

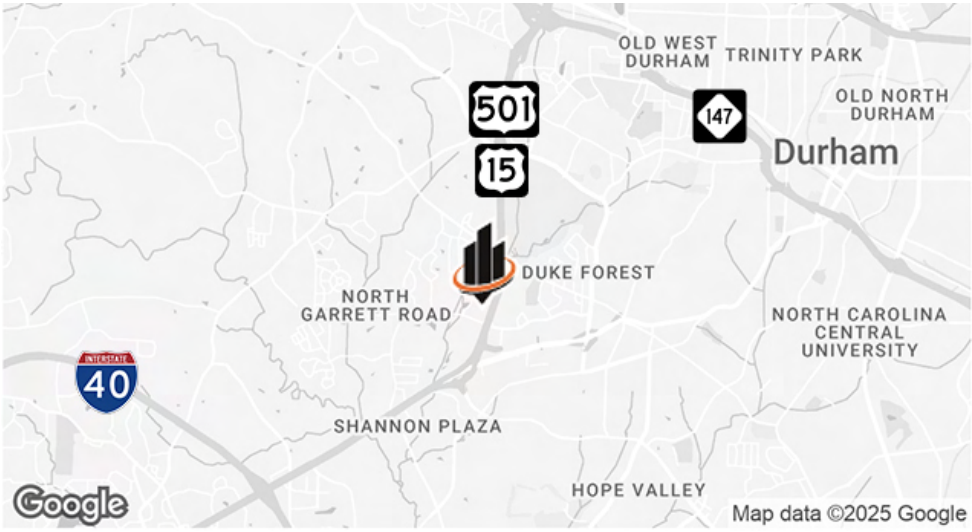


FOR LEASE

2919 COLONY ROAD

DURHAM, NC 27705

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±8,282 SF
AVAILABLE SF:	±3,867 RSF
LOT SIZE:	±1.92 Acres
ZONING:	Office Institutional (OI)
SUBMARKET:	Southwest Durham
TICAM:	\$4.35/SF
LEASE RATE/TYPE:	Negotiable (NNN)
VIDEO:	View Here

PROPERTY OVERVIEW

SVN | REA is pleased to present for lease this **±3,867 RSF bottom floor medical or dental office space in Durham, NC**. If you’re looking for a beautiful and serene setting for your practice, this is the place to be. The property is **exceptionally well cared for by the owner, who operates a successful dental practice on the second floor** and maintains the building to the highest standards.

PROPERTY HIGHLIGHTS

- Nestled in a tranquil setting among pine trees and well-maintained landscaping
- Large windows provide abundant natural light and enhance the property’s appeal
- Ample parking + prominent signage available with convenient access to I-85 and I-40 via 15-501
- Just around the corner from University Hill, Saladelia, Alpaca, Sam’s Club, Target, Fresh Market, and more
- Landlord open to a substantial TI allowance for well-qualified tenants

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PARCEL OVERVIEW



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS



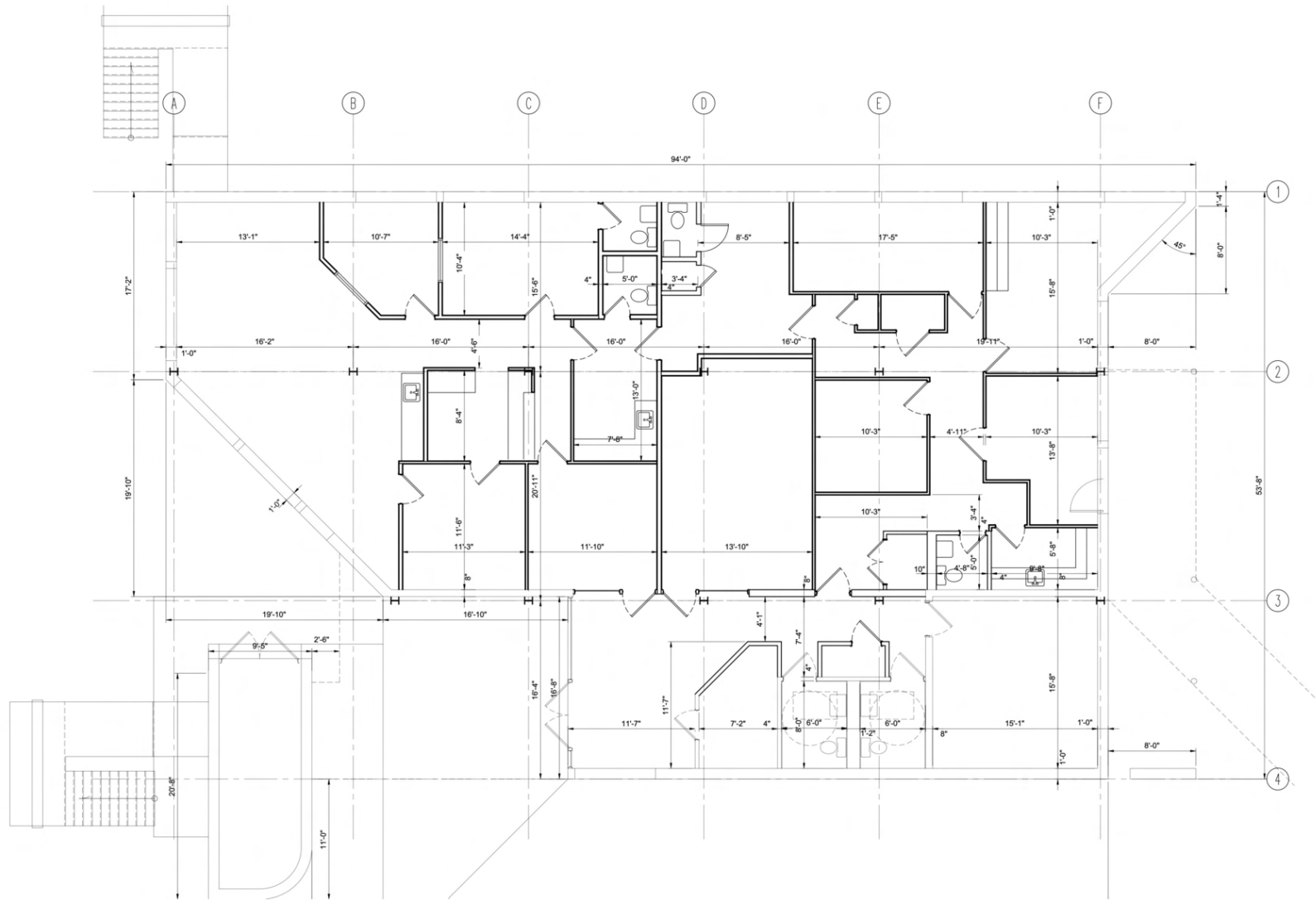
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BOTTOM FLOOR PLAN



