

SUBJECT

Proximity to Top Institutions and Infrastructure

Ideally situated with direct access to I-85 and US 15-501, the property offers excellent connectivity to Duke University, downtown Durham, RTP, and RDU Airport.



DEMOGRAPHIC OVERVIEW

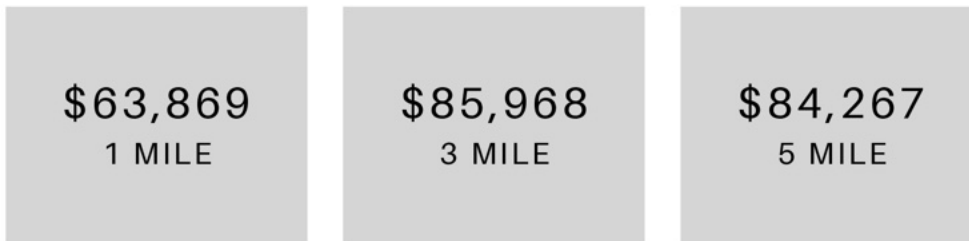
POPULATION

	1 miles	3 miles	5 Mile
2020 POPULATION	8,578	54,888	128,184
2024 POPULATION	8,914	54,868	132,496
2029 POPULATION PROJECTION	9,331	57,049	138,210

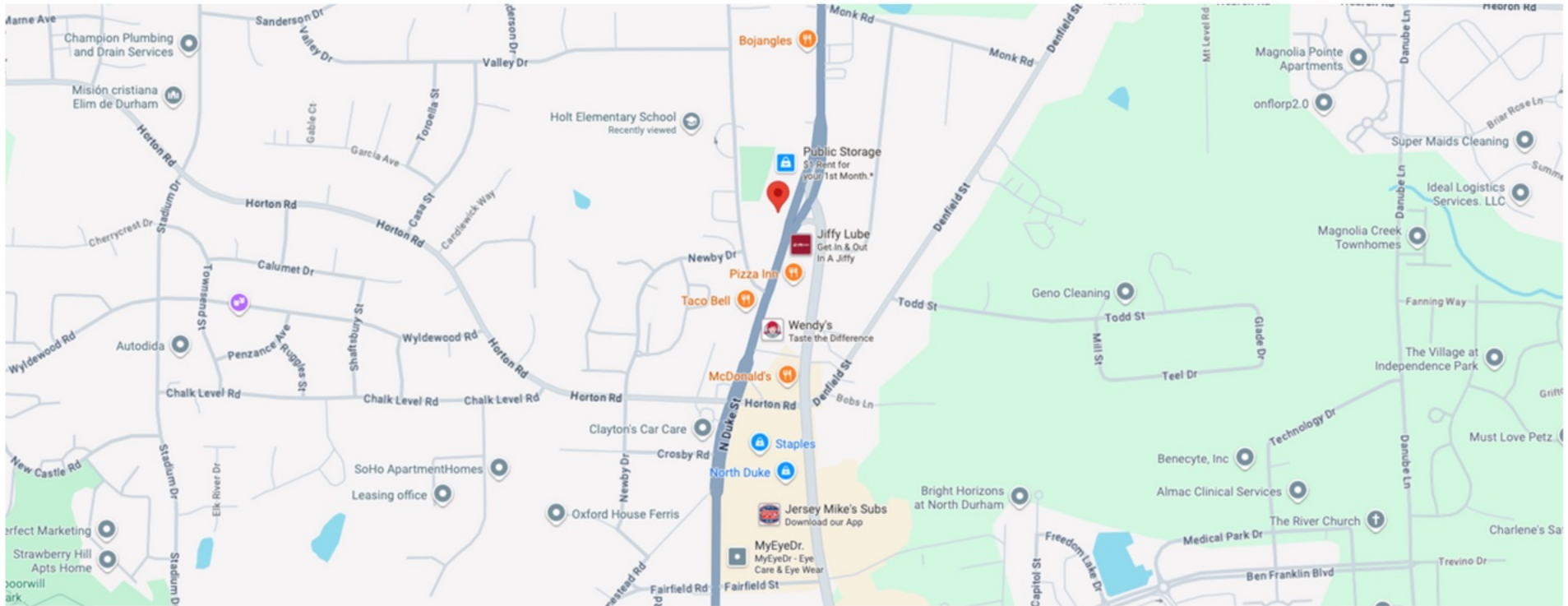
HOUSEHOLDS

	1 mile	3 miles	5 miles
2020 HOUSEHOLDS	3,292	22,418	52,587
2024 HOUSEHOLDS	3,399	22,322	54,187
2029 HOUSEHOLD PROJECTION	3,563	23,245	56,741
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$85M	\$644.9M	\$1.5B

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNT REPORT



Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N DUKE ST	Holt School Rd S	18,307	2025	0.04 mi
US 501	N Roxboro St	31,053	2025	0.14 mi
NORTH DUKE STREET	Holt School Rd N	25,553	2025	0.16 mi
N ROXBORO ST	Denfield St S	13,087	2022	0.18 mi
N DUKE ST	Holt School Rd N	25,468	2023	0.19 mi
NORTH ROXBORO STREET	Monk Rd N	34,570	2025	0.19 mi
DENFIELD ST	Todd St NE	5,508	2024	0.20 mi
US 501 BUS	Denfield St S	14,115	2024	0.21 mi

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

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