

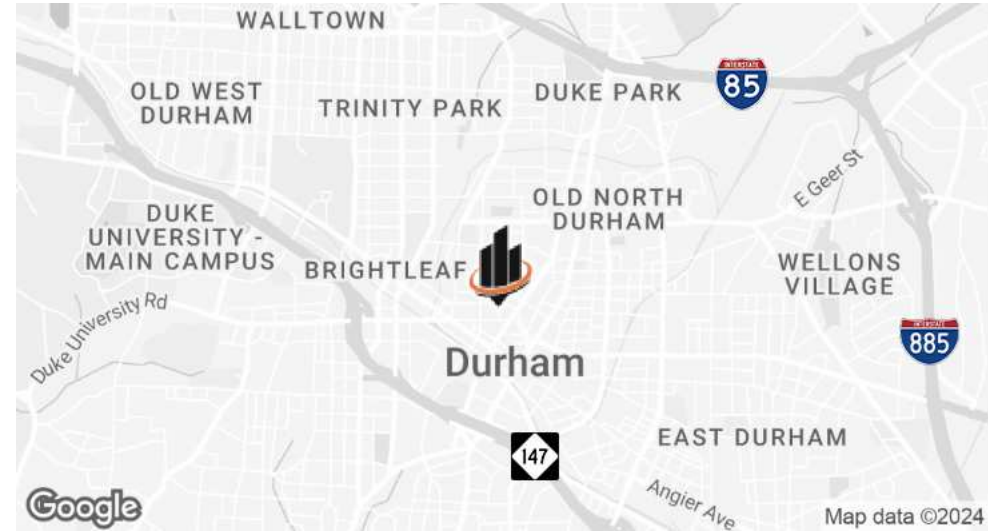


FOR SALE

401 E. CHAPEL HILL STREET

DURHAM, NC 27701

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±6,170 SF
PARCEL ID:	102974
YEAR BUILT/ RENOVATED:	1922/2008
ZONING:	DD-C
SALE PRICE:	\$2,400,000

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer for sale **401 E. Chapel Hill Street in downtown Durham, NC**. This approximately 6,170 SF, mixed-use building has a **beautiful corner presence at the intersection of Rigsbee Ave in one of downtown's main hubs** of food, beverage, and entertainment. The street level space is leased to the long-established French restaurant, Rue Cler, a tenant since 2013.

Upstairs is a turnkey office with a mix of open and private areas ideal for a business looking for collaborative space. **The upstairs can also be converted to residential use**, with views of the historic 1920s post office across the street.

This property is ideal for an **owner occupant who can utilize the upstairs space for office/residential use while collecting rent from a market-rate lease**. Its attractive facade/street presence, City Center District location, as well as its proximity to Duke University/Hospital, 9th Street, and the Durham Fwy (among other area amenities) make the property an **ideal purchase for those looking for a true downtown gem**.

