

OFFICE CONDO FOR SALE

SUITE A120 | HIGH-VISIBILITY OFFICE CONDO | DURHAM-CHAPEL HILL BLVD CORRIDOR



3326 Durham-Chapel Hill Blvd, STE A120, Durham, NC 27705



OFFERING SUMMARY

Sale Price:	\$225,000
Building Size:	7,100 SF
Available SF:	1,050 SF
Lot Size:	0.63 Acres
Year Built:	1992
Zoning:	CG - Commercial General
Market:	Raleigh-Durham (Research Triangle)
Submarket:	South Durham (Duke Forest / South Square Area)

PROPERTY OVERVIEW

Take advantage of the opportunity to acquire a highly visible office condo along one of Durham's most active commercial corridors. Suite A120 includes an in-place tenant, offering immediate income with flexibility for future repositioning or owner-user potential. Its first-floor location and monument signage provide strong exposure and branding along a high-traffic thoroughfare.

Positioned within a well-established office park and surrounded by dense retail and service providers, the property benefits from consistent traffic and excellent accessibility to major highways and Downtown Durham. Opportunities in this corridor are limited, secure a strategically located, income-producing asset while availability remains tight.

Note: Suite A130 is also available for sale and can be purchased together for a larger investment opportunity.

PROPERTY HIGHLIGHTS

- First-floor suite with direct access and visibility
- In-place tenant providing immediate income
- Monument signage on high-traffic corridor
- Ample surface parking (46 spaces)
- Prime location near retail, highways, and Downtown Durham

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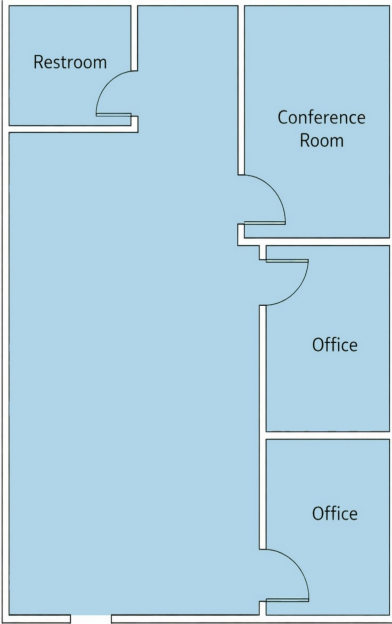
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Exterior Photo



