

IMPERIAL CORNERS HOTEL SITE

Imperial Center Business Park
Durham, NC



NAI TRI PROPERTIES



RALEIGH DURHAM
INTERNATIONAL
AIRPORT

NORTH
RALEIGH

540

RTP,
DOWNTOWN DURHAM,
CHAPEL HILL

40

PAGE ROAD



IMPERIAL CENTER
BUSINESS PARK

SLATER ