

RETAIL PROPERTY FOR SALE

947 EAST MAIN STREET

947 East Main Street | Durham, NC 27701



GRAHAM STOREY
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COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Look no further—this rare downtown Durham retail building offers multiple opportunities for owner-occupiers and investors. 947 E Main Street features a versatile retail space along with a basement of approximately 1,869 SF of unfinished space, providing valuable potential for storage, expansion, or future buildout. Strategically located in the Golden Belt with convenient access to major thoroughfares and Durham's vibrant downtown, this property offers strong visibility, versatile use potential, and room for future growth.

OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	1,869 SF
Price/sqft	\$267
Zoning:	(LI) Light Industrial

PROPERTY HIGHLIGHTS

- 1,869 SF retail building with 1,932 SF of unfinished basement space
- Seller open to owner financing for qualified buyers!
- Located within the Golden Belt Historic District, this property benefits from the area's rich industrial-to-creative renaissance, surrounded by revitalized textile campus, art studios, live/work lofts, galleries, and cultural events
- Excellent connectivity: just 0.5 miles from NC Highway 147, 2 miles from Highway 70/I-885, and 3 miles from I-85, providing quick regional access
- This retail space is surrounded by a diverse range of amenities, including shops, restaurants, and entertainment venues, increasing its desirability as a retail destination
- Ceiling height of 12.5', providing flexibility for a variety of commercial uses

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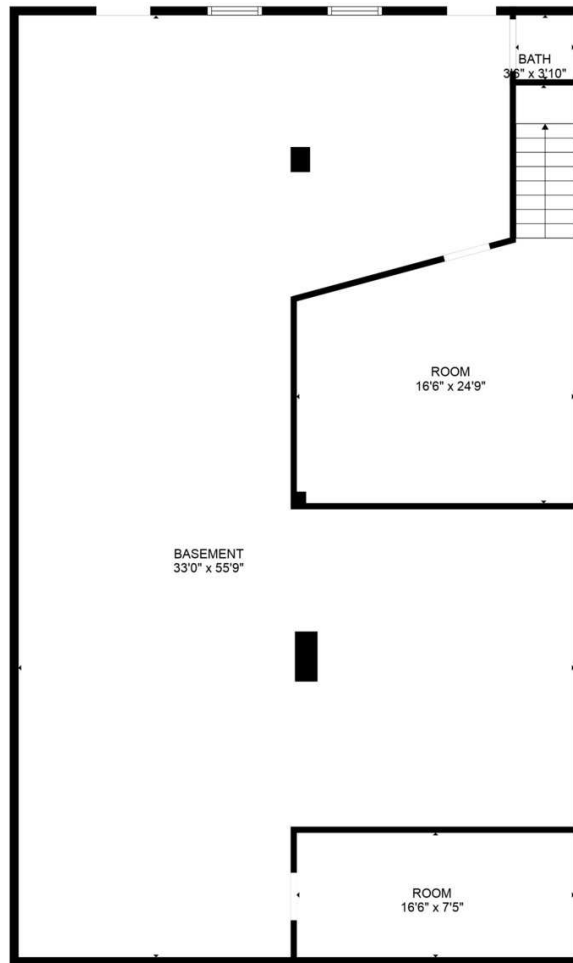
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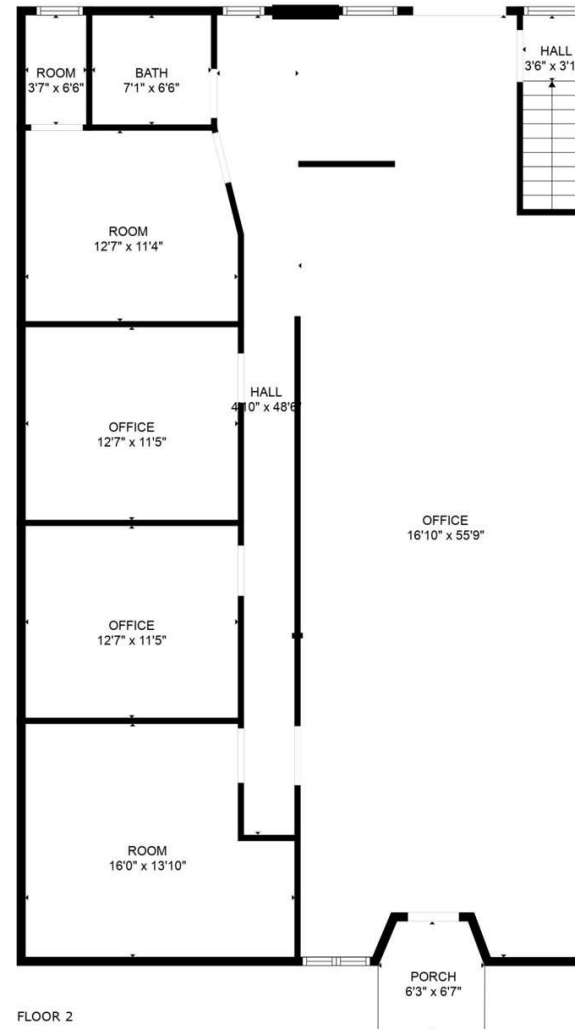
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FLOOR 1