Monument Signage



Floor Plan

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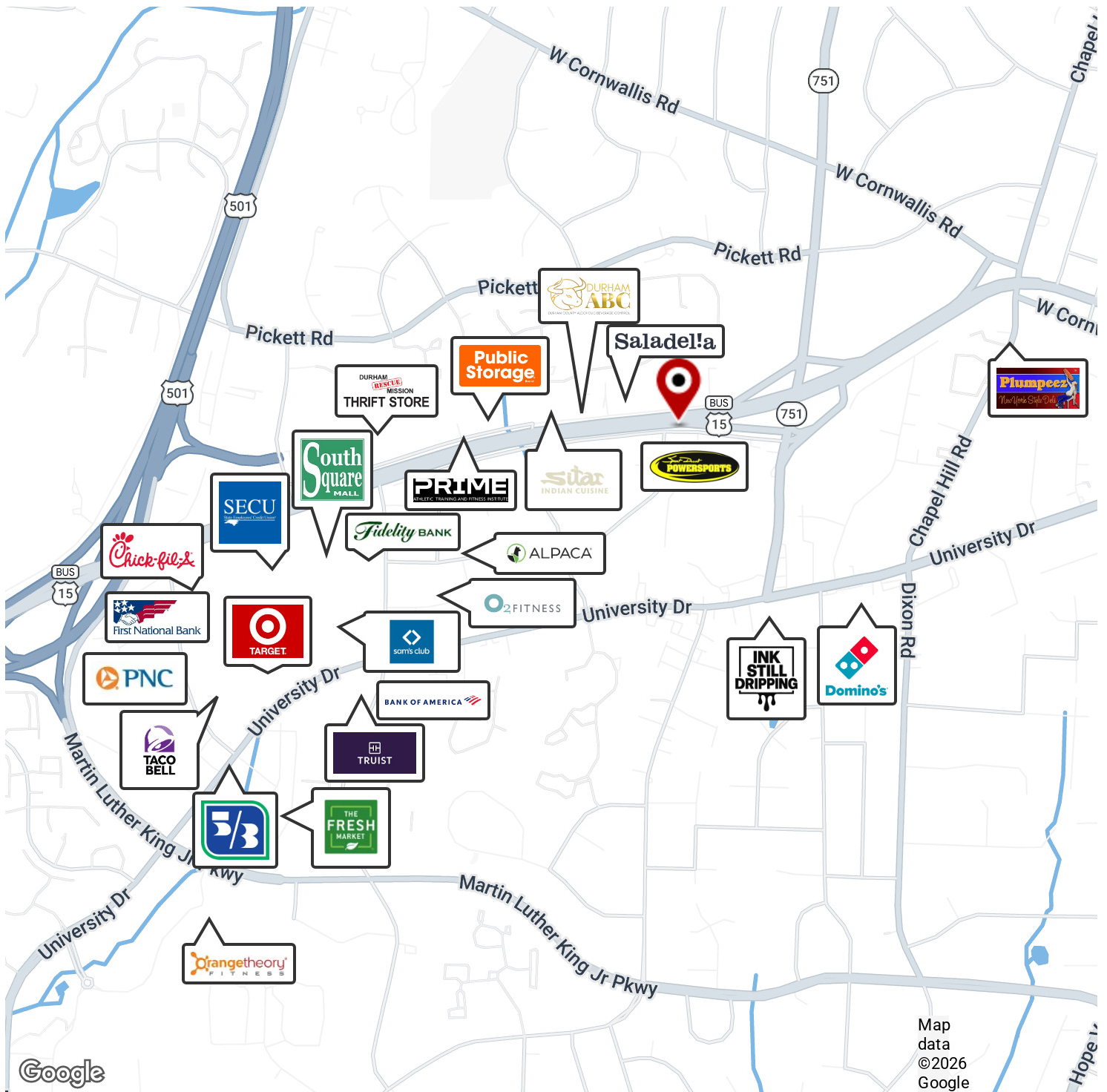
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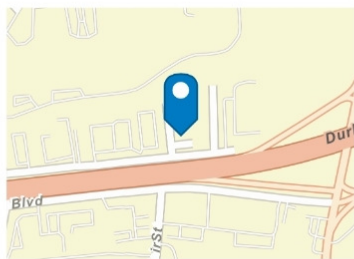
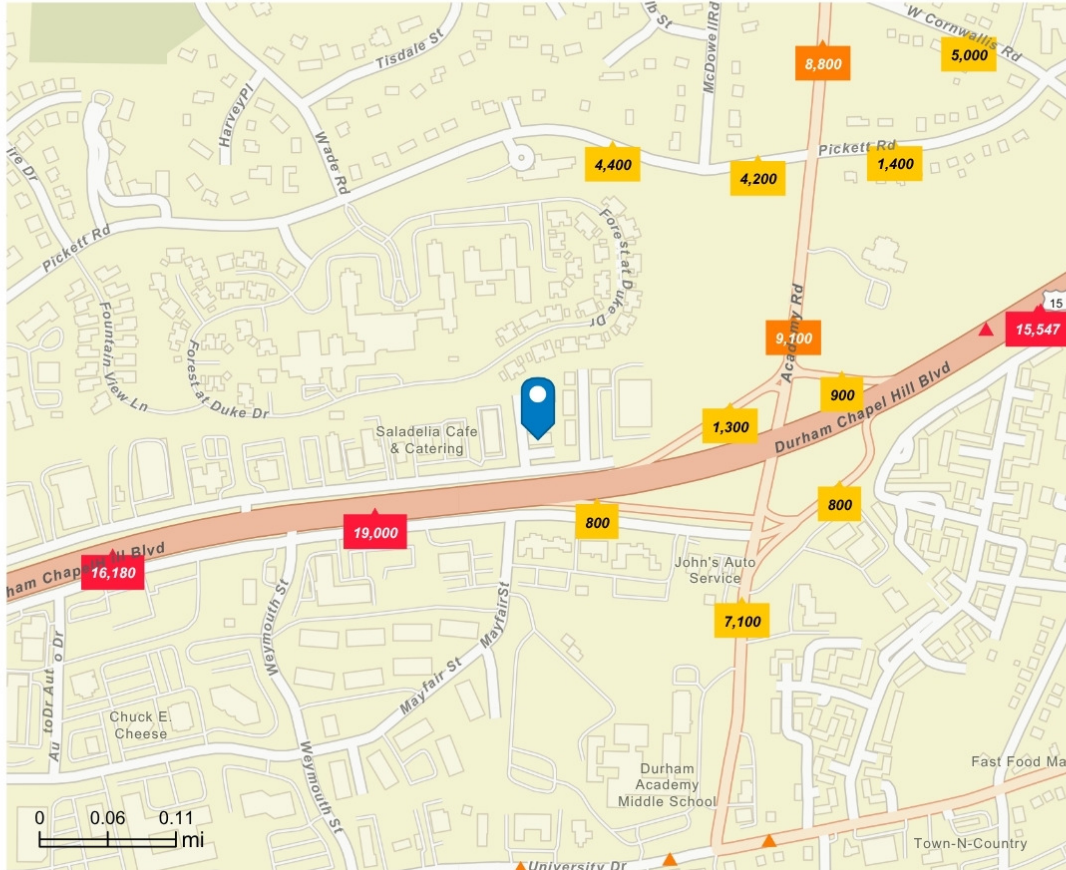
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Traffic Count Map - Close Up

3326 Durham Chapel Hill Blvd Durham, NC 27707

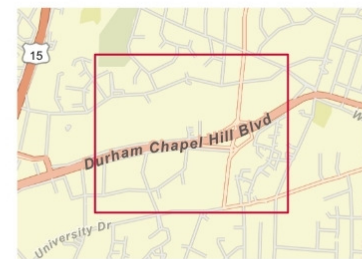


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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1 MILE 3 MILES 5 MILES

2025 Estimated Population	9,244	85,306	195,317	 POPULATION
2030 Projected Population	10,393	88,091	203,266	
2025 Estimated Household	4,204	35,351	84,866	 HOUSEHOLD
2030 Projected Household	4,745	37,333	90,037	
2030 Estimated Owner Occupied Housing	1,592	13,134	37,071	 HOUSING
2030 Estimated Renter Occupied Housing	3,153	24,199	52,966	
2025 Estimated Total Business	745	3,520	8,958	 BUSINESS
2025 Estimated Total Employees	8,141	49,145	107,331	

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