



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lease Rate:	\$14/SF (NNN)
Building Size:	10,461 SF
Lot Size:	0.07 Acres
Year Built:	1936
Zoning:	DD-C
Market:	Downtown Durham

PROPERTY OVERVIEW

Maverick Partners Realty is pleased to present 216-218 Rigsbee Avenue located in the Downtown Durham vibrant retail and business core. This 10,461 SF building is offered "For Sale" or "For Lease". Flexibility and functionality highlight the multiple ways this space can evolve ranging from office use, converting the existing structure to residential, or constructing a new mid-rise building on the .07 acre lot. 216-218 Rigsbee Avenue's proximity to restaurants, bars, hotels, Durham's Convention Center, Carolina Theater, Durham Bulls Stadium, American Tobacco, and the Performing Arts Center are major attractions for all users or investors.

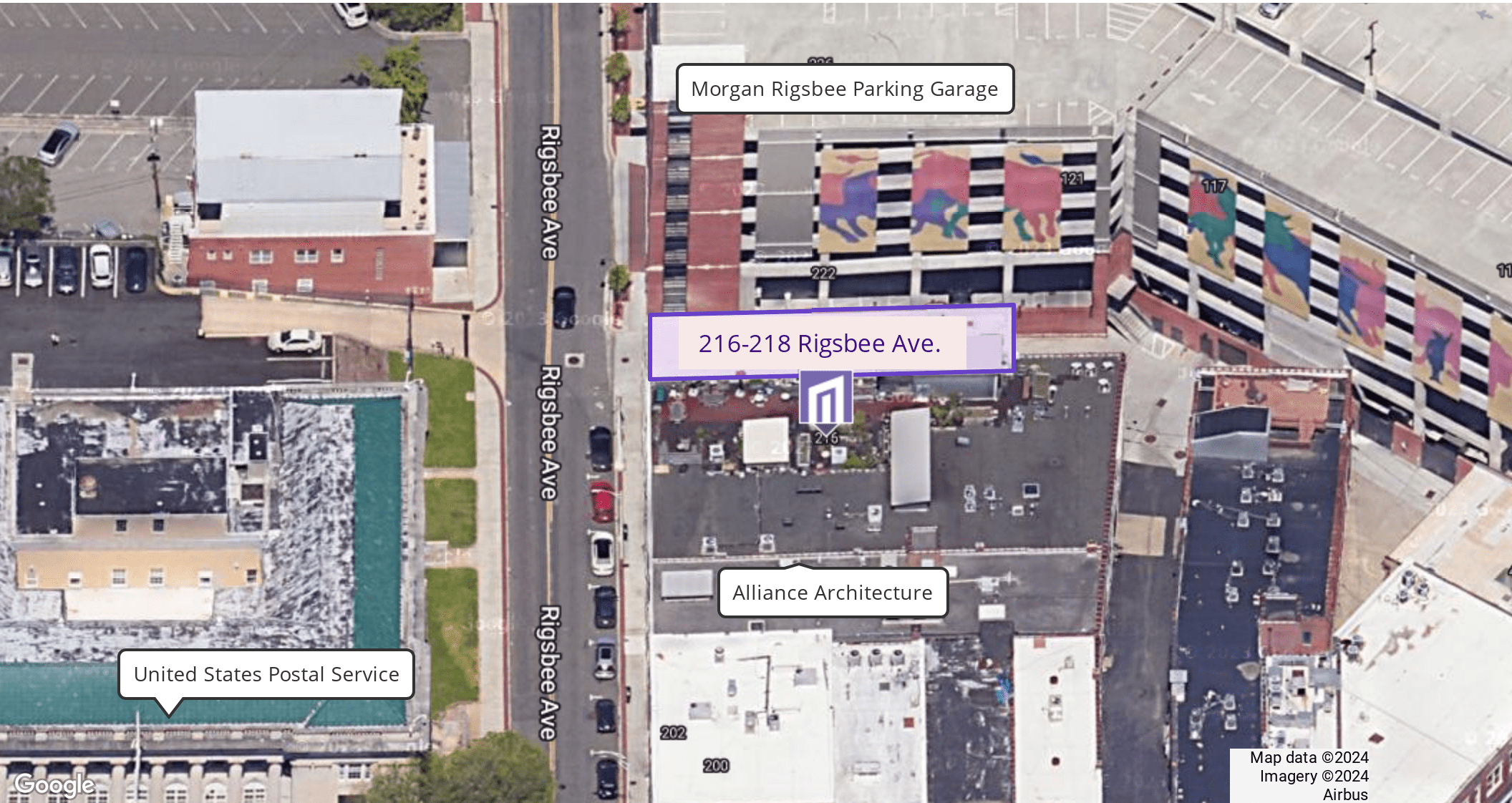
PROPERTY HIGHLIGHTS

- Prime location in Downtown Durham's vibrant retail and business core
- 3-story, 4-level building with elevator and large breakroom/area on the mezzanine level
- Conveniently located near bars, restaurants, boutique hotels, arts and entertainment
- Adjacent to the Morgan Rigsbee Parking Garage

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360° VIRTUAL TOUR



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Best Places to Live in the U.S. in 2022-2023



