

# DURHAM Medical/Office Building For Sale

**\$1,300,000**



**110 E. CARVER STREET, DURHAM, NC 27704**



Fully furnished, built in 1991, with an operating room, reception, exam rooms, and recovery areas. Readily adapted for general office use.

Located near Duke Regional Hospital with 18 parking spaces and walkable amenities. Roof updated 3 years ago. Beautifully maintained lot.

**Emilee Collins, CCIM**  
(919) 730-7040  
emilee@pickettsprouse.com

**Matthew Morton**  
(919) 864-0864  
matthew@pickettsprouse.com

# Property Details

Sale Price

\$1,300,000

Square Footage

4,769 SF

Lot Size

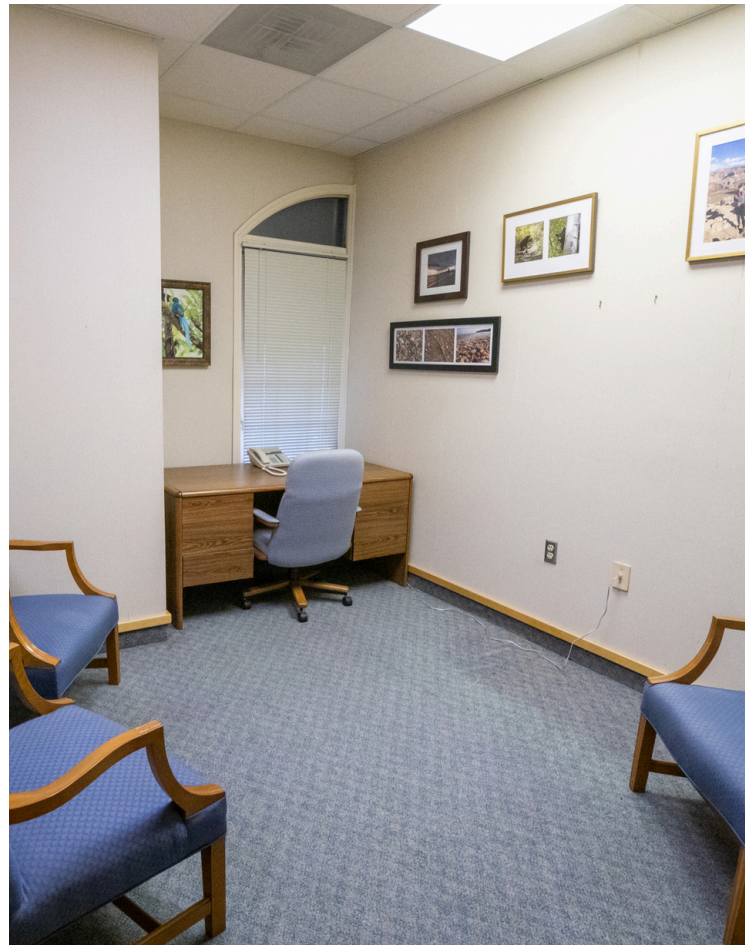
0.93 Acres

Zoning

OI (Office Institutional)