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AREA OVERVIEW (SOUTHEAST TOWARDS SOUTH SQUARE)



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AREA OVERVIEW (NORTH TOWARDS DOWNTOWN DURHAM)



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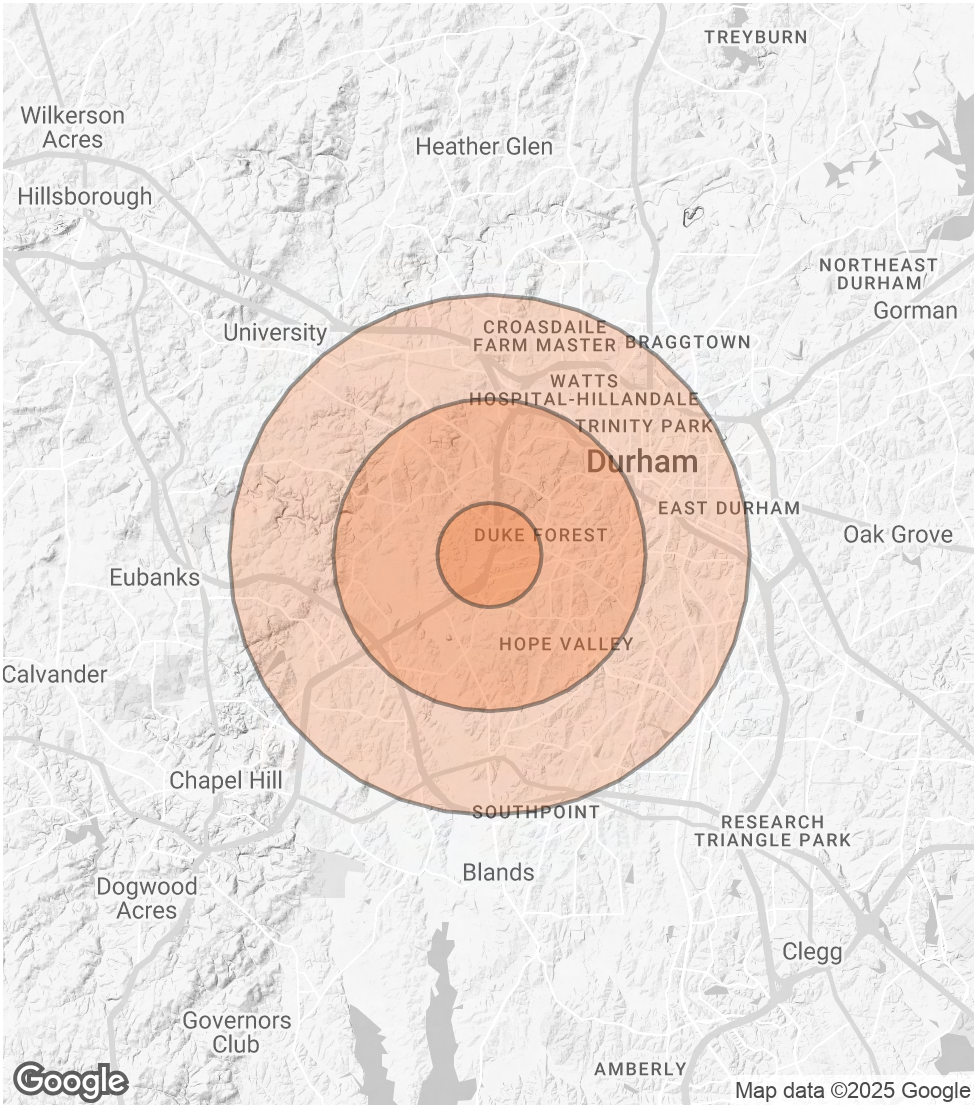


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,713	64,602	183,007
AVERAGE AGE	41	37	38
AVERAGE AGE (MALE)	39	36	37
AVERAGE AGE (FEMALE)	42	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,251	27,956	77,784
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$118,485	\$101,362	\$108,322
AVERAGE HOUSE VALUE	\$461,583	\$458,931	\$460,246

Demographics data derived from AlphaMap



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