



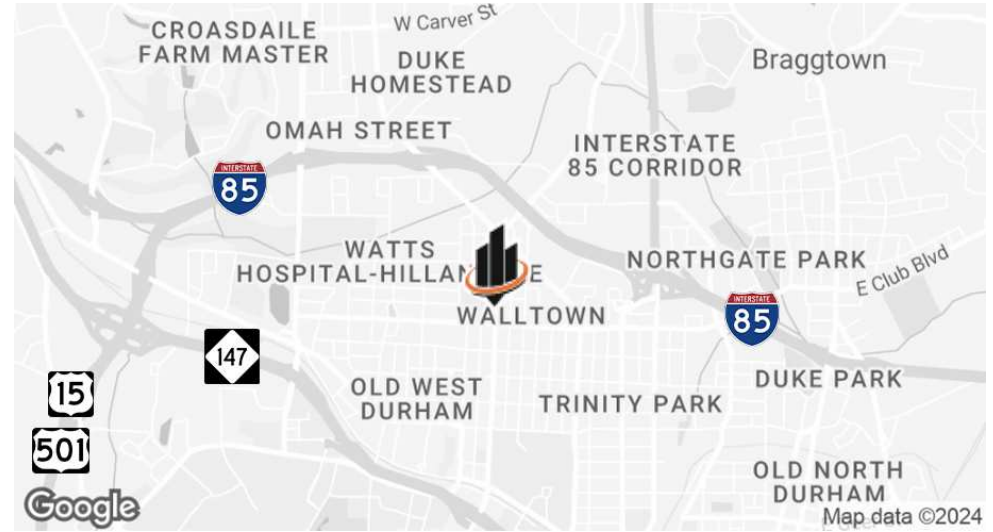
FOR LEASE

1212 BROAD STREET

SUITE B | DURHAM, NC 27705

SETH J. JERNIGAN
919.287.2121 | seth.jernigan@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±5,986 SF
AVAILABLE SF:	±1,356 SF
PARCEL ID:	100872
ZONING:	CN
LEASE RATE:	\$26.50/SF (includes taxes, insurance, utilities)
VIDEO TOUR:	View Here

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suite B at 1212 Broad Street in central Durham**. Originally built and laid out for a dental practice, the space was most recently used as an endodontist office. This ±1,356 SF suite features a nicely appointed shared waiting area, four treatment rooms, common bathrooms, and multiple storage closets. For any dental specialists, shared access to a Vatech CBCT x-ray machine is available. **The advertised square footage (±1,356 SF) is the rentable area, meaning it includes approximately 1/4 of the shared waiting area.**

PROPERTY HIGHLIGHTS

- **General dentist NOT permitted**, but dental specialists (ex. endodontist, periodontist, oral surgeon, orthodontist) or other medical/professional office uses may be allowed
- Central Durham location near Duke University/Hospital (±1.5 miles) and downtown Durham (±2 miles)
- Located directly across the street from the NC School of Science & Math
- On-site parking plus monument signage available with great visibility from Broad Street

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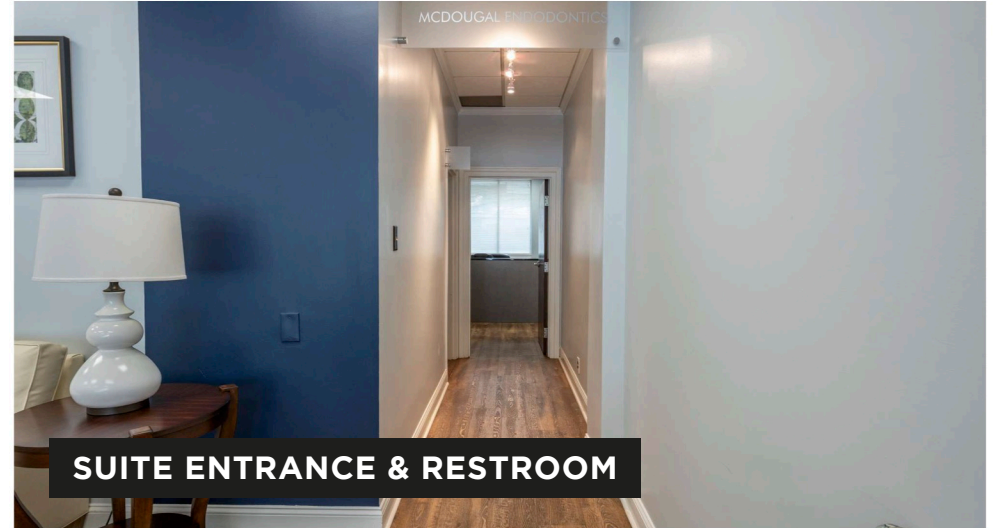
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INTERIOR PHOTOS



