

THE BARTLETT: RETAIL SPACE FOR SALE - FULLY LEASED

1105 W MAIN STREET STE 100 | DURHAM, NC 27701

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COMMERCIAL REAL ESTATE

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PROPERTY DASHBOARD

\$2.8 Million

Sale Price

\$177,059.04

2026 NOI

5,985

Square Footage

RETAIL

Property Type

2019

Year Built

THE BARTLETT

A modern, 100% fully leased NNN, 34-unit Main Street condominium with floor-to-ceiling glass windows offering panoramic city views. Inspired by the adjacent Brightleaf district, the building features a ground-level retail space for lease and incorporates materials like brick, metal, and wood. It also includes sustainable elements, such as solar panels on parking canopies that help power the building's common areas. The BARTLETT provides a contemporary and environmentally conscious living and retail experience in Durham.

TENANTS

Insomnia Cookie
Mr Fries and Haraz Coffee

KEY AMENITIES

- 100% NNN-Leased: Fully stabilized asset leased to proven food and beverage operators, providing passive income with minimal landlord responsibility.
- Investor-Focused Infrastructure: Features include new HVAC systems, 3,000-gallon grease trap, upgraded venting, and utility infrastructure suitable for high-demand restaurant users.
- High Visibility Corner Location: Excellent foot traffic and visibility, located at the base of The Bartlett and steps from Brightleaf Square in the heart of downtown Durham.
- Energy-Efficient Design: Solar panels on the parking canopies help power the building's common areas, reducing operating costs and enhancing sustainability.
- Durable Construction: Brick, metal, and wood façade paired with contemporary finishes offers long-term durability and appeal with minimal capital needs.





HELLOOOOOOOOO!!!



