



SALE OR LEASE:
VACANT MONTESSORI SCHOOL
SOUTH DURHAM / RTP AREA 7,800 SF DAYCARE FACILITY
6453 NC-55, DURHAM, NC 27713



LISTED BY:



CAM WILSON, BROKER 919.706.3619 CAM@SOUTHATLANTICSITES.COM

FOR SALE/LEASE: VACANT DAYCARE

6453 NC-55

Durham, NC 27713



South
Atlantic
Sites



HIGHLIGHTS

- **Size:** 7,800 SF on 4.75 Acres with 8,500+ SF fenced playground. Seller willing to subdivide building or parcel.
- **Pricing:** For Sale: \$3,900,000 For Lease: Negotiable
- **Location:** Southwest corner of the signalized intersection of NC-55 and Hopson Road, on the edge one of NC's largest employment hubs, the Research Triangle Park.
- **Layout:** Purpose-built childcare/daycare facility: eight classroom/activity rooms, administrative offices, bathrooms. Vacant as of June 1, 2026
- **Zoning:** CN – Neighborhood Commercial (Durham County)
- **Access:** Right-in/out via NC-55 with a U-turn lane for southbound ingress and a signalized U-turn for southbound egress
- **Traffic:** 23k VPD
- **Frontage:** 411 linear feet on NC-55
- **Parking:** 23 lined spaces + additional unstriped area available
- **Condition:** Roof replaced 2014, 5 x 5-ton HVAC units replaced 2015. Currently on septic with the ability to tap onto sewer if needed.

**Interested?
Contact us for more
information**

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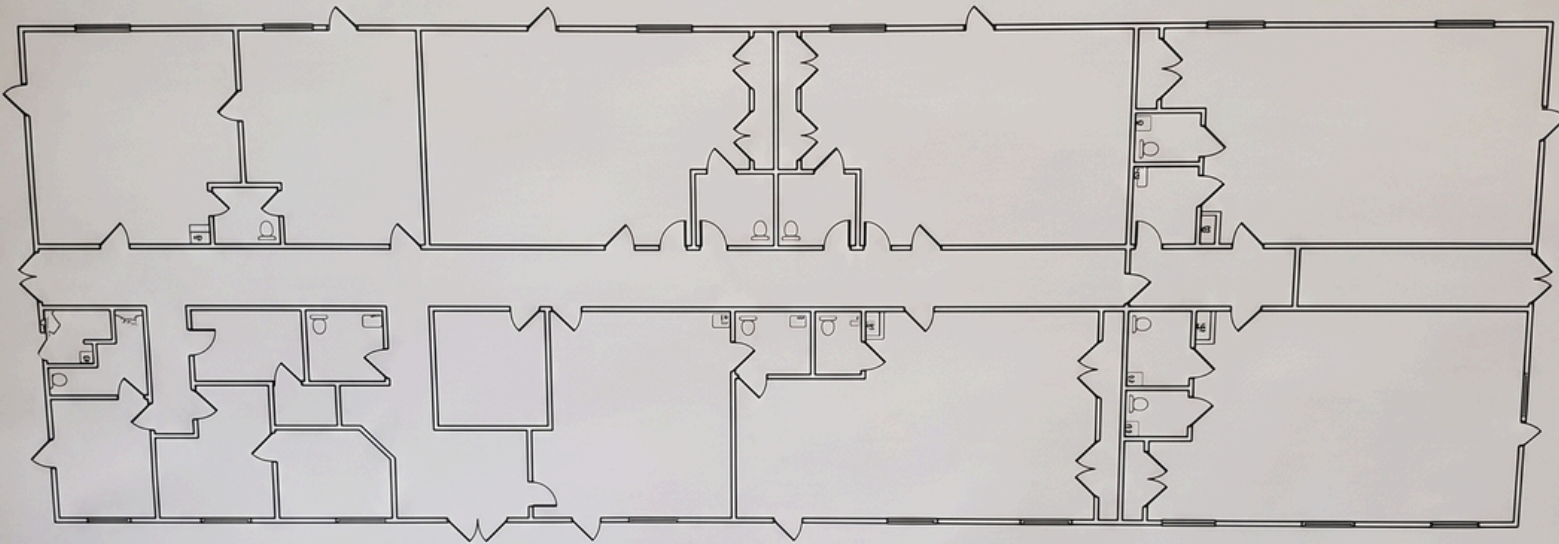
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FACILITY FLOORPLAN

Not to scale. For visual aid only.



