

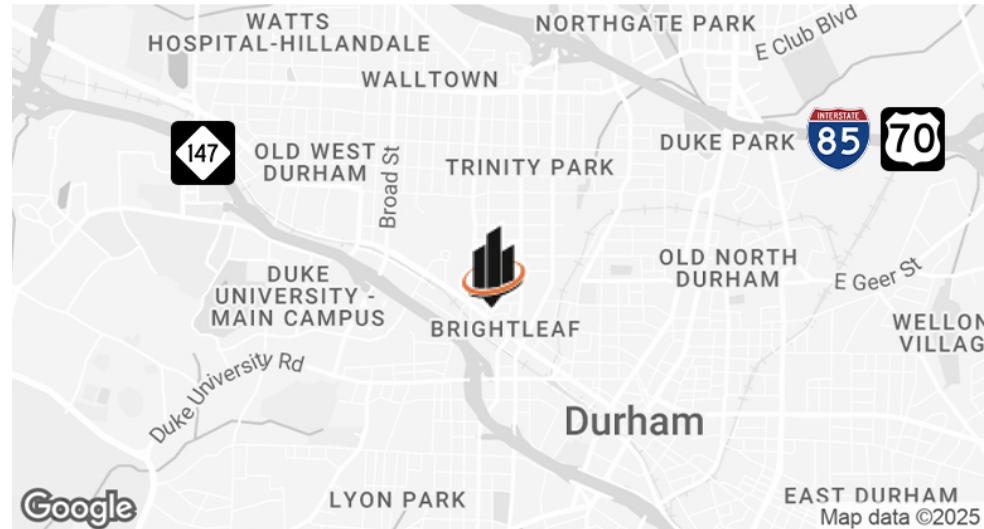


FOR LEASE

1010 W. MAIN STREET

DURHAM, NC 27701

PROPERTY SUMMARY



SUMMARY

BUILDING SIZE:	±15,600 SF
AVAILABLE SF:	±9,792 - 15,600 SF
LOT SIZE:	±0.58 Acres
PARCEL ID:	103186
ZONING:	DD-S1
LEASE RATE/TYPE:	Negotiable (NNN)

OVERVIEW

This versatile building offers a unique leasing opportunity **in the Brightleaf District of downtown Durham**, just ±0.25 miles from Duke University with seamless access to the Durham Freeway. This highly visible, well-maintained, and locally owned building features an expansive, contiguous layout with high ceilings—offering flexible space **well-suited for a range of commercial uses**. While some interior upfitting may be needed for more polished operations, the building provides solid functionality and adaptability in a prime downtown location.

HIGHLIGHTS

- ±15,600 SF across a blend of retail, office, and warehouse configurations
- **Minimum lease size: 9,792 SF**; full-building lease preferred
- High ceilings (13' in retail, 13'-17' in warehouse) and
- Two grade level (12'x12') roll-up doors
- **Hard to find on-site parking** (±31 spaces)

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PROPERTY DETAILS



OPPORTUNITY

1010 W Main St offers unmatched access and visibility in one of the region's most vibrant urban corridors. Surrounded by a blend of historic and modern developments, the building sits across from Brightleaf Square and is walkable to major downtown landmarks like Durham Central Park, DPAC, the American Tobacco Campus, and Duke's East Campus. The Durham Freeway is less than two minutes away—offering seamless connectivity to RTP, Chapel Hill, and Raleigh.

The layout includes a contiguous 4,623 SF street-facing retail storefront, 5,808 SF of office space on the upper floors, and a fully conditioned 5,170 SF warehouse with two drive-in doors. Ceiling heights range from 13' to 17', and the entire building is climate-controlled.

A rare amenity in downtown, the property offers ± 31 surface parking spaces on-site. Whether you're seeking a dynamic headquarters, destination retail, or a flexible hybrid space, 1010 W Main offers the visibility, location, and infrastructure to bring your vision to life.

ZONING

The property is in the Central Business District, Zoned DD-S1 (Downtown Design – Support 1), a flexible zoning district intended to support a mix of commercial, office, institutional, and residential uses in a walkable urban environment. A wide range of uses are permitted by right, including retail, office, flex, creative studio, gallery, fitness, personal services, education, medical, recreation, restaurant, and research & development. Light industrial and small-scale production uses may also be allowed, provided they are compatible with the surrounding urban context.

