

RETAIL CONDO FOR SALE

KRESS BUILDING

101 & 103 WEST MAIN STREET, DURHAM, NC 27701

KRESS BUILDING

OVERVIEW

Commercial condo totaling approx 4,574 SF for sale. Prominently located on the corner of Main Street and Mangum Street. The building offers unbeatable walkability to numerous restaurants, shops, and parking decks. Owners have recently invested in a new roof and HVAC.

PROPERTY HIGHLIGHTS

- Located in the historic Art Deco Kress Building in Downtown Durham
- Parking available in the Church Street parking garage, on street parking, and a paved lot behind the building
- Walkable to most of Downtown Durham, DPAC, American Tobacco Campus and the DBAP
- Numerous dining options include The Hive, Bar Virgile, Luna Rotisserie and Empanadas, Mateo, and Bull McCabe's Irish Pub
- Easy access to the NC 147 (Durham Freeway), Duke University, and Duke University Medical Center

AVAILABLE UNIT

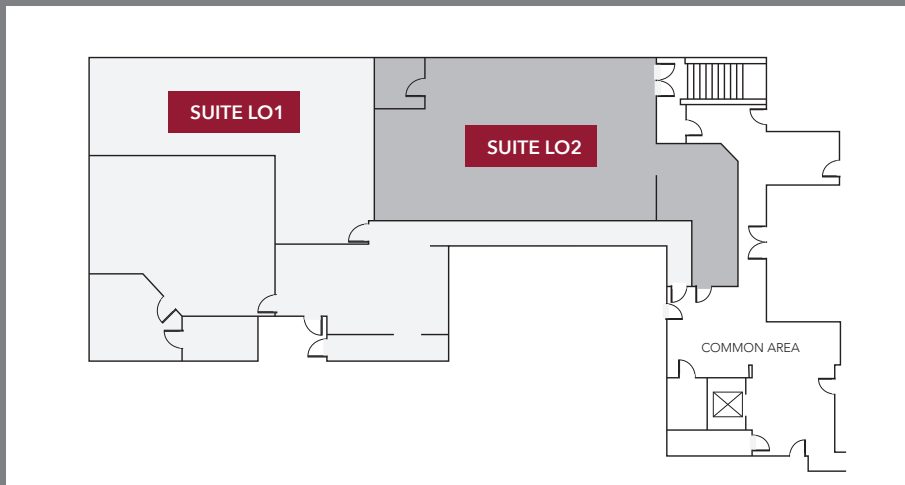
- Lower Level: 4,574 SF - \$1,171,000, 8% Cap rate



Lower Level

CONDO FEATURES

- » 2 Suites - 2,721 & 1,853 SF
- » Total SF: 4,574 SF
- » 1,853 SF suite leased to the High Dive
 - » Lease expiration date: 12-31-30
- » 2,721 SF suite leased to Strike Martial Arts
 - » Lease expiration date: 12/31/35
- » Sale price: \$1,171,000
- » Cap rate: 8.0%



SUITE LO1: ±2,721 SF

SUITE L02: ±1,853 SF

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Tenants

HIGH DIVE

High Dive brings a fresh take on a fun, “stylish dive bar” experience, which is no surprise given it’s owned by the same people behind Bar Virgle and Annexe.

It’s easy to make yourself at home surrounded by Durham memorabilia as you munch on free, freshly popped popcorn, shuffle through the vintage jukebox, catch a game on TV, order some melty cheese nachos with a cheap beer, or play a round of pool darts, foosball or pinball. There are also non-alcoholic beers and cocktails on the menu.

www.highdivedurham.com



STRIKE MARTIAL ARTS

The STRIKE system is an independent modern martial arts system that incorporates the traditional martial arts with modern self defense techniques used by the military and international agencies.

Classes include Kickboxing, Karate, MCMAP, and Krav Maga. Programs and seminars are available for toddlers and children.

www.strikema.com



Area Amenities



BRIGHTLEAF SQUARE

Clouds Brewing
Jeni's Splendid Ice Creams
Dram & Draught
Cucciolo Osteria

WAREHOUSE DISTRICT

21c Museum Hotel
Ninth Street Bakery
Toast
Mateo Bar de Tapas
The Parlour
American Underground

AMERICAN TOBACCO DISTRICT

Mellow Mushroom
Parker & Otis
NanaSteak
Aloft Durham

AMERICAN TOBACCO CAMPUS

BLACKWELL ST

HISTORIC DURHAM ATHLETIC PARK

CAROLINA THEATRE

CONVENTION CENTER

CITY CENTER DISTRICT

DURHAM PERFORMING ARTS CENTER

DURHAM BULLS ATHLETIC PARK

DURHAM ID

DOWNTOWN DURHAM YMCA

CENTRAL PARK DISTRICT

CENTRAL PARK

RIGSBEE AVE

Dame's Chicken & Waffles
Cocoa Cinnamon
Boxcar Bar
Motorco

M Sushi
Bull City Burger
Unscripted Durham
Luna Rotisserie

CITY HALL

GOVERNMENT SERVICES DISTRICT

DURHAM COUNTY GOVERNMENT

MAIN LIBRARY

Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	19,687	98,344	204,725
Total Daytime Population	32,355	137,555	238,220
Median Age	34.4	31.6	33.9
Average Household Income	\$120,488	\$96,422	\$103,889
Average Home Value	\$630,392	\$476,552	\$444,527
Bachelor's Degree or Higher	58.9%	51.5%	52.2%

Downtown Durham, NC, offers a dynamic and rapidly growing commercial real estate market, making it an ideal location for businesses looking to establish or expand their presence. With a thriving innovation ecosystem anchored by Research Triangle Park, top-tier universities like Duke, and a strong entrepreneurial community, the area attracts a diverse talent pool. The revitalized downtown features modern office spaces, historic architecture, and vibrant amenities, including award-winning restaurants, arts venues, and green spaces, creating a lively work-play environment. Additionally, Durham's strategic location, with easy access to major highways and RDU International Airport, enhances connectivity and business opportunities.



TOP 50
Places to Live in the U.S.
(Durham)

Money Magazine, 2024

#3 BEST PLACE
to Live in the U.S. 2023-2024
(Raleigh-Durham)

US News & World Report, 2024

#6 BEST RUN
Cities in America (Durham)

WalletHub, 2024