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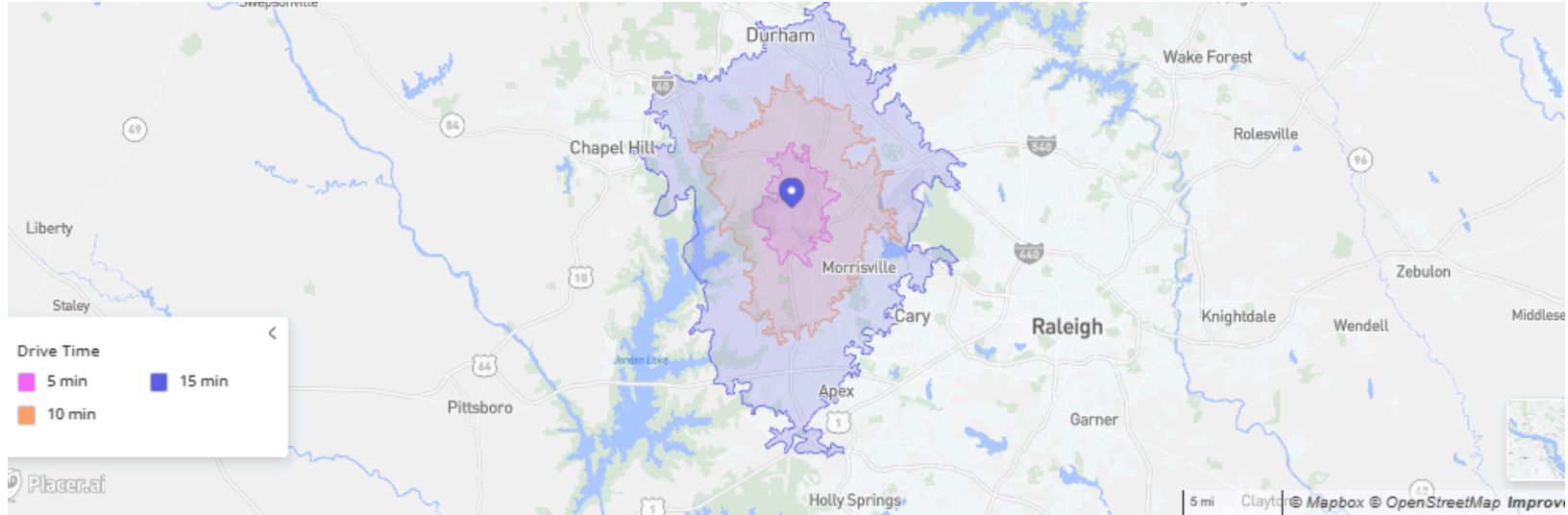
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DEMOGRAPHICS



Dataset: STI: Popstats
 Benchmark with: **Nationwide** **State**

2025 **2030 Projection** 2035 Projection

Search Group or Attribute 5 Min Drive 10 Min Drive 15 Min Drive

Overview	5 Min Drive	10 Min Drive	15 Min Drive
Population	15,226	147,401	390,883
Households	7,212	57,913	157,777
Persons per Household	2.11 86	2.54 104	2.45 100
Household Median Income	\$100,300.39 127	\$129,789.05 164	\$119,339.69 151
Household Median Disposable Income	\$84,563.31 125	\$107,847.8 160	\$99,503.94 147
Household Median Discretionary Income	\$65,017.86 125	\$89,718.7 173	\$81,831.44 158
Average Income Per Person	\$57,519.44 131	\$64,210.25 146	\$63,212.19 144
Median Rent	\$1,485.4 119	\$1,697.64 137	\$1,630.26 131
Median House Value	\$438,023.44 124	\$619,214.1 176	\$604,779.91 172

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