



# 105 W. MORGAN ST

DURHAM, NC 27701

1,177 SF

FOR  
LEASE

## LISTING BROKER:

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DOWNTOWN  
DURHAM  
RETAIL SPACE

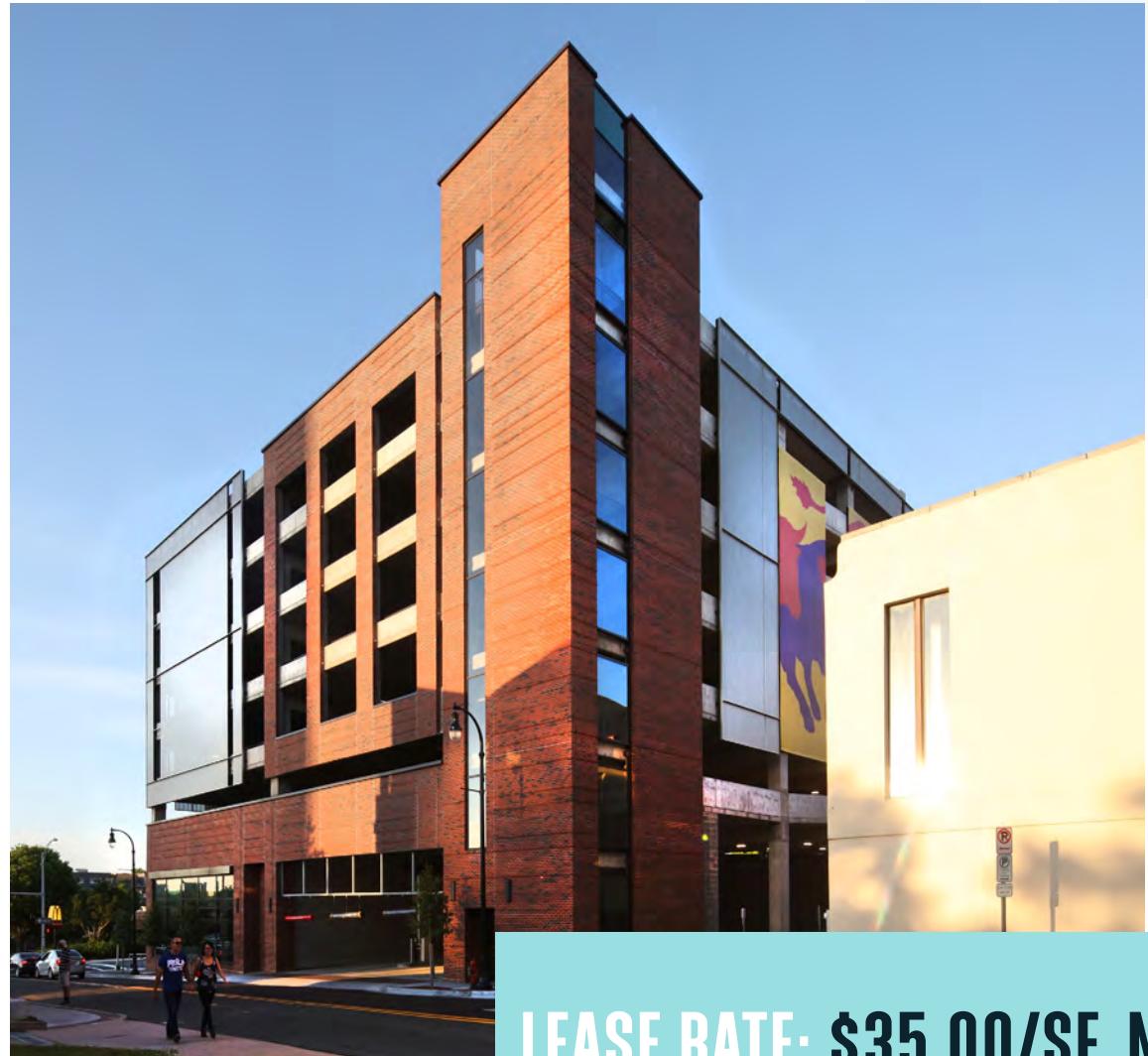


1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
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## PROPERTY HIGHLIGHTS