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STREET LEVEL (RETAIL SPACE)



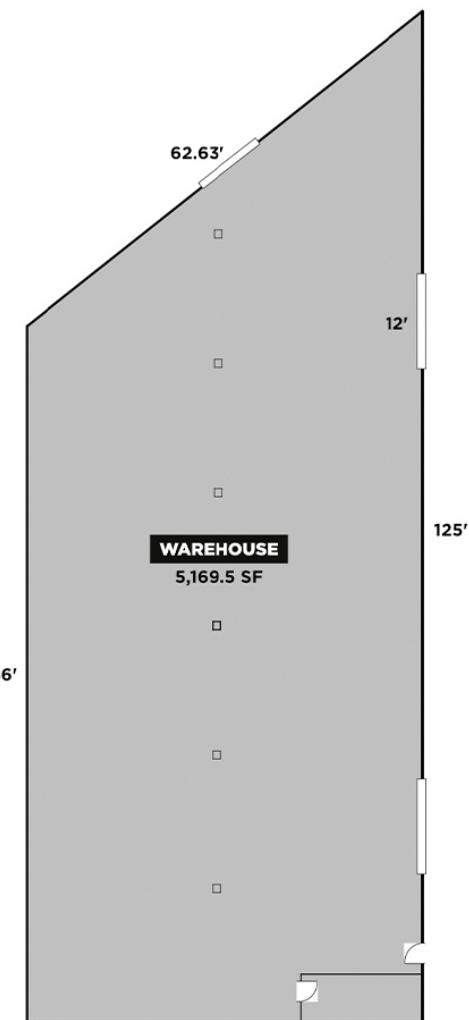
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CONDITIONED WAREHOUSE (BUILDING REAR)



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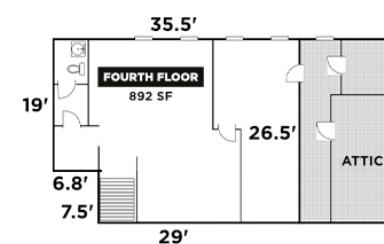
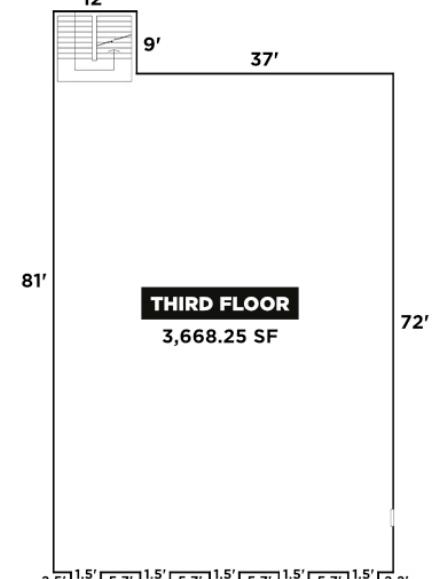
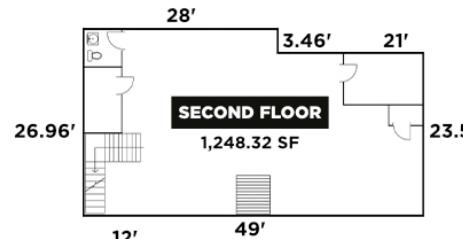
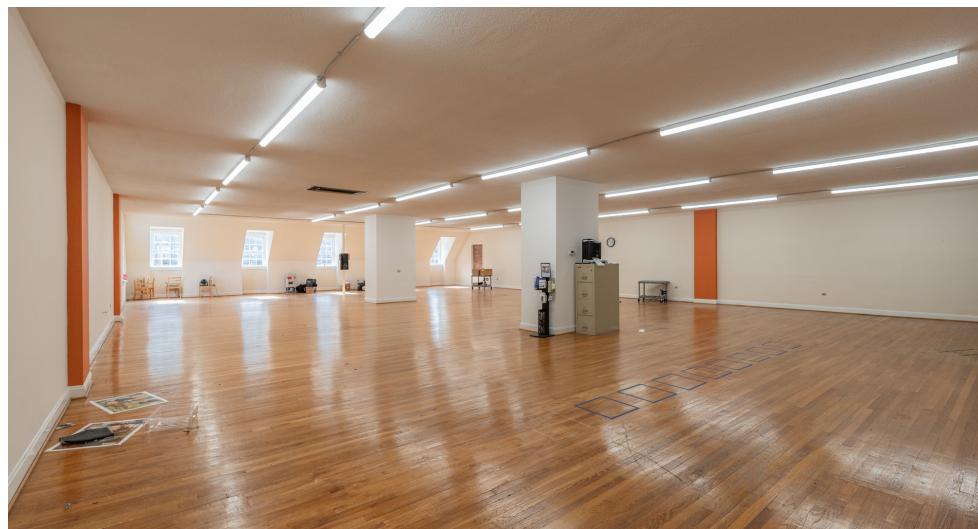
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UPPER LEVELS (OFFICES/CONFERENCE AREA)



