



SPACE
FOR LEASE
1004 N MANGUM STREET
DURHAM, NC



Aerial Video: <https://www.youtube.com/watch?v=FL0cyc-BXac&feature=youtu.be>

7,473 SF of educational space for lease in close proximity to downtown Durham. This space is located on the first floor of the Durham Nativity School, which occupies the second and third floor. There are two access points, one in the front and one on the side of the building. Parking is shared but there are ample spaces available. There is also a separate event space in the basement that seats up to 150 people that can be used upon request for no extra charge. Convenient, affordable downtown location minus the down-

- **Description:** 7,473 Square Feet of Educational Space
- **Lease Rate:** \$16 P/SF Full Service + Janitorial
- **Landlord Responsibilities:** Taxes, Insurance, Maintenance, Electricity, Water & Sewer.
- **Tenant Responsibilities:** Janitorial
- **Zoning:** RU-5

For more information please contact:
Graham Storey graham@westandwoodall.com | Cell 919-698-8799
Visit us at pickett-sprouse.com

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

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DURHAM, NC



INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

1901 HILLANDALE ROAD, SUITE 100 • DURHAM, NC 27705 • 919.493.0395 • 919.493.1523 (FAX) • WWW.PICKETT-SPROUSE.COM

SPACE FOR LEASE
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OFFICE



OFFICE



CONFERENCE



KITCHENETTE



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TRAFFIC COUNTS



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Mangum St	W Trinity Ave	0.03 S	2018	7,153	MPSI	.02
2 E Trinity Ave	N Roxboro St	0.03 E	2018	1,459	MPSI	.04
3 N Roxboro St	E Seeman St	0.01 N	2014	9,890	Converte	.07
4 N Roxboro St	Edward St	0.02 S	2014	9,730	Converte	.09
5 N Mangum St	W Geer St	0.05 S	2018	8,038	MPSI	.10
6 E Trinity Ave	Shawnee St	0.02 E	2014	3,070	Converte	.10
7 N Roxboro St	E Lynch St	0.03 N	2018	6,508	MPSI	.10
8 N Roxboro St	E Geer St	0.03 S	2018	7,609	MPSI	.14
9 E Geer St	N Roxboro St	0.02 E	2018	4,595	MPSI	.16
10 W Geer St	Glendale Ave	0.02 W	2014	3,390	Converte	.18

DEMOGRAPHICS

POPULATION - 2019			
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	13,962	98,585	186,716
Total Estimated Population -2024 PROJECTION	15,032	105,707	200,509
Median Age	36.3	32.5	33.8
Total Estimated Households	5,846	36,570	72,669
Total Estimated Households-2024 PROJECTION	6,307	39,497	78,381
Average Household Income	\$69,516	\$58,733	\$66,785
Med Household Income	\$43,984	\$38,003	\$46,120

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