- » **15,234 SF of street front retail bordering Mangum Street, W. Morgan Street, and Rigsbee Avenue**
- » **The mixed-use project consists of 665 parking spaces atop premiere street front retail**
- » **Parking deck houses 5,324 SF for the City of Durham Parking Administration**
- » **Walking distance to the hottest attractions including the Durham Bulls Athletic Park, the award winning Durham Performing Arts**
- » **Center, and numerous well-established local restaurants and bars**
- » **Flexible floor plans that can be demised**
- » **Grade change allows for ceiling heights with the ability to accommodate a mezzanine level in select spaces**
- » **Significant outdoor seating opportunities**
- » **Exterior features artwork from local artists selected by the community**



**LEASE RATE: \$35.00/SF, NNN**

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| SUITE             | SF    | TENANT                               |
|-------------------|-------|--------------------------------------|
| 100               | 2,998 | Barsa New Indian                     |
| 101               | 3,307 | Deal Pending                         |
| 102               | 1,673 | Deal Pending                         |
| 103 (LEASE READY) | 1,177 | AVAILABLE (880 SF + 297 SF loft)     |
| 104               | 5,324 | City of Durham Transportation Office |
| 105               | 1,200 | Sweets by Shayda                     |
| 106               | 3,908 | Salon Lofts                          |
| 421<br>N. MANGUM  | 971   | Deal Pending                         |

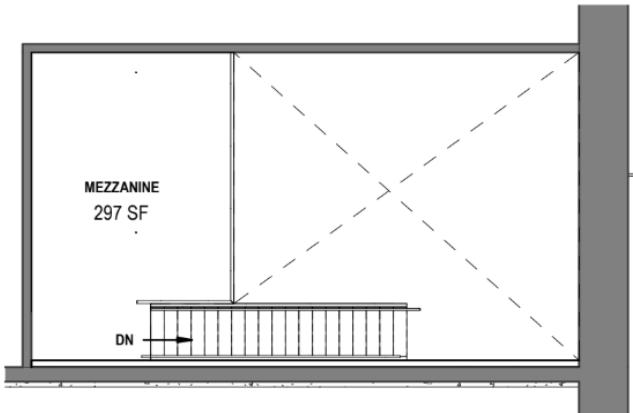
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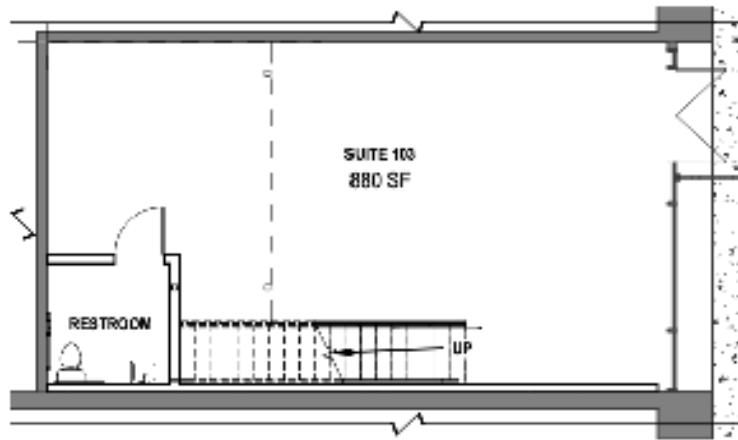
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## FLOOR PLAN STE 103 1,177 SF (880 SF + 297 SF loft)



2 SUITE 103 - MEZZANINE  
SCALE: 1/8" = 1'-0"



1 SUITE 103 - LEVEL 1  
SCALE: 1/8" = 1'-0"

Floor plan is a representation only, and subject to verification.

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# SITE MAP



## LEGEND

1. 421. N MANGUM  
DEAL PENDING
2. SUITE 100  
BARSA NEW INDIAN
3. SUITE 101  
DEAL PENDING
4. SUITE 102  
DEAL PENDING
5. SUITE 103  
1,177 SF - AVAILABLE
6. SUITE 105  
SWEETS BY SHAYDA
7. SUITE 106  
SALON LOFTS
8. POST OFFICE  
323 E. CHAPEL HILL ST.
9. RUE CLER  
RESTAURANT  
401 E. CHAPEL HILL ST.
10. DURHAM CITY HALL  
101 CITY HALL