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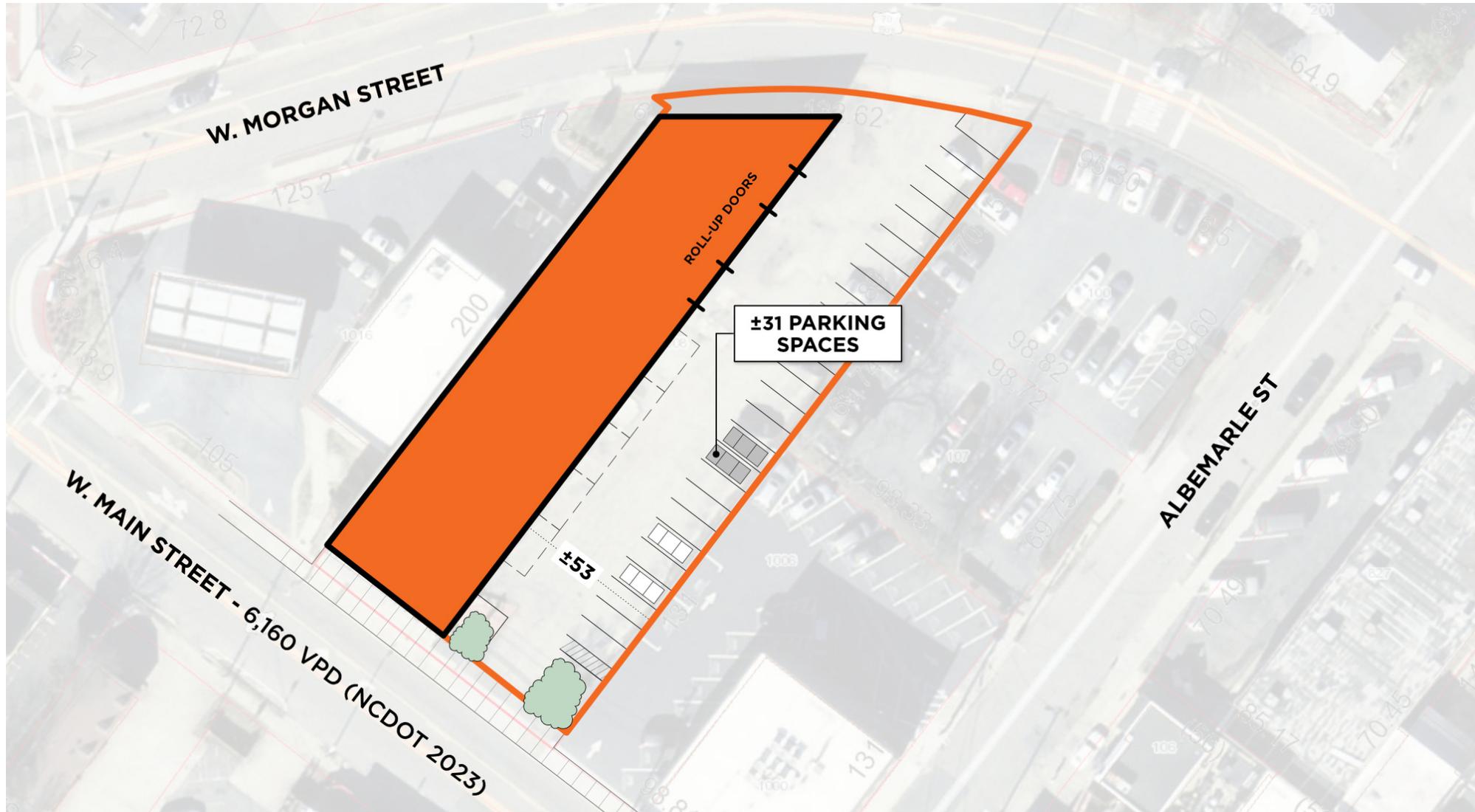
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POTENTIAL PARKING PLAN