FLOOR 2

Total GLA: 1869 sq. ft | Total: 3888 sq. ft
Floor 1 - Below grade: (Excluded areas 1932 sq. ft)
Floor 2: 1869 sq. ft (Excluded areas 87 sq. ft)

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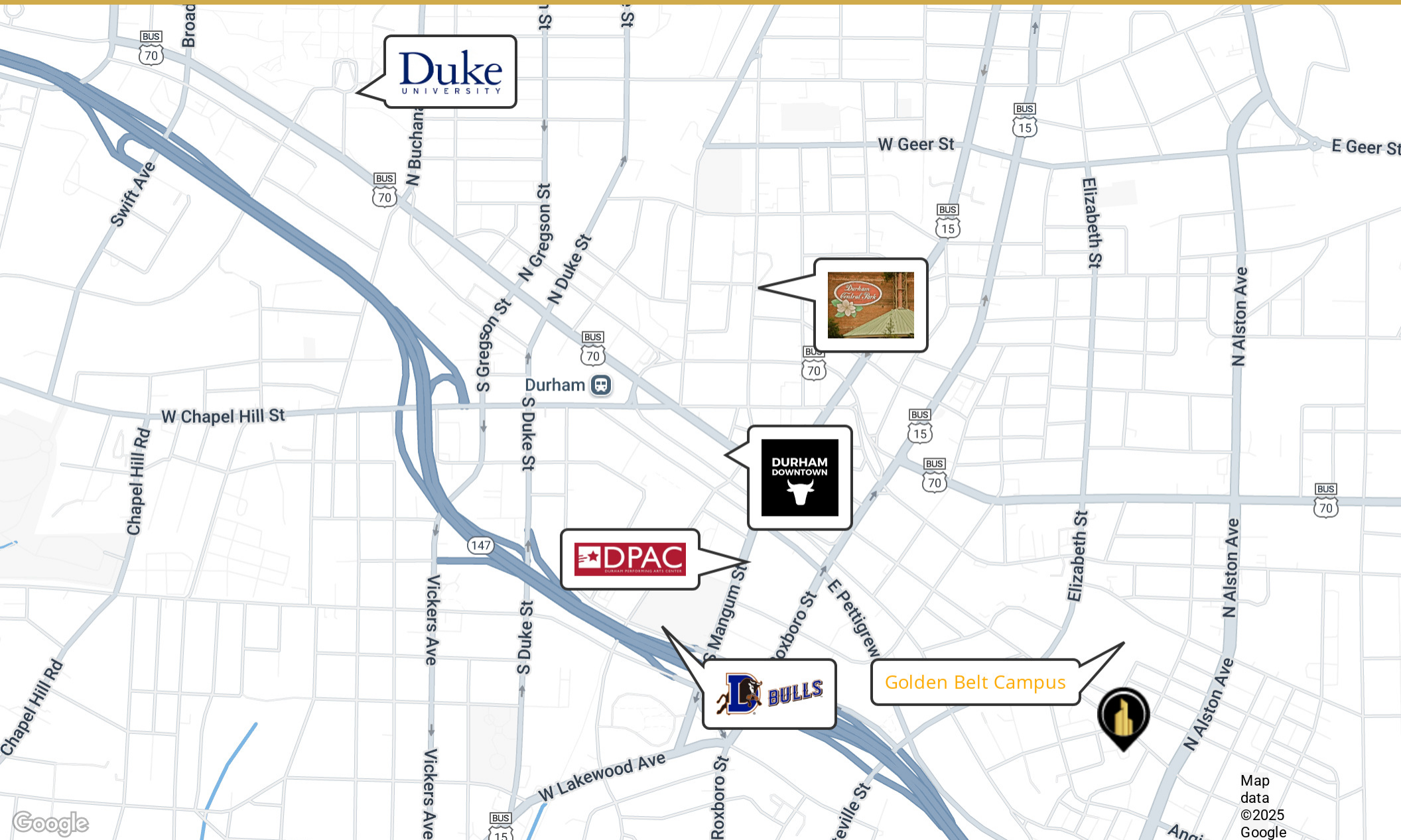
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MARKET OVERVIEW - DURHAM, NC

Durham is the county seat of Durham County, North Carolina. Small portions of the city limits extend into Orange County and Wake County. The U.S. Census Bureau estimated the city's population to be 278,993 as of July 1, 2019, making it the 4th-most populous city in North Carolina, and the 79th-most populous city in the United States. A railway depot was established on land donated by Bartlett S. Durham in 1849, the namesake of the city. Following the American Civil War, the community of Durham Station expanded rapidly, in part due to the tobacco industry. It became known as the founding place and headquarters of the American Tobacco Company. Textile and electric power industries also played an important role. While these industries have declined, Durham underwent revitalization and population growth to become an educational, medical, and research centre.