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## POINTS OF INTEREST

|                                    |                                    |   |                                 |
|------------------------------------|------------------------------------|---|---------------------------------|
| 1. DOWNTOWN DURHAM YMCA            | 17. DURHAM CENTERAL PARK           | 33. PIE PUSHERS                                 | 49. DEPARTMENT OF PUBLIC HEALTH |
| 2. SALON LOFTS                     | 18. AMERICAN TOBACCO CAMPUS        | 34. LUNA ROTISSERIE AND EMPANADAS               | 50. ELEVATE SALON INSTITUTE     |
| 3. INDIAN MONSOON RESTAURANT & BAR | 19. DURHAM BULLS ATHLETIC PARK     | 35. BAR VIRGILE                                 | 51. DURHAM COUNTY GOVERNMENT    |
| 4. SWEETS BY SHYDA                 | 20. TOBACCO ROAD SPORTS CAFE       | 36. DURHAM COUNTY COURTHOUSE                    | 52. DURHAM COUNTY GOVERNMENT    |
| 5. POST OFFICE                     | 21. DURHAM PERFORMANCE ARTS CENTER | 37. 555 MANGUM                                  |                                 |
| 6. RUE CLEAR RESTAURANT            | 22. ALOFT DURHAM DOWNTOWN          | 38. VAN ALLEN APARTMENTS                        |                                 |
| 7. DASHI                           | 23. WHETSTONE APARTMENTS           | 39. CAMDEN DURHAM APARTMENTS                    |                                 |
| 8. DURHAM CITY HALL                | 24. WEST VILLAGE                   | 40. BULL HOUSE APARTMENTS                       |                                 |
| 9. BULL CITY BURGER AND BREWERY    | 25. BULL McCABE'S IRISH PUB        | 41. THE ROXBORO AT VENABLE                      |                                 |
| 10. ALLEYTWENTYSIX                 | 26. TOAST                          | 42. VENABLE APARTMENTS                          |                                 |
| 11. THE VELVET HIPPO BAR & LOUNGE  | 27. VICEROY                        | 43. THE RAMSEY APARTMENTS                       |                                 |
| 12. THE DURHAM HOTEL               | 28. TABERNA TAPAS                  | 44. KRILL RESTAURANT                            |                                 |
| 13. 21C MUSEUM HOTEL DURHAM        | 29. THAI@MAIN ST                   | 45. SMASHING BOXES                              |                                 |
| 14. THE CAROLINA THEATRE           | 30. NINTH STREET BAKERY            | 46. THE FRUIT                                   |                                 |
| 15. DURHAM FOOD HALL               | 31. DURHAM MARRIOTT CITY CENTER    | 47. MAIZON DURHAM                               |                                 |
| 16. BOXCAR BAR + ARCADE            | 32. AMERICAN UNDERGROUND           | 48. DURHAM COUNTY DEPARTMENT OF SOCIAL SERVICES |                                 |

## MULTI FAMILY GROWTH

Downtown Durham has emerged as one of the Triangle's premier destinations to live, work, and play. Its transformation took off in the 2000s with the redevelopment of the American Tobacco Campus, which set the stage for broader revitalization. Since then, sustained public and private investment has fueled its growth into a thriving hub for life sciences and technology. With a strong and varied employment base, the area attracts young professionals and affluent residents who value walkable access to offices, dining, nightlife, and cultural attractions like the Durham Performing Arts Center, the Durham Bulls Athletic Park, and the Carolina Theatre.

| METRICS                     | Submarket | Market  |
|-----------------------------|-----------|---------|
| INVENTORY UNITS             | 24,018    | 63,836  |
| UNITS UNDER CONSTRUCTION    | 3,482     | 7,061   |
| CONSTRUCTION % OF INVENTORY | 14.5%     | 11.1%   |
| OCCUPANCY AT DELIVERY       | 45.6%     | 20.1%   |
| ASKING PRICE/UNIT           | \$1,594   | \$1,583 |
| VACANCY RATE                | 9.5%      | 11.4%   |
| POPULATION GROWTH +5 YEARS  | 7.6%      | 6.6%    |
| MARKET SALES PRICE/UNIT     | 214,000   | 220,000 |

