

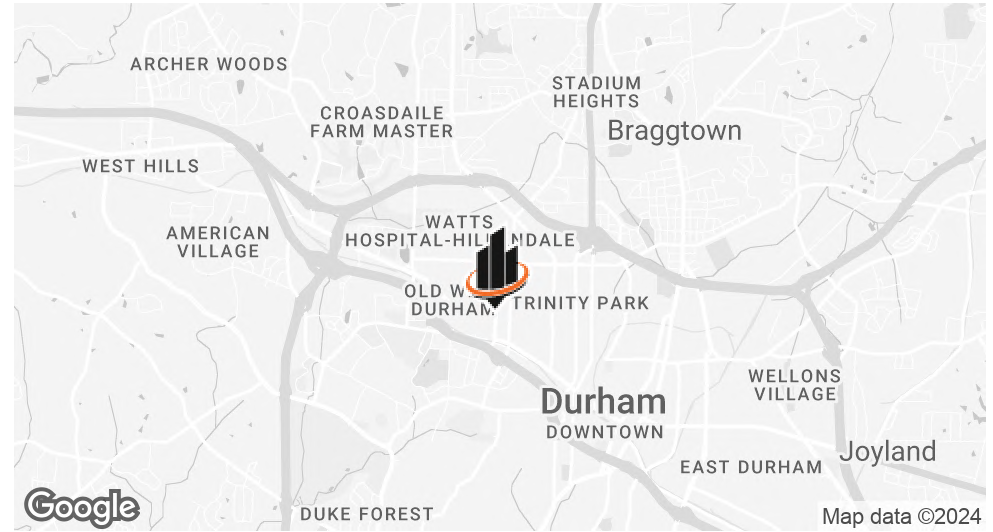


725
IREDELL STREET

FOR LEASE | ±5,885 SF

JOHNNY WEHMANN

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±5,885 SF
LOT SIZE:	±0.405 Acres
YEAR BUILT:	2004
ZONING:	CD-S1
PARCEL ID:	101864
LEASE RATE:	Negotiable
VIDEO:	View Here

PROPERTY OVERVIEW

SVN | Real Estate Associates is proud to present an exceptional leasing opportunity in the heart of Durham's vibrant landscape! **This ±5,885 SF versatile freestanding building, ideally situated near downtown Durham and Duke University, offers unparalleled convenience** in an extremely walkable location. Boasting a flexible layout, **this space is perfect for a variety of uses**, including offices, retail ventures, flexible workspaces, and hospitality. With its adaptable design and abundant storage, this property presents an **outstanding chance to establish a presence in one of Durham's most sought-after areas.**

PROPERTY HIGHLIGHTS

- Sixteen on-site parking spaces
- Variety of lofted ceiling heights
- Full building only, not available for subdivision
- One block from Duke University's East Campus/historic 9th Street and more than 3,800 apartments under construction or planned in downtown Durham (±1 mile away)

JOHNNY WEHMANN

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PROPERTY PHOTOS



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INTERIOR PHOTOS



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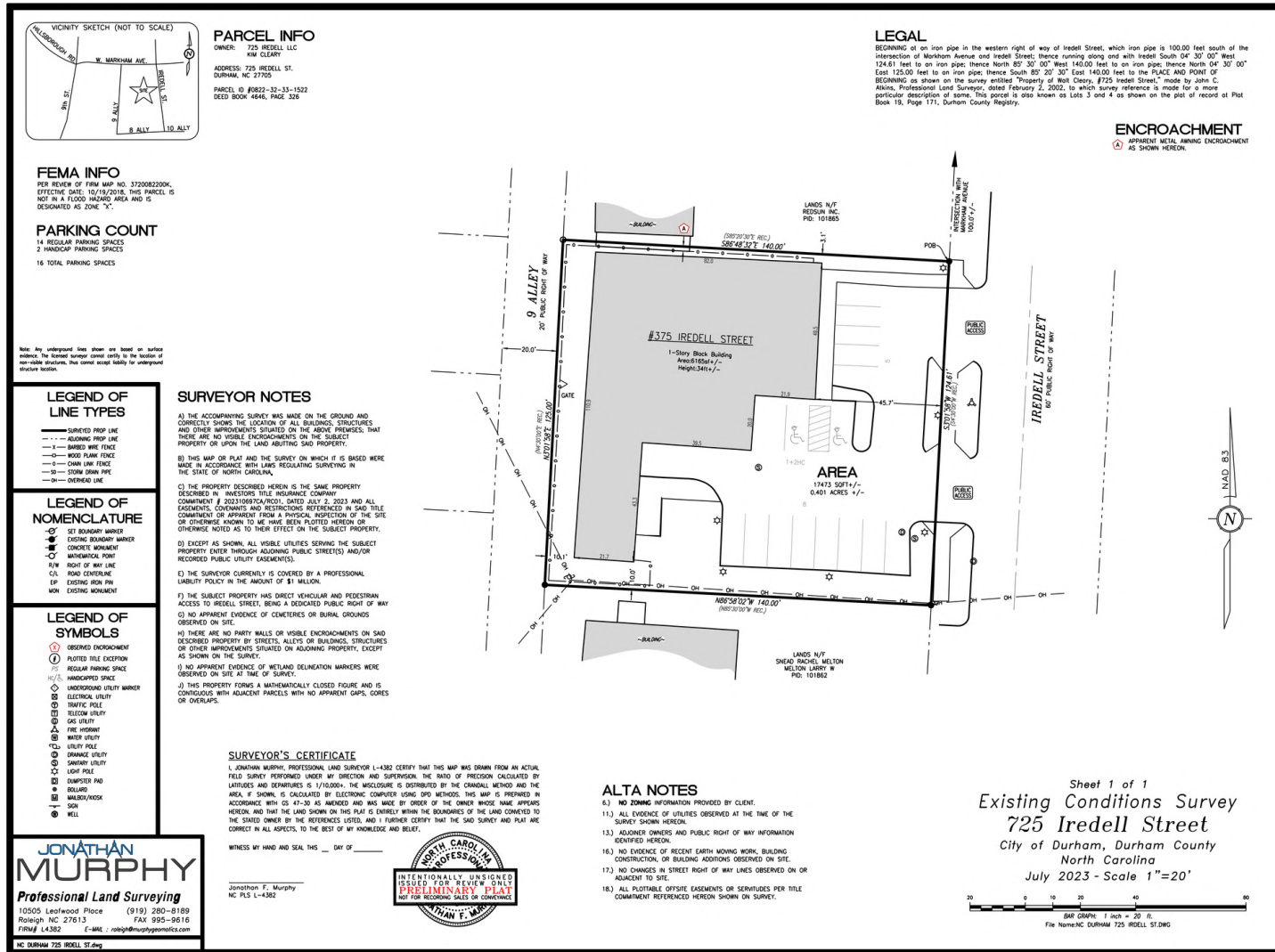
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SITE PLAN