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SELF-SERVICE

MR. FRIES



Duke East Campus

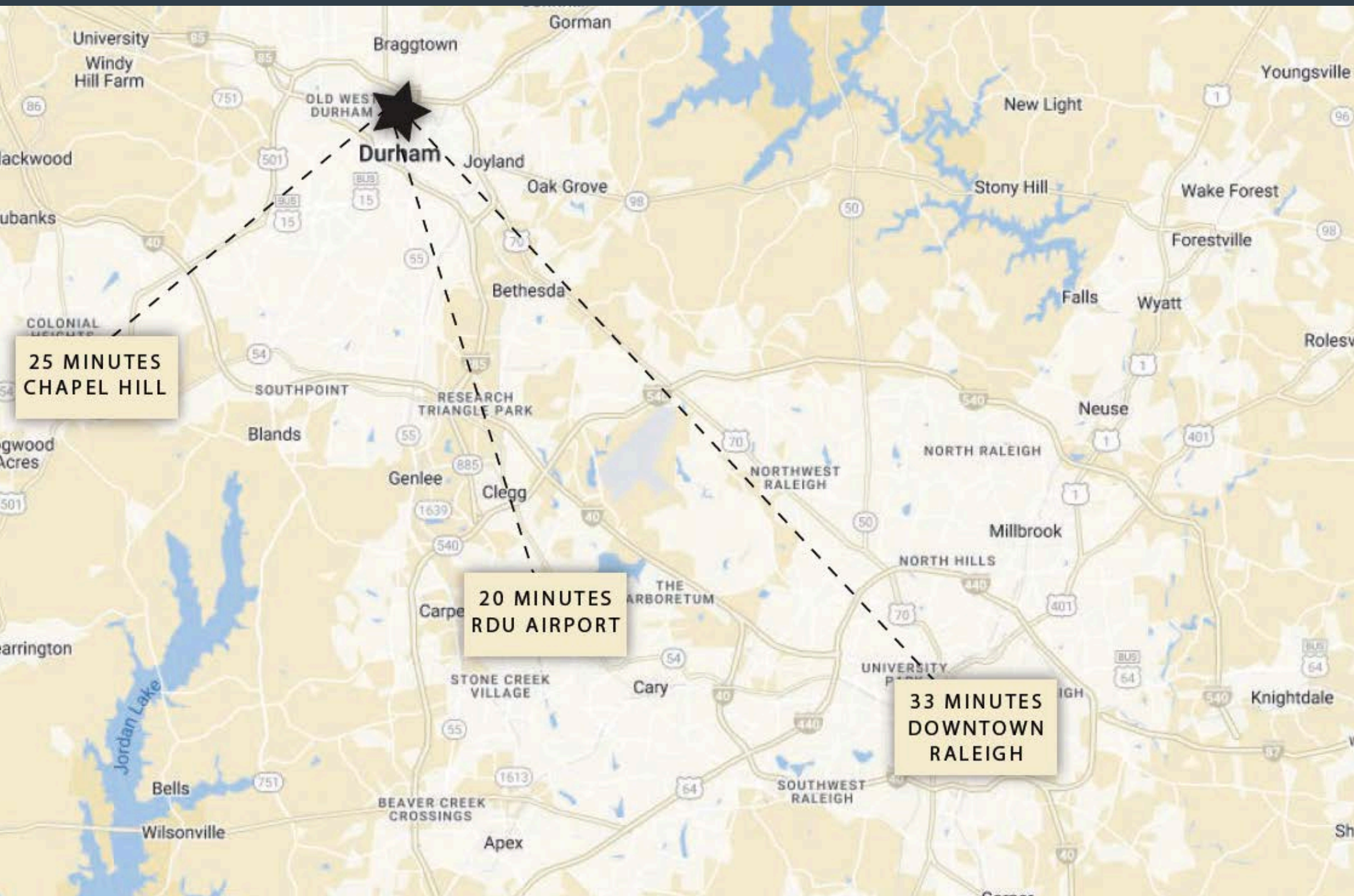
Buchanan Blvd