2021 Trending Destination



RTP is **Nation's #4 Biotech Hub**



#2 Smallest Gender Wage Gap in the Nation



Washington Duke Inn & Golf Club Wins 2022 Star Award



Top 10 City Where Black Americans Fare Best Economically



Chef Ricky of Saltbox Seafood Joint Awarded Best Chef: Southeast



#10 Best-Run City in America



M Sushi is NC's Only Spot on the Top 100 Restaurants in America List



Duke University ranked 10th Best University in the Nation



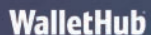
#1 City for College Basketball Fans



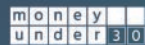
#2 Best Thing to do in NC: Sarah P. Duke Gardens



#4 Best Place to Start a Business



Top 5 Best Cities for Artists



Durham Distillery named Best Craft Gin Distillery in America



4th Best Large Airport in the Country



Durham Bulls named Best Team of 2021



DPAC #2 in Attendance in the US (Mid-Year 2022)



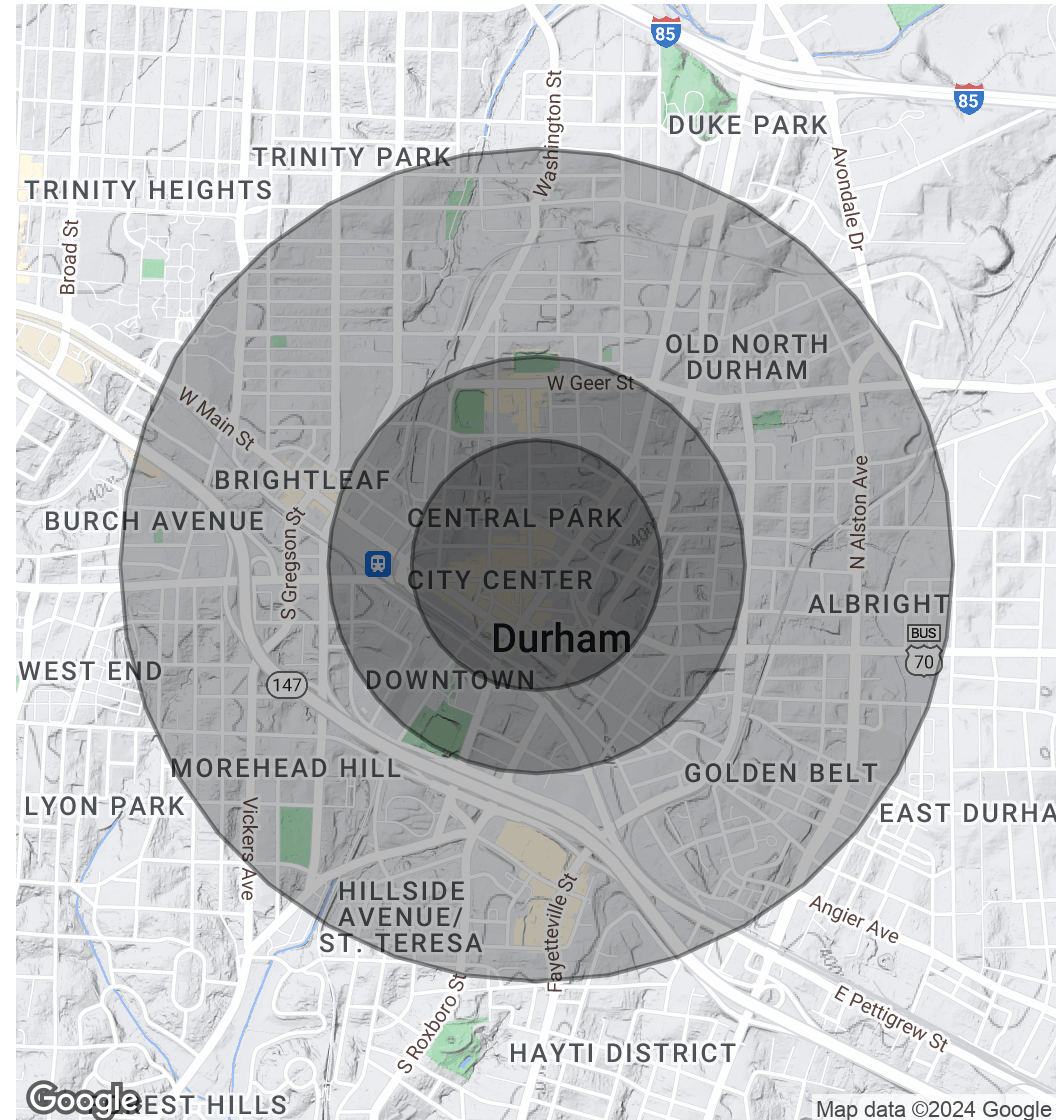
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216-218 RIGSBEE AVENUE

Durham, NC 27701

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,401	5,651	18,434
Average Age	39	37	37
Average Age (Male)	38	37	36
Average Age (Female)	39	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	702	2,888	8,534
# of Persons per HH	2	2	2.2
Average HH Income	\$142,672	\$112,164	\$103,932
Average House Value	\$742,597	\$632,433	\$562,897

Demographics data derived from AlphaMap



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