COMMON AREA WAITING ROOM



SUITE ENTRANCE & RESTROOM



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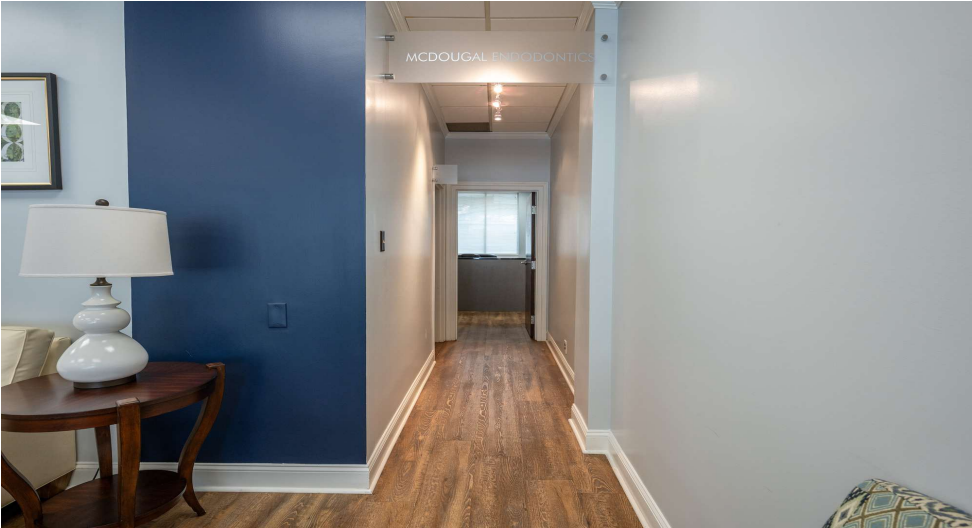
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

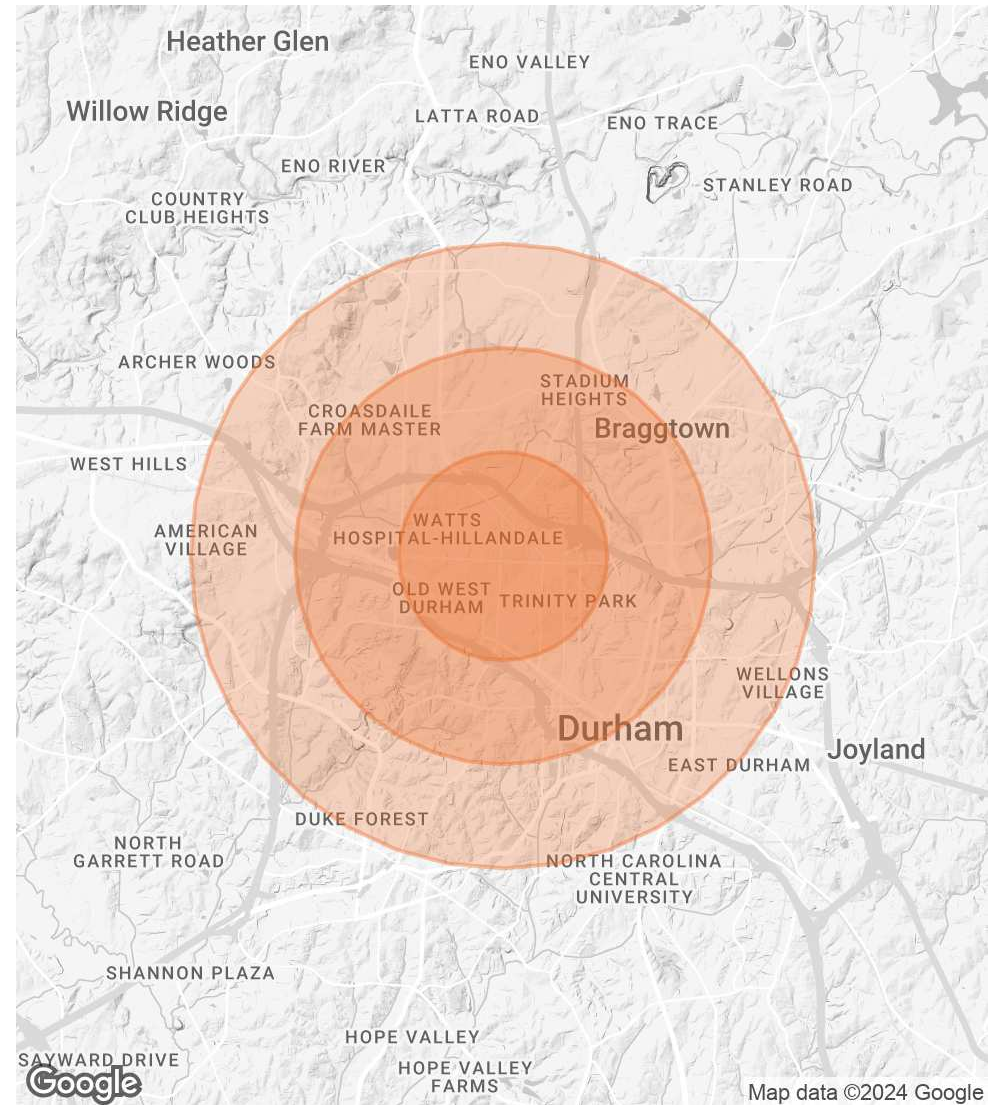
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,655	50,290	94,509
AVERAGE AGE	34	35	36
AVERAGE AGE (MALE)	34	35	36
AVERAGE AGE (FEMALE)	34	35	37

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,235	21,075	39,191
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$97,329	\$88,776	\$87,181
AVERAGE HOUSE VALUE	\$427,961	\$456,889	\$430,161

Demographics data derived from AlphaMap



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