



1019 HOLLOWAY STREET, DURHAM, NC 27701



FREESTANDING RETAIL BUILDING FOR SALE IN DURHAM

0.30± ACRES | 4,060± SF | \$875,000

PROPERTY OVERVIEW

ACREAGE	0.30± Acres
SQUARE FOOTAGE	4,060± Square Feet
ADDRESS	1019 Holloway Street, Durham, NC 27701
CURRENT ZONING	CN Zoning
PARCEL NUMBER	0831477040
BEST USE	Freestanding Retail
ROAD FRONTAGE	Holloway Street
PRICE	\$875,000

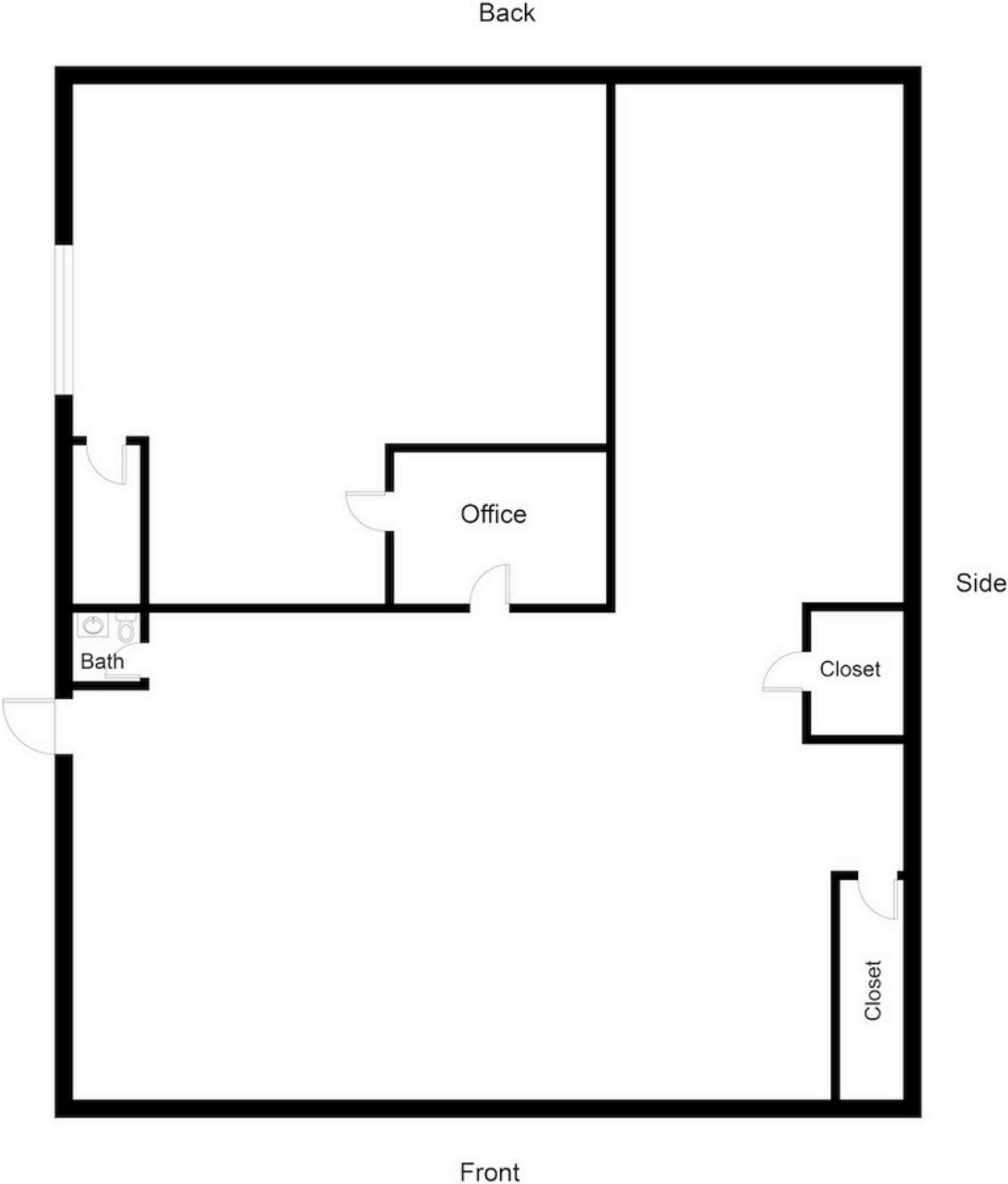


DESCRIPTION

Situated on a corner lot in a growing part of Durham, this 4060 SF free standing retail property is located on .30 acres and is zoned CN. It offers ample parking and great visibility with strong signage. Currently a laundromat with a roll-up door, it's perfect for retail or investment opportunities. Ideal for businesses looking for a flexible, high-traffic location.