Parcel Number

0833031424



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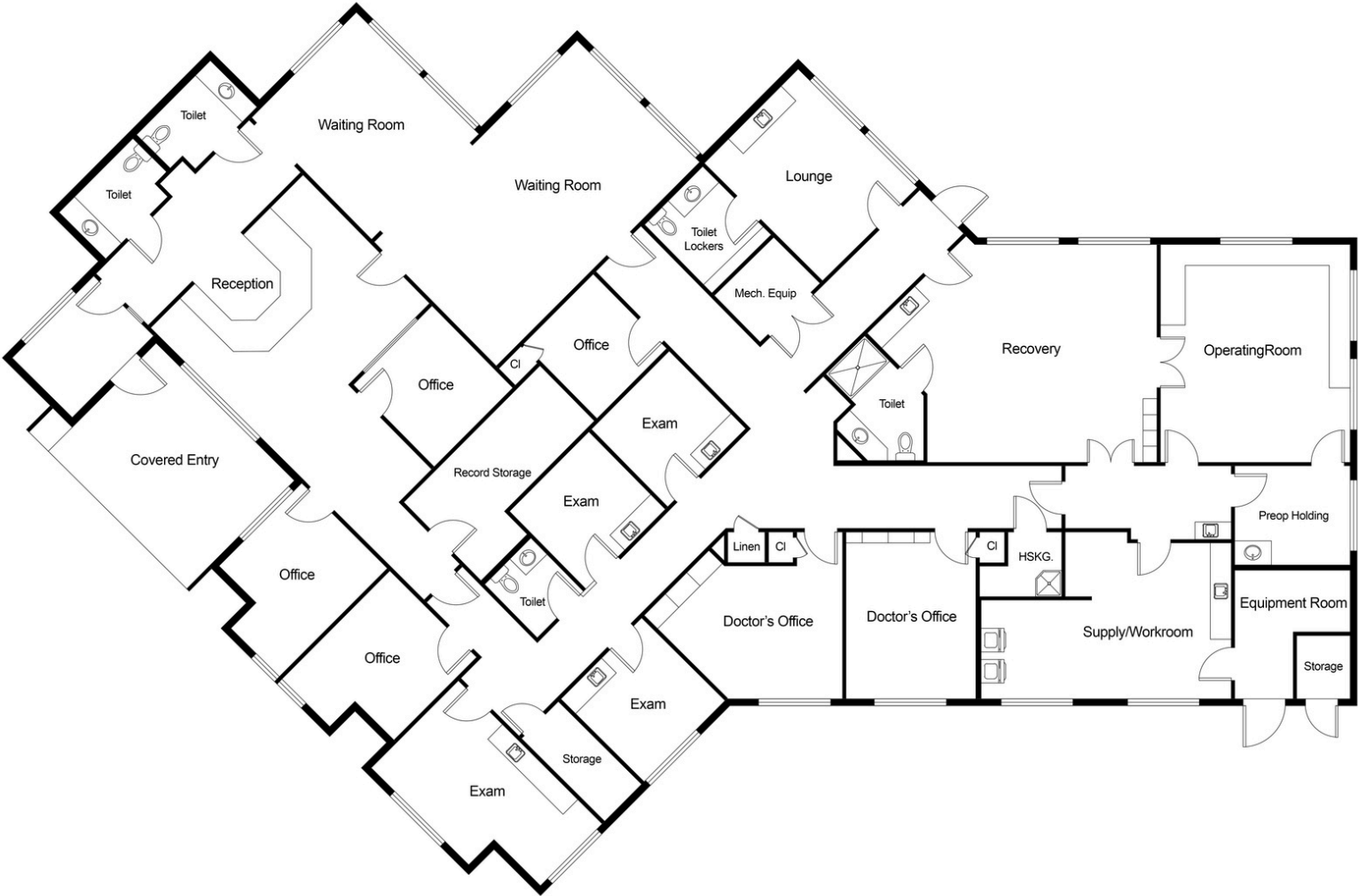
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# Floor Plan



\*NOT TO SCALE

# Population Overview

Population	2 mile	5 mile	10 mile
2020 Population	33,983	148,848	318,249
2024 Population	34,216	155,832	327,094
2029 Population Projection	35,621	162,929	338,502
Annual Growth 2020-2024	0.2%	1.2%	0.7%
Annual Growth 2024-2029	0.8%	0.9%	0.7%

Household Income	2 mile	5 mile	10 mile
< \$25,000	2,470	12,221	20,502
\$25,000 - 50,000	3,682	15,153	28,564
\$50,000 - 75,000	2,703	10,269	21,915
\$75,000 - 100,000	1,722	6,658	16,545
\$100,000 - 125,000	1,136	5,084	12,474
\$125,000 - 150,000	956	4,252	9,822
\$150,000 - 200,000	514	3,800	11,178
\$200,000+	438	4,352	12,538
Avg Household Income	\$70,957	\$82,289	\$95,227
Median Household Income	\$54,827	\$57,200	\$69,759

