

FOR SALE

4701 HILLSBOROUGH RD, DURHAM, NC 27705



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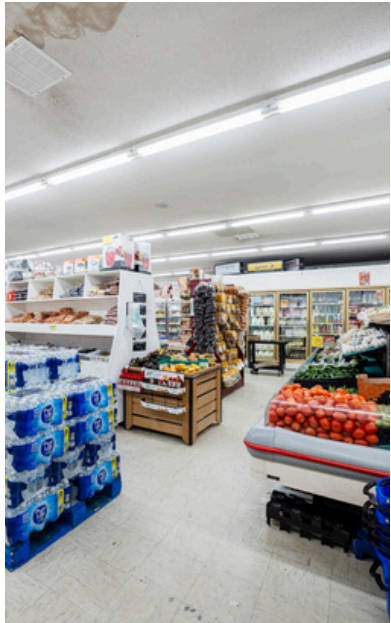
Property Overview

14,254 SF commercial property on 1.59 acres, zoned CN, with three separate spaces:

- La Marqueta: 6,568 SF, leased through 3/31/2027, with a 5-year renewal option.
- Vacant Space: 3,150 SF, leased by Bralie's Sports Bar, not currently in use.
- Bralie's Sports Bar: 4,536 SF, leased through 2/28/2026, no renewal option.

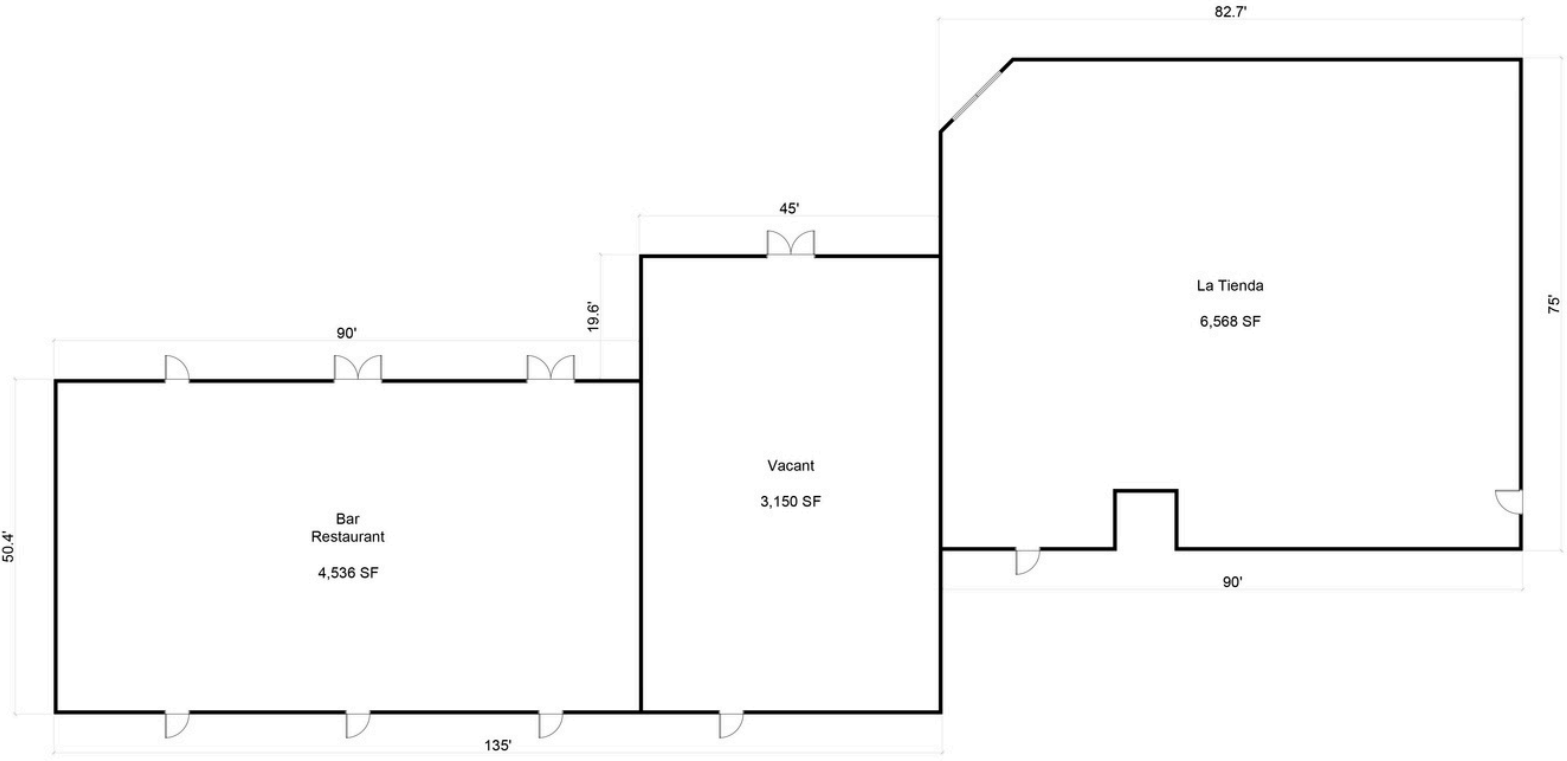
SQUARE FOOTAGE	14,254
ACREAGE	1.59
COUNTY	Durham
PARKING	55 Marked Spaces (With Additional Room for More Parking)
SALE PRICE	\$3.2 Million
ZONING	Commercial Neighborhood





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FLOOR PLAN

Southeast View



**Towards:
Downtown Durham
Raleigh
RDU Airport**

I-85

Northwest View



**Towards:
Hillsborough**

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