Durham is home to several recognized institutions of higher education, most notably Duke University and North Carolina Central University. Together, the two universities make Durham one of the vertices of the Research Triangle area; central to this is the Research Triangle Park south of Durham, which encompasses an area of 11 square miles and is devoted to research facilities. Durham is also a national leader in health-related activities, which are focused on the Duke University Hospital and many private companies. Duke and its Duke University Health System, in fact, are the largest employers in the city.

In recent years the city of Durham has stepped up revitalization of its downtown and undergone an economic and cultural renaissance of sorts. Partnering with developers from around the world, the city continues to promote the redevelopment of many of its former tobacco districts.

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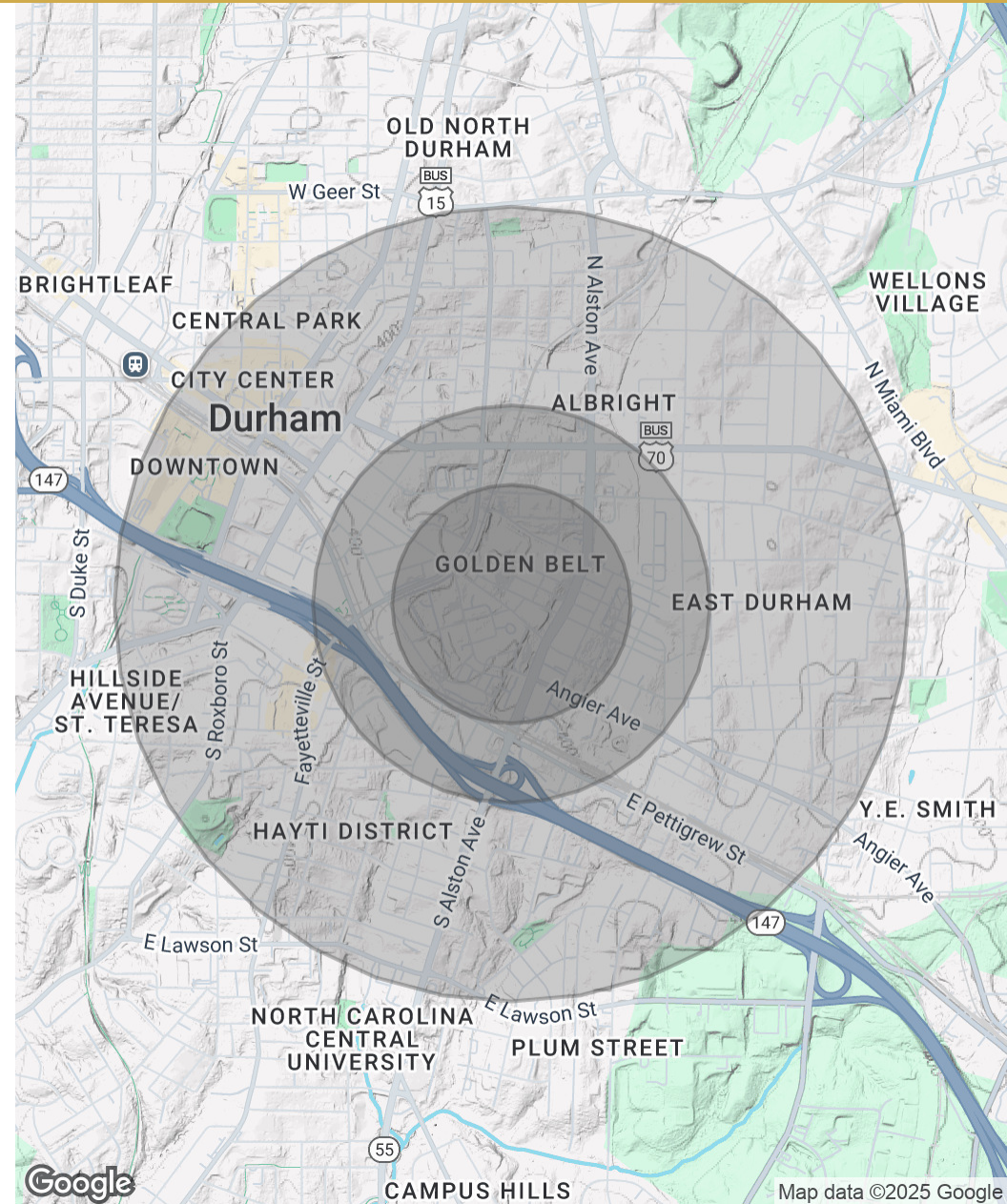
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,108	4,869	17,503
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	619	1,640	6,882
# of Persons per HH	3.4	3	2.5
Average HH Income	\$54,882	\$62,937	\$71,147
Average House Value	\$359,979	\$376,454	\$394,387

Demographics data derived from AlphaMap



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