Peabody St

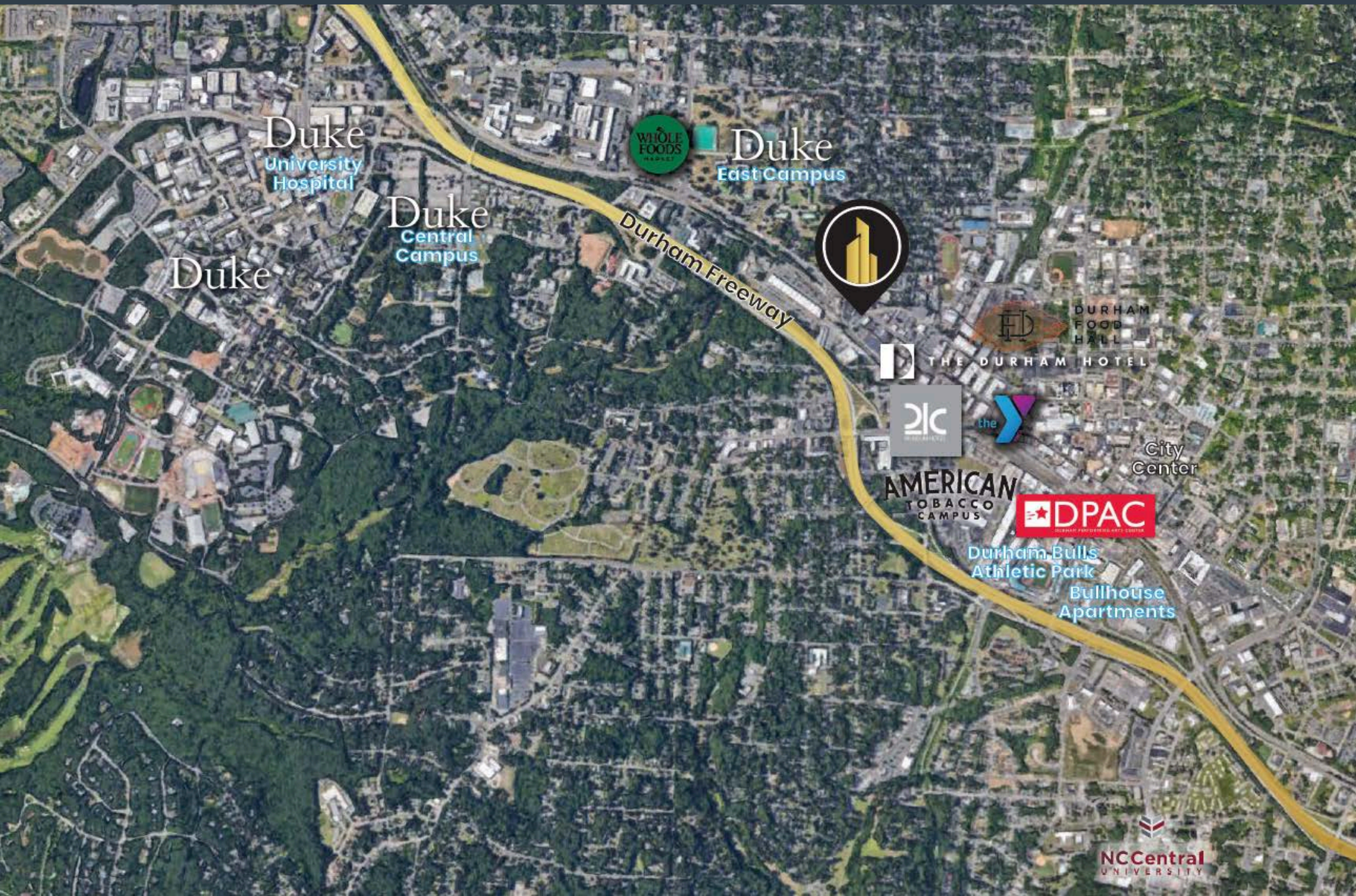
Main St



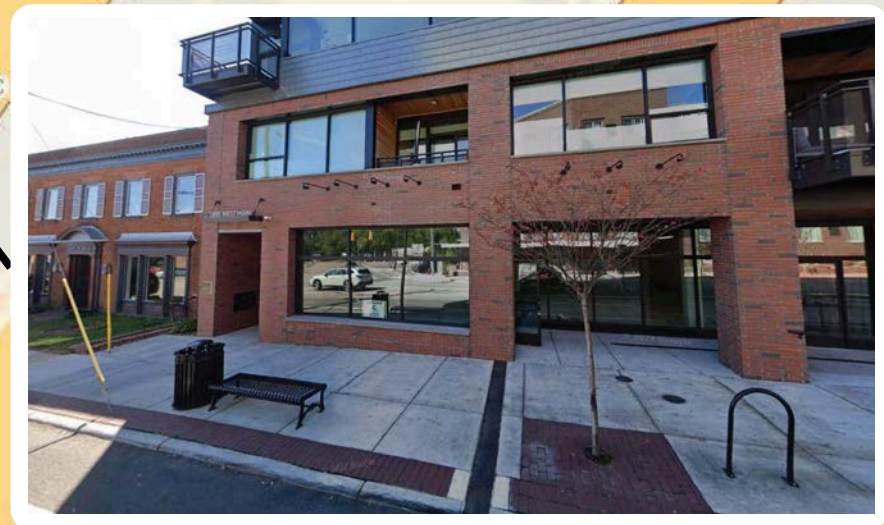
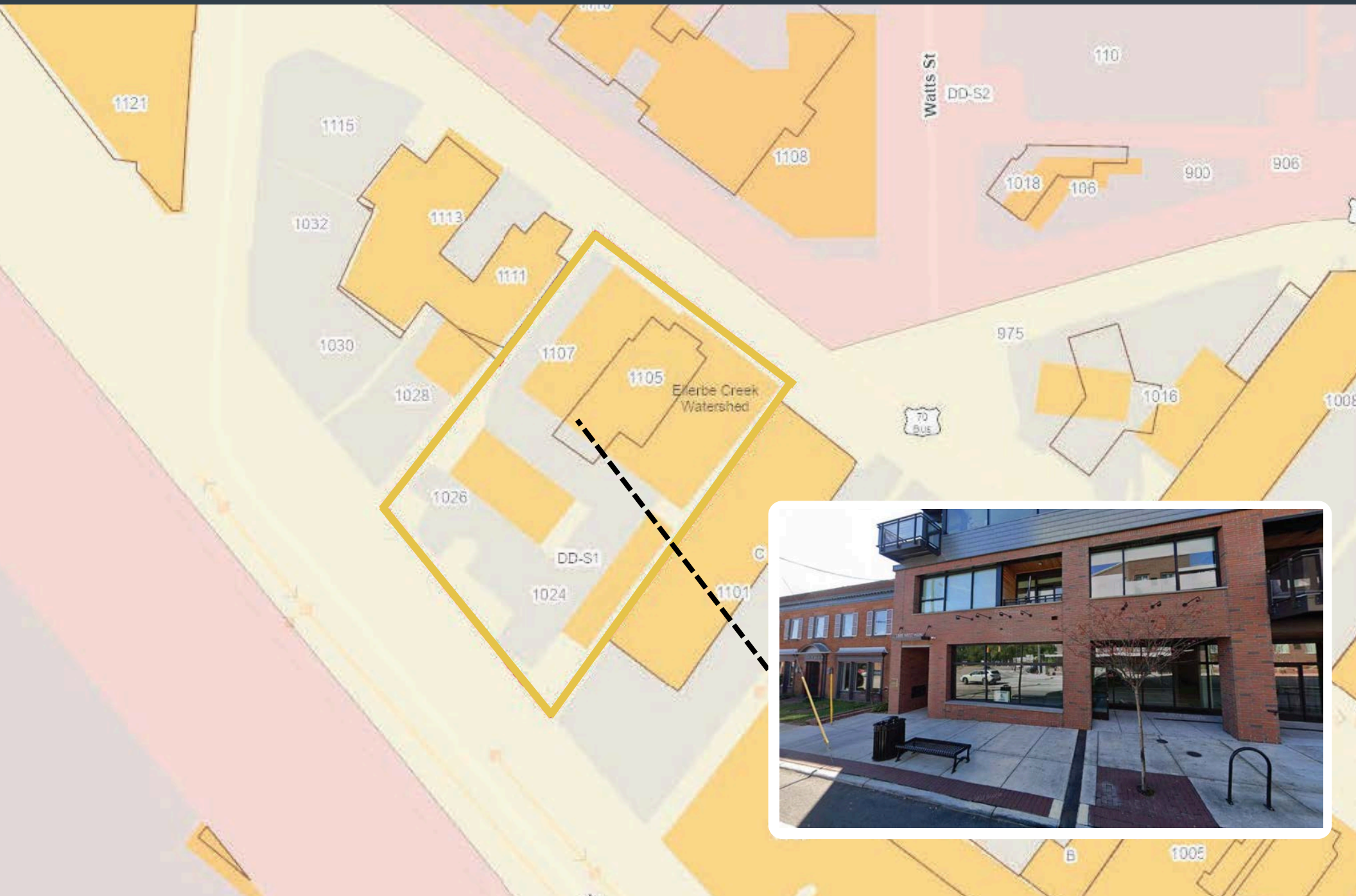
LOCATION MAP