TO DOWNTOWN  
DURHAM &  
DUKE REGIONAL



ROXBORO STREET  
2,100 VPD (2019)



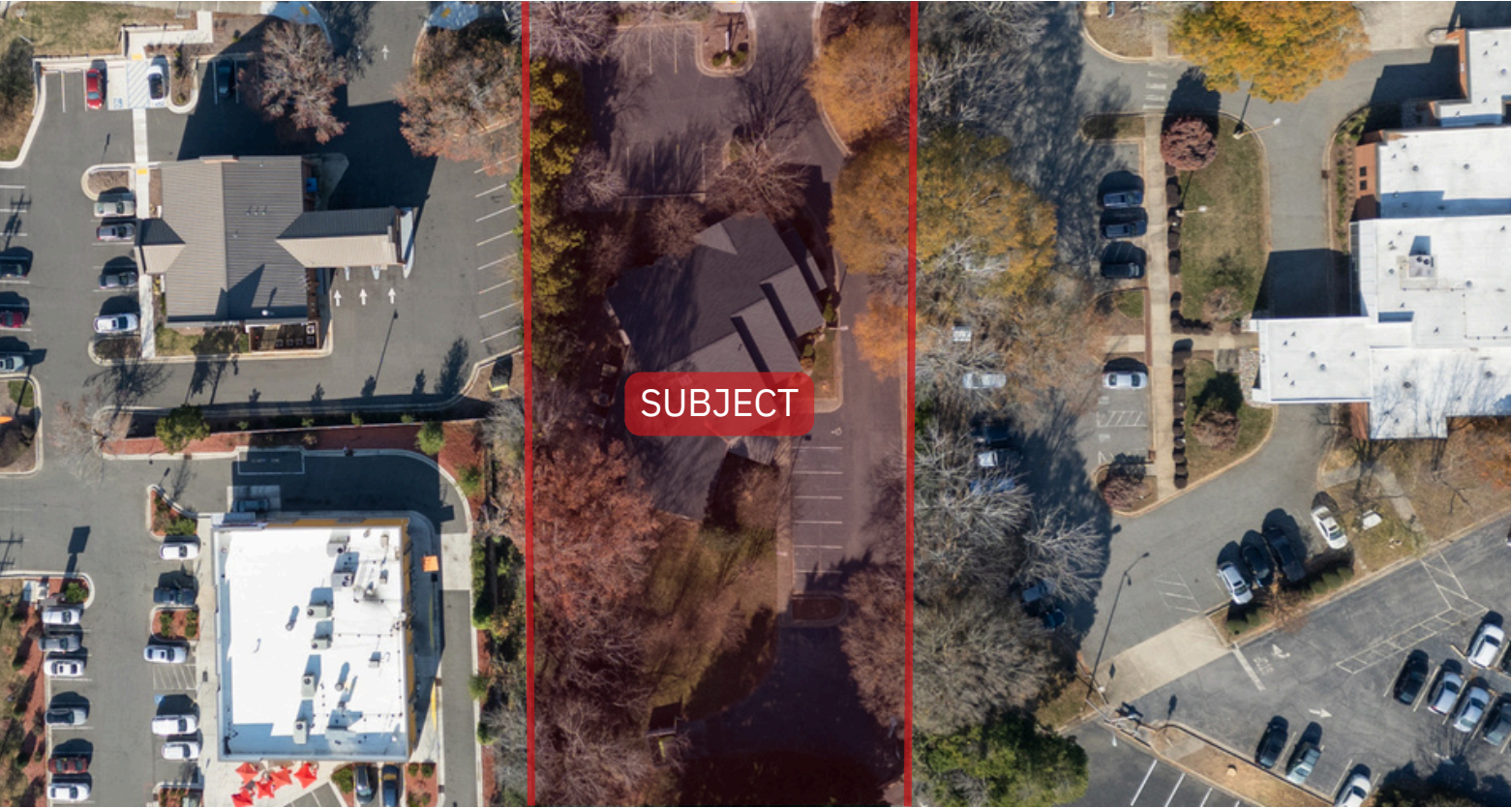