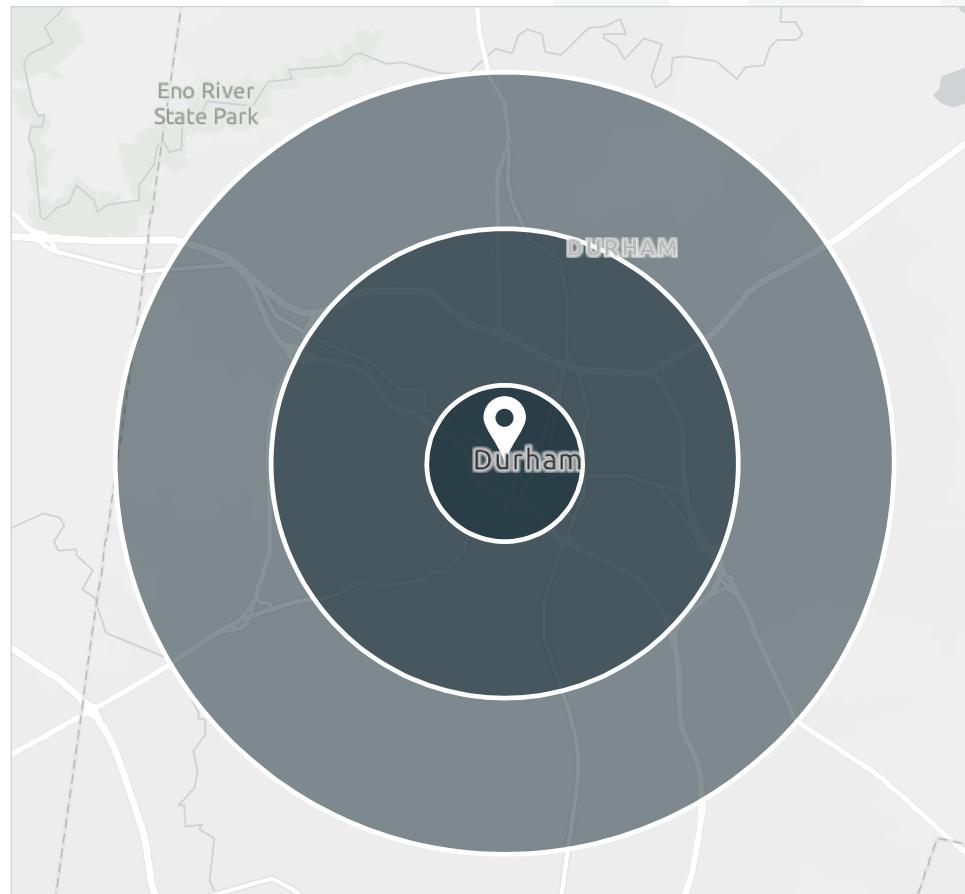


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## DEMOGRAPHICS

|  | 1 Mile    | 3 Miles   | 5 Miles   |
|--|-----------|-----------|-----------|
| <b>2025 POPULATION</b>                       | 19,631    | 77,851    | 107,500   |
| <b>2030 POPULATION (PROJECTED)</b>           | 22,776    | 78,752    | 110,512   |
| <b>2025 HOUSEHOLDS</b>                       | 9,454     | 29,285    | 45,772    |
| <b>2030 HOUSEHOLDS (PROJECTED)</b>           | 11,423    | 29,996    | 47,579    |
| <b>OWNER-OCCUPIED HOUSING UNITS</b>          | 2,099     | 11,454    | 25,036    |
| <b>RENTER-OCCUPIED HOUSING UNITS</b>         | 7,355     | 17,731    | 20,736    |
| <b>2025 AVERAGE HOUSEHOLD INCOME</b>         | \$116,646 | \$90,532  | \$110,230 |
| <b>2030 AVG HOUSEHOLD INCOME (PROJECTED)</b> | \$133,762 | \$102,632 | \$122,475 |



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## DURHAM, NORTH CAROLINA



#1

BEST CITY FOR  
MILLENNIALS IN THE US

[GROWELLA]

#2

AMERICA'S FASTEST  
GROWING METRO AREA

[FORBES.COM]

#1

FOODIEST SMALL TOWN

[BON APPETIT]

#1

MOST EDUCATED CITIES  
IN THE US

[YAHOO FINANCE]

#5

BEST PLACES FOR BLACK-  
OWNED  
BUSINESSES  
[NERD WALLET]

#3

CITY WHERE A PAY-  
CHECK STRETCHES THE  
FARTHEST  
[FORBES]

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