CAREY GREENE

O: 919.287.2135

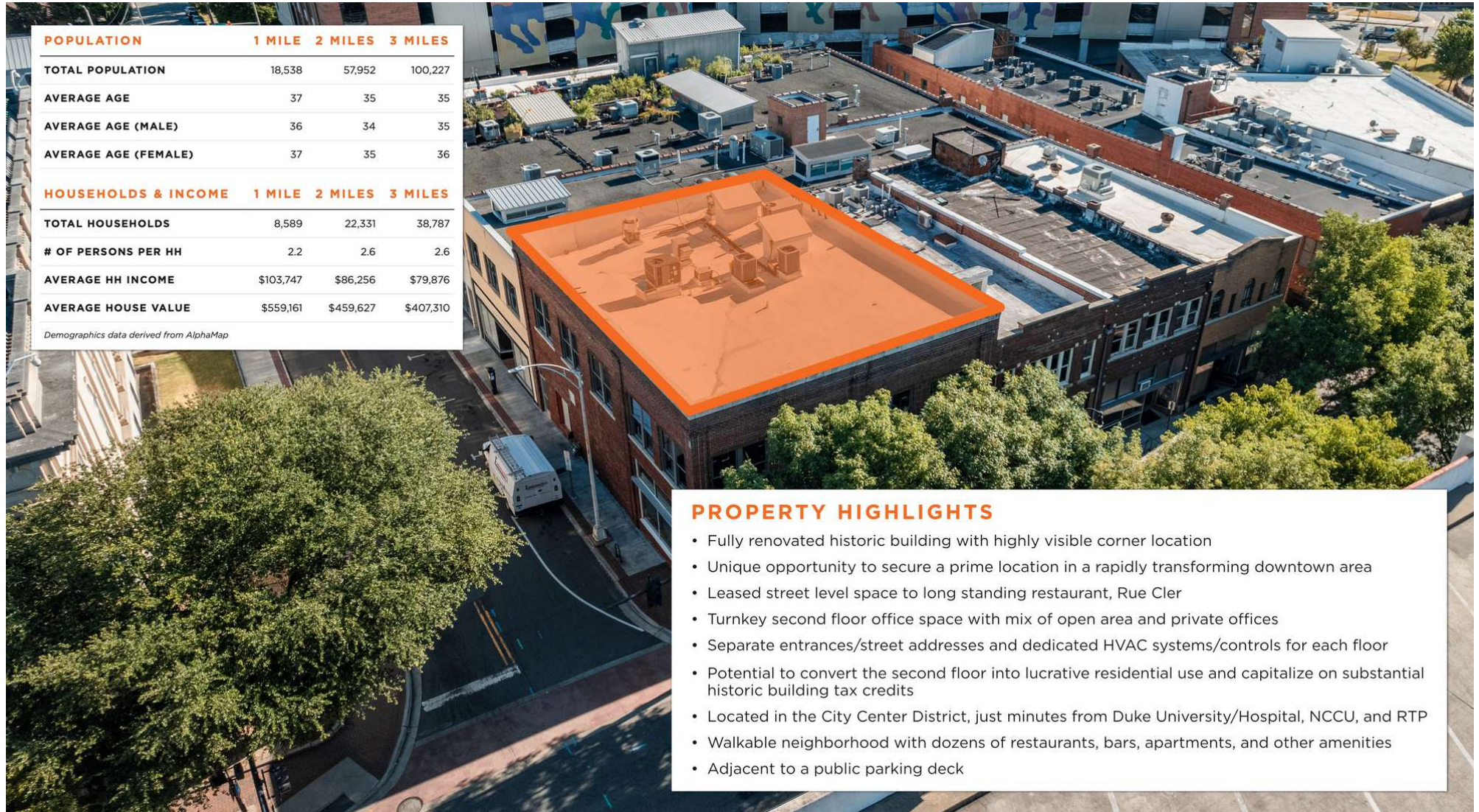
carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP

O: 919.287.3212

shara.nejad@svn.com

PROPERTY HIGHLIGHTS & DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,538	57,952	100,227
AVERAGE AGE	37	35	35
AVERAGE AGE (MALE)	36	34	35
AVERAGE AGE (FEMALE)	37	35	36

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,589	22,331	38,787
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$103,747	\$86,256	\$79,876
AVERAGE HOUSE VALUE	\$559,161	\$459,627	\$407,310