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AREA OVERVIEW



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RETAILER & TRAFFIC COUNTS MAP



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DEMOGRAPHICS MAP & REPORT

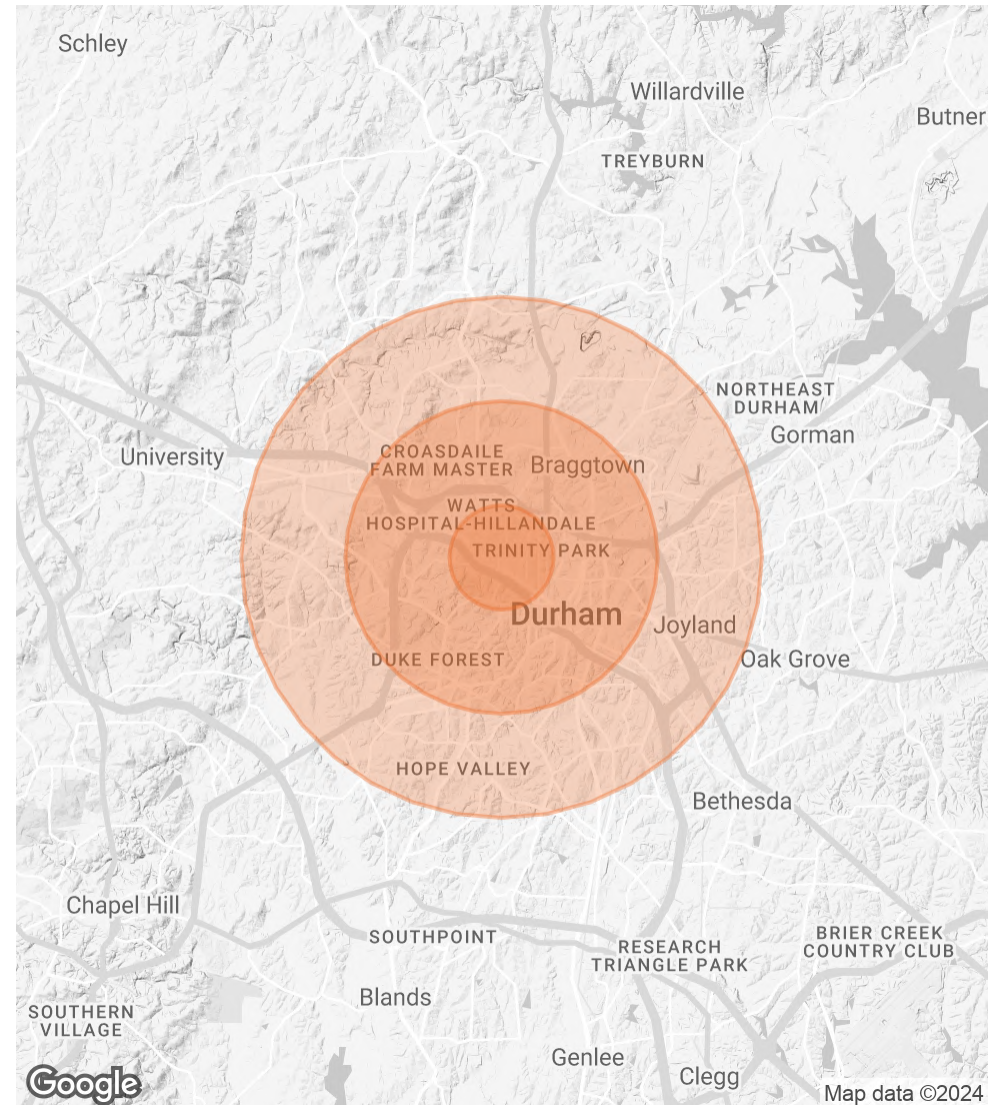
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,734	88,319	174,778
AVERAGE AGE	29.6	33.9	34.9
AVERAGE AGE (MALE)	28.8	33.3	33.9
AVERAGE AGE (FEMALE)	31.5	34.4	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,635	40,339	76,690
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$64,492	\$63,559	\$69,426
AVERAGE HOUSE VALUE	\$310,802	\$218,184	\$213,550

2020 American Community Survey (ACS)



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