

FOR SALE

114 E Main St
Durham NC 27701



Listing Agent:
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License: 222259

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SALE PRICE

\$830,000

**Can be sold with 112 E Main St
currently listed at \$830,000**

PROPERTY SUMMARY

- First Floor – Suite 1: Leased through February 28th, 2029 with a 5-year renewal option at market rate
- Second Floor: Currently leased on a month to month basis. Can be leased as an office or preliminary city-approved short term Rental (STR) — approval is contingent on combined purchase with 112 E Main St
- Historic charm with modern upgrades
- Zoning: DD-C (Downtown Design – Core)
- Land Use: Commercial General
- Land Use Code: COM/DWNTWN ROW-ATTA
- Permits office, retail, and residential uses — exceptional flexibility

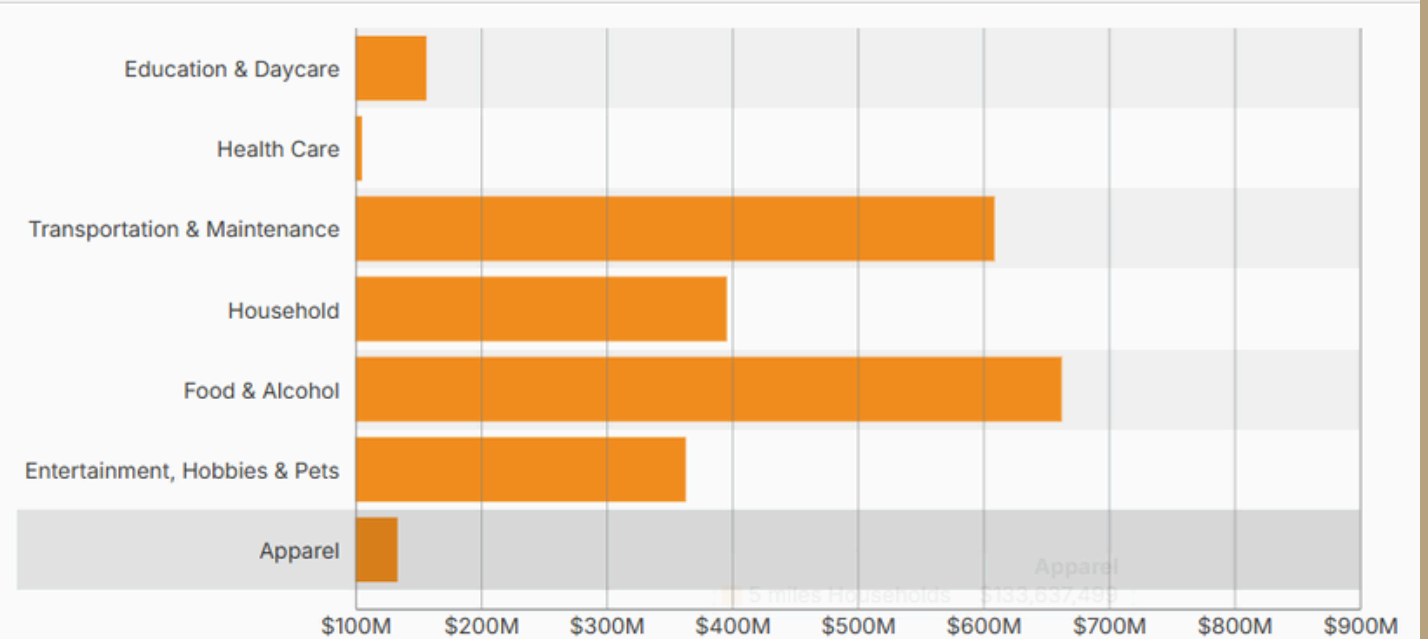


Demographics

Population

	2 miles	5 miles	10 miles
2020 Population	56,254	191,822	386,794
2025 Population	63,612	208,135	414,278
2030 Population Projection	67,976	220,986	438,328
Annual Growth 2020-2025	2.6%	1.7%	1.4%
Annual Growth 2025-2030	1.4%	1.2%	1.2%

Consumer Spending



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KEY FEATURES

- **Size:** 2,330 SF
- **Zoning:** DD-C (Downtown Design – Core)
- **Prime Downtown Location:** -Within walking distance of the American Tobacco Campus, Durham Bulls Athletic Park, and the Durham Performing Arts Center (DPAC)
- **Connectivity:** Easy access to Durham Freeway and 15 minutes to RDU & RTP
- Also Available as a Combined Portfolio with 112 E Main St
 - Both properties share the same owner, are contiguous, and have interior access between them.
 - Purchasing together unlocks short-term rental approval for second floor and maximizes income potential in one of NC's most dynamic downtown markets.

*116 E Main St may be willing to sell as a portfolio