Demographics data derived from AlphaMap

PROPERTY HIGHLIGHTS

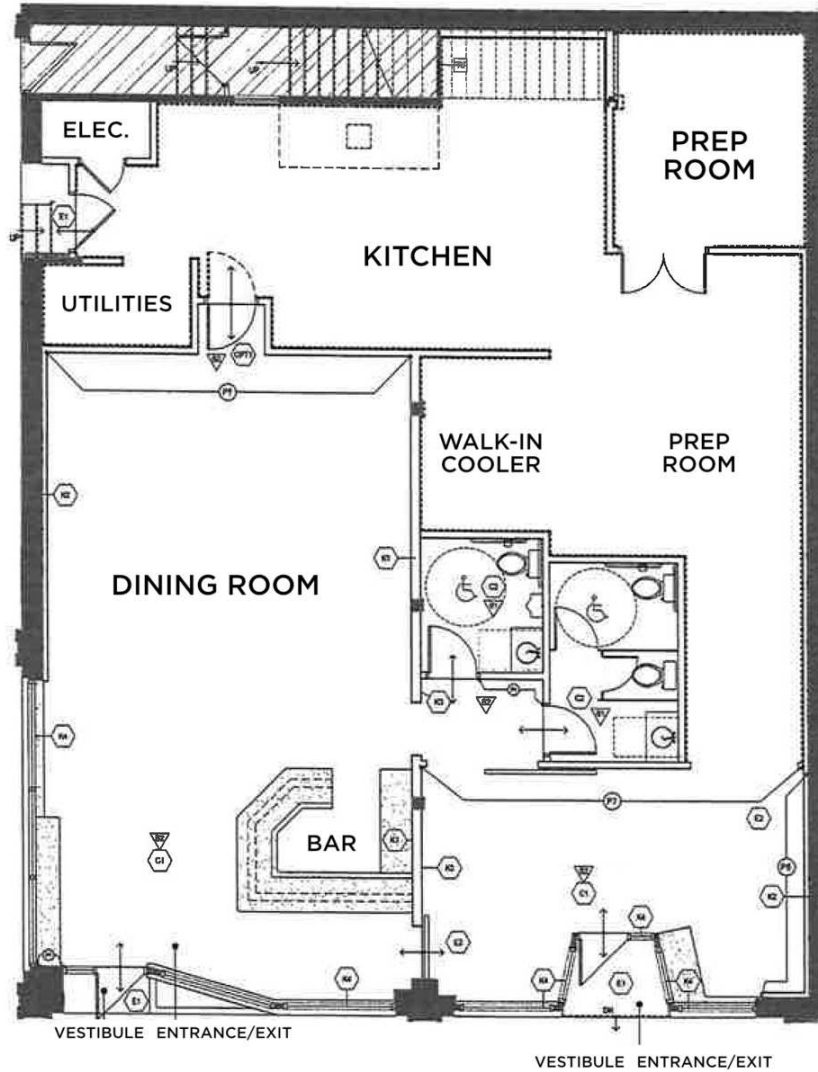
- Fully renovated historic building with highly visible corner location
- Unique opportunity to secure a prime location in a rapidly transforming downtown area
- Leased street level space to long standing restaurant, Rue Cler
- Turnkey second floor office space with mix of open area and private offices
- Separate entrances/street addresses and dedicated HVAC systems/controls for each floor
- Potential to convert the second floor into lucrative residential use and capitalize on substantial historic building tax credits
- Located in the City Center District, just minutes from Duke University/Hospital, NCCU, and RTP
- Walkable neighborhood with dozens of restaurants, bars, apartments, and other amenities
- Adjacent to a public parking deck

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FIRST FLOOR PLAN (RUE CLER)

VIDEO TOUR



CAREY GREENE
O: 919.287.2135
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SHARA NEJAD, PEM, LEED AP
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shara.nejad@svn.com

FIRST FLOOR PHOTOS (RUE CLER)