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RETAILER MAP



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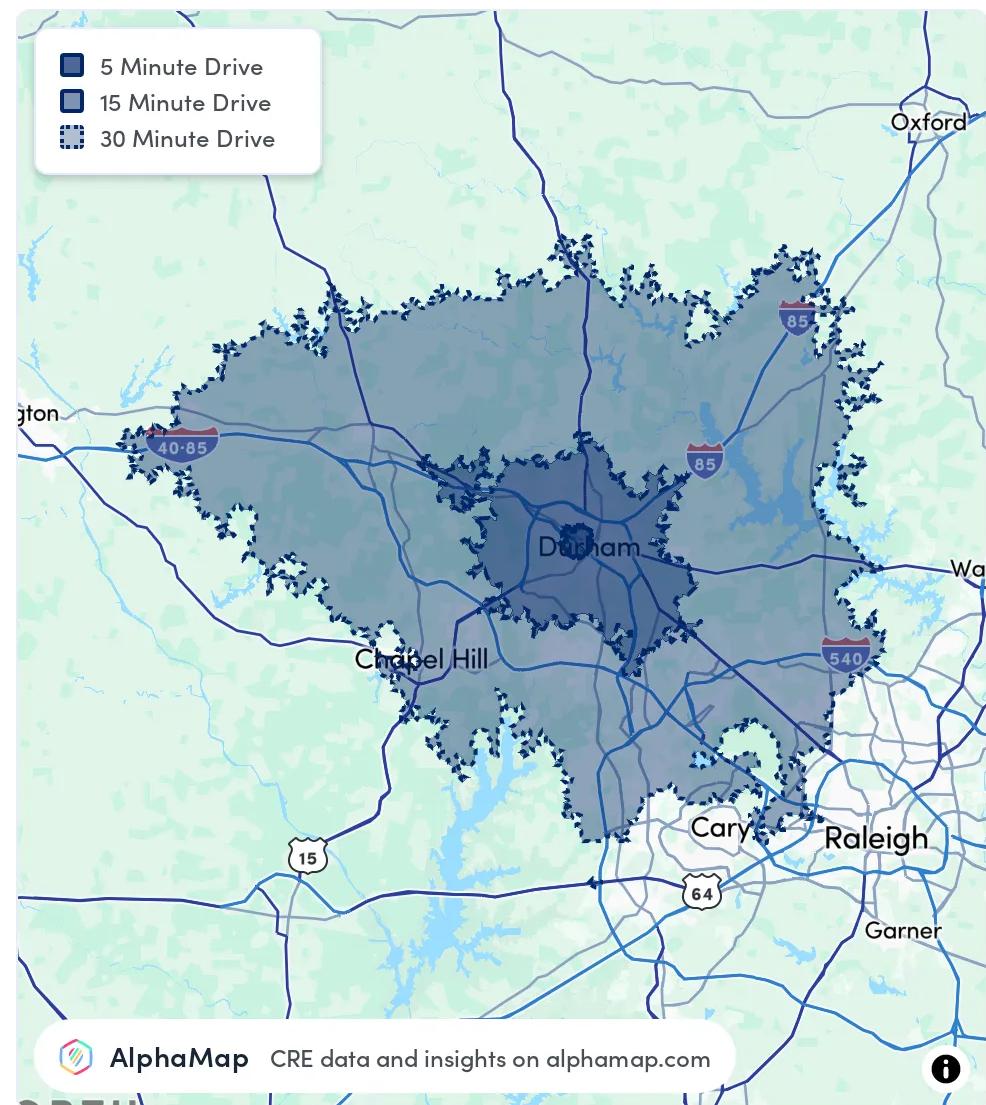
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SVN
REAL ESTATE ASSOCIATES

AREA ANALYTICS

POPULATION	5 MINUTES	15 MINUTES	30 MINUTES
TOTAL POPULATION	13,311	203,570	746,234
AVERAGE AGE	35	37	39
AVERAGE AGE (MALE)	35	36	38
AVERAGE AGE (FEMALE)	35	38	40
HOUSEHOLD & INCOME			
	5 MINUTES	15 MINUTES	30 MINUTES
TOTAL HOUSEHOLDS	5,952	82,221	299,035
PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$103,541	\$94,778	\$133,606
AVERAGE HOUSE VALUE	\$506,461	\$403,517	\$492,786
PER CAPITA INCOME	\$47,064	\$37,911	\$53,442



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FOR LEASING INFO:

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