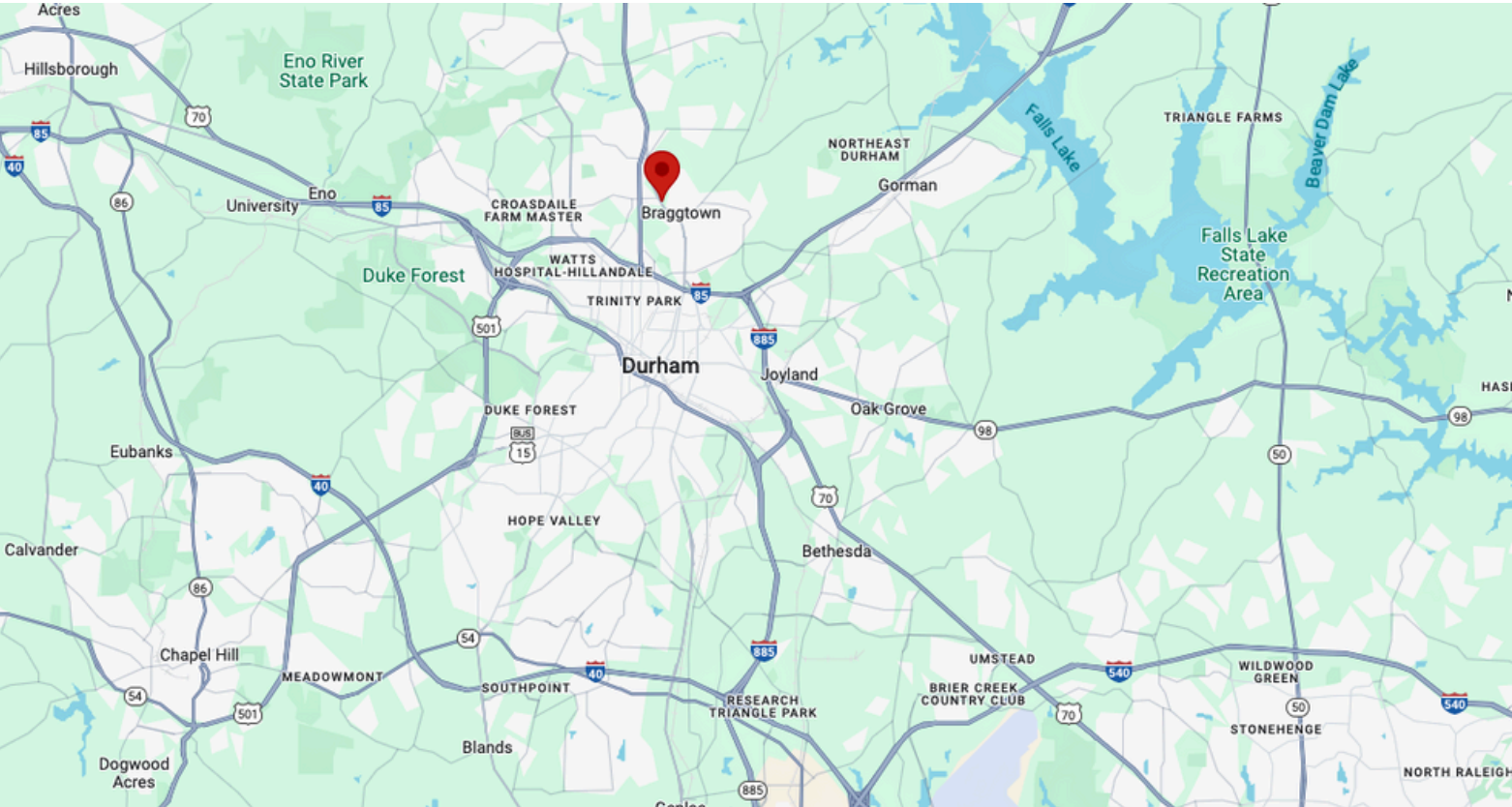
E CARVER STREET  
12,070 VDP (2022)

FIVE GUYS®



SUBJECT

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