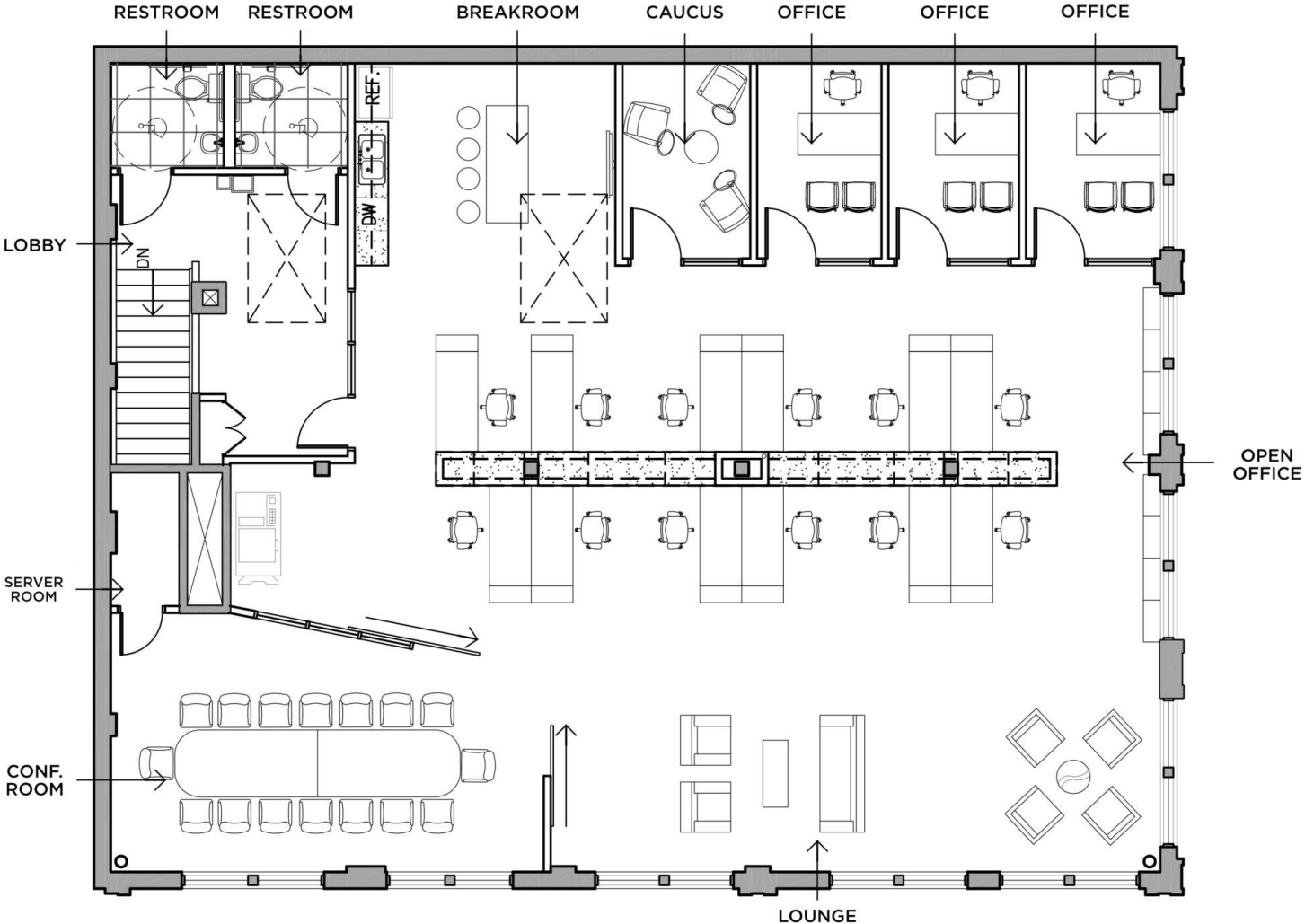


CAREY GREENE
O: 919.287.2135
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SHARA NEJAD, PEM, LEED AP
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SECOND FLOOR PLAN

VIDEO TOUR



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

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O: 919.287.3212
shara.nejad@svn.com

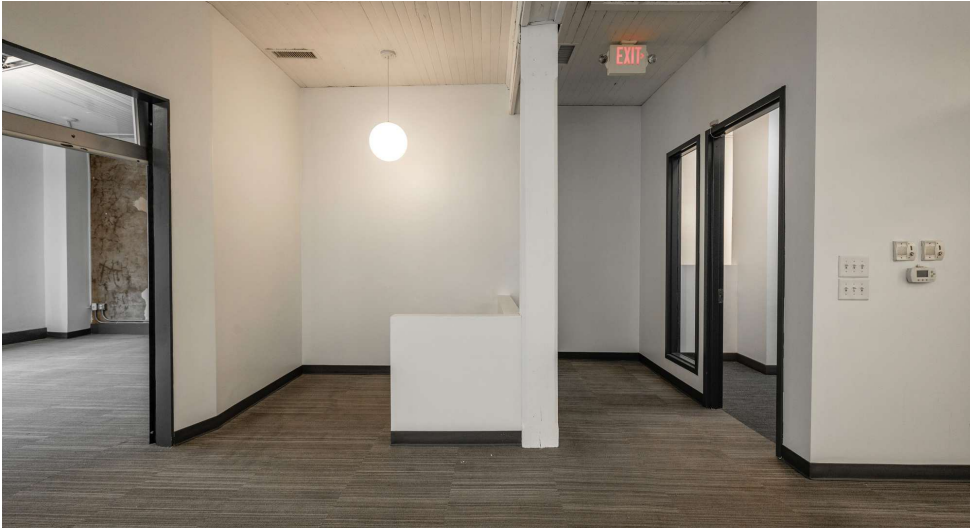
SECOND FLOOR PHOTOS



CAREY GREENE
O: 919.287.2135
carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP
O: 919.287.3212
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SECOND FLOOR PHOTOS