OVERVIEW MAP



PARCEL MAP



MARKET OVERVIEW

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 center.

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.

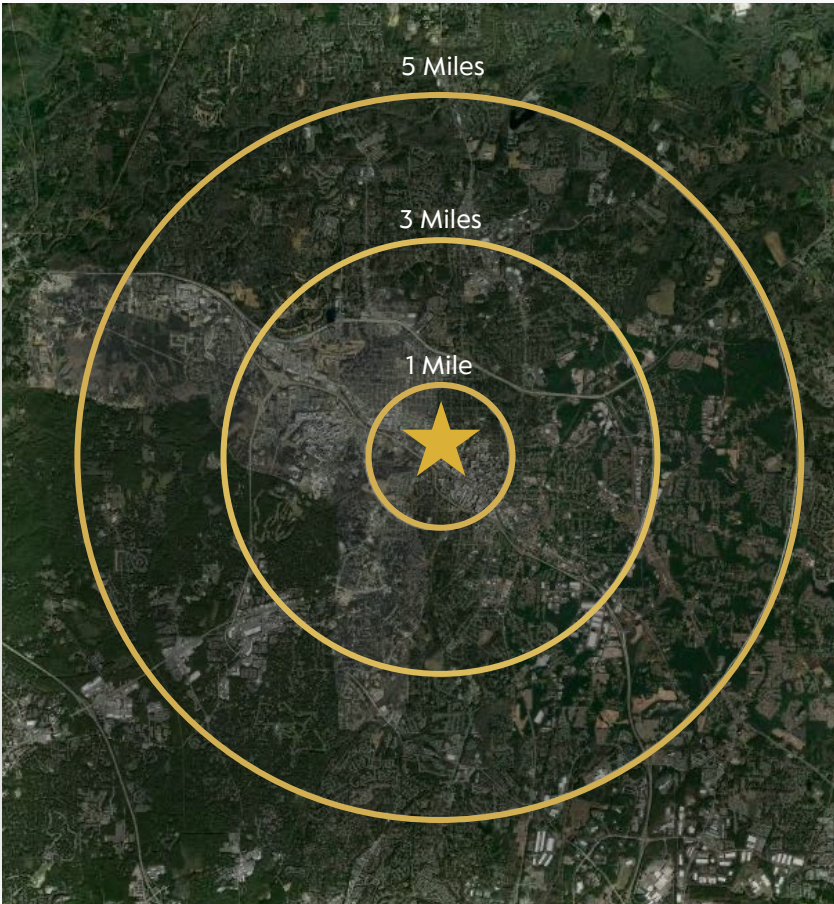


SURROUNDING DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 POPULATION	17,310	96,749	188,884
2024 POPULATION	19,656	101,479	198,248
ANNUAL GROWTH 2020-2024	3.28%	1.22%	1.24%
ANNUAL GROWTH 2024-2029	2.27%	0.77%	0.86%
MEDIAN AGE	30.7	31.7	33.6

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 HOUSEHOLDS	7,848	38,430	75,926
2024 HOUSEHOLDS	9,088	40,438	80,176
ANNUAL GROWTH 2020-2024	3.76%	1.29%	1.40%
ANNUAL GROWTH 2024-2029	13.3%	1.37%	1.30%
AVG HOUSEHOLD SIZE	1.79	2.21	2.31

INCOME	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$122,668	\$92,587	\$100,434
MEDIAN HOUSEHOLD INCOME	\$80,953	\$59,711	\$68,344



HOUSING	1 Mile	3 Miles	5 Miles
MEDIAN HOME VALUE	\$604,616	\$416,967	\$381,863
MEDIAN YEAR BUILT	1985	1975	1970

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