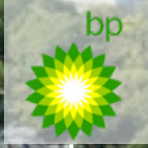
Floor Plan



* NOT TO SCALE



TO
DOWNTOWN
DURHAM



COUNTER
CULTURE
COFFEE

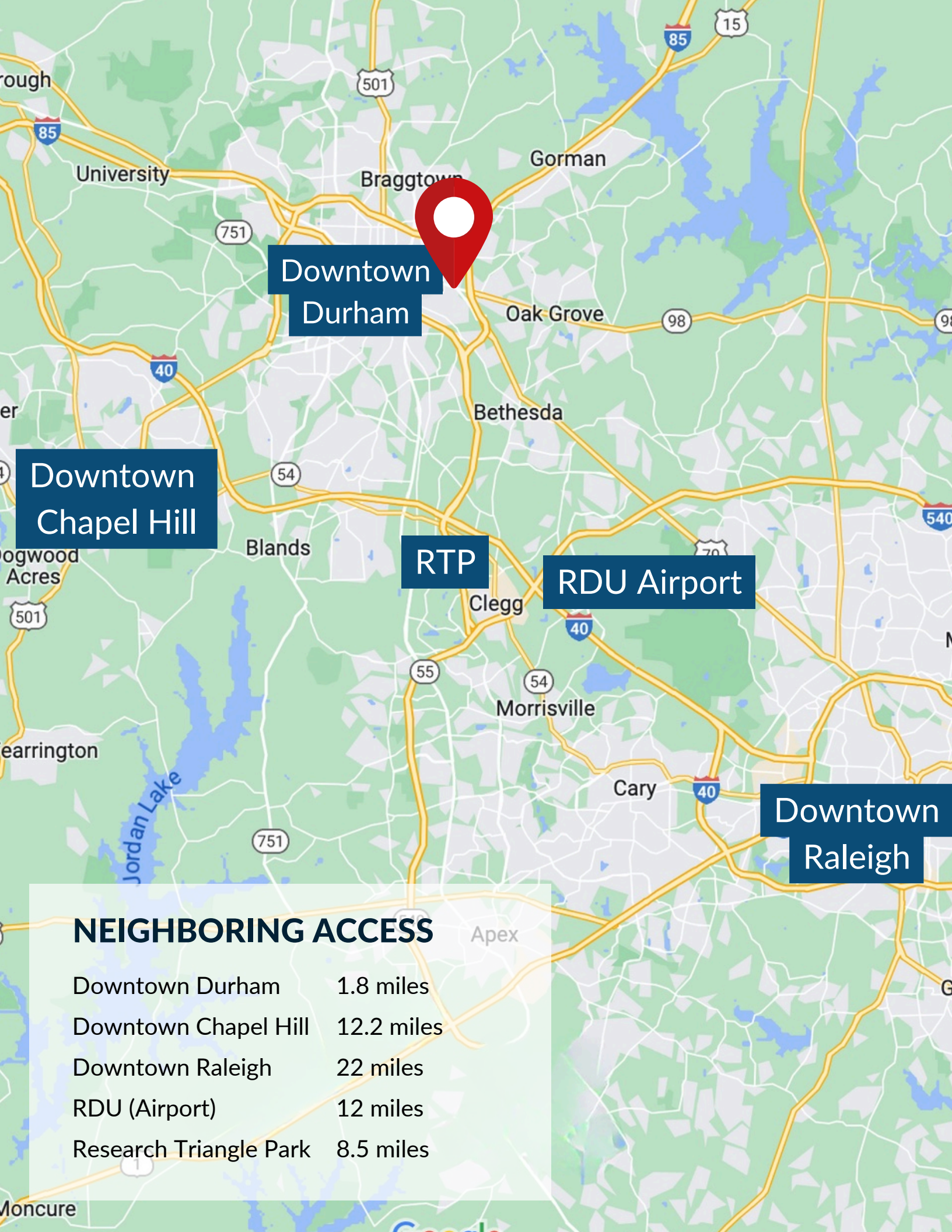


HOLLOWAY STREET
9,455 VPD (2022)

TO 147

SUBJECT

N HYDE PARK AVE
841 VDP (2022)



Downtown
Durham

Downtown
Chapel Hill

RTP

RDU Airport

Downtown
Raleigh

NEIGHBORING ACCESS

Downtown Durham	1.8 miles
Downtown Chapel Hill	12.2 miles
Downtown Raleigh	22 miles
RDU (Airport)	12 miles
Research Triangle Park	8.5 miles

Population Overview

Population	2 mile	5 mile	10 mile
2020 Population	44,408	185,582	381,205
2024 Population	49,680	195,701	393,833
2029 Population Projection	52,991	205,002	408,675
Annual Growth 2020-2024	3.0%	1.4%	0.8%
Annual Growth 2024-2029	1.3%	1.0%	0.8%

Household Income	2 mile	5 mile	10 mile
< \$25,000	4,894	14,764	22,721
\$25,000 - 50,000	4,614	19,306	32,955
\$50,000 - 75,000	3,070	12,450	25,993
\$75,000 - 100,000	2,060	9,357	20,335
\$100,000 - 125,000	1,447	6,650	16,204
\$125,000 - 150,000	1,169	4,917	12,935
\$150,000 - 200,000	1,159	5,147	15,484
\$200,000+	1,297	5,315	18,120
Avg Household Income	\$77,157	\$82,903	\$102,122
Median Household Income	\$52,144	\$58,163	\$75,866



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