CAREY GREENE
O: 919.287.2135
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SHARA NEJAD, PEM, LEED AP
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RETAILER MAP



CAREY GREENE
 O: 919.287.2135
 carey.greene@svn.com

SHARA NEJAD, PEM, LEED AP
 O: 919.287.3212
 shara.nejad@svn.com

ADVISOR BIO



CAREY GREENE

Senior Vice President

carey.greene@svn.com

Direct: **919.287.2135** | Cell: **919.949.5672**

PROFESSIONAL BACKGROUND

Carey is a Senior Vice President at SVN | Real Estate Associates with 20 years of commercial real estate experience. A native of Miami, Florida, he is a long-time Durham resident with degrees from two of the area's universities with very different shades of blue. Carey completed his undergraduate studies at Duke University, graduating summa cum laude. He later earned his MBA with a concentration in real estate from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School, where he made the dean's list, was a Premier Fellow, and a recipient of the Leonard Wood scholarship award.

In 2022, Carey formed the Ascend Industrial Team to focus exclusively on industrial advisory work in the Greater Triangle and Triad regions of North Carolina. Having worked two decades in CRE - including 15 as a broker - Carey took his many years of experience working on industrial transactions and his passion for working with family-owned/non-profit businesses to dedicate his brokerage practice full-time to industrial real estate services. In this role, he focuses heavily on advising property owners with leasing, sales, and long-term decision-making strategies to maximize the value of their assets. He also works with buyers and tenants on industrial acquisitions and leasing. Steeped in a reputation for hard work and integrity, Carey's many clients and relationship partners continue to put their trust in him by sending repeat business and referrals.

In addition to industrial brokerage, he also has broad experience in urban infill, covered land and investment sales transactions and has been a leader in sales and leasing work in downtown Durham. From 2018 to 2023, her served as Managing Director at SVN | REA, guiding and supporting the commercial brokerage team and was involved in overall strategy and business development efforts. In 2024, Carey moved back into solely focusing on client work.

Outside of brokerage, Carey has worked in property management and has also participated in a sponsor role in adaptive reuse and rehabilitation projects. These include the renovation of the circa 1931 historic Snow Building, and most recently, the adaptive-reuse of the 1968 Home Savings & Loan office building into the boutique 53-room The Durham hotel. Both properties are in downtown Durham. Carey and his wife have two children and two rescue dogs. You may find him "rucking" around Durham's many walking trails or on the baseball field where he coaches his son's South Durham Little League team.

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ADVISOR BIO



SHARA NEJAD, PEM, LEED AP

Advisor

shara.nejad@svn.com

Direct: **919.287.3212** | Cell: **919.972.8681**

BIOGRAPHY

Shara has been actively involved in the commercial real estate industry for over 15 years. Her roots began in the design and construction of commercial buildings, where she developed a strong commitment to the highest professional standards in client services. She's been involved in a wide range of successful design and construction projects from universities, cGMP and R&D facilities to multifamily buildings, large office buildings, mixed-use, and hybrid office/lab facilities. She's also been an active real estate investor for over 12 years.

Shara's background gives her a unique advantage to leverage her expertise in facility management and building construction to work with her clients through all stages of a real estate transaction to successfully achieve their goals. Outside of work, Shara enjoys outdoor adventures and traveling around the world with her family, and their dog, Coco.

EDUCATION & PROFESSIONAL HISTORY

- Master of Science in Mechanical Engineering, Villanova University
- Bachelor of Science in Mechanical Engineering, KNT University of Technology
- Senior Facilities Engineer, RTI International
- Project Engineer, Precis Engineering Inc.

MEMBERSHIPS & ASSOCIATIONS

- Licensed Real Estate Broker, North Carolina
- Professional Energy Manager (PEM), NC State
- LEED Accredited Professional, U.S. Green Building Council
- Member, Triangle Commercial Real Estate Women (TCREW)
- Member, Triangle Commercial Association of REALTORS®
- Past PTO Member and Ex-Officio for Board of Trustees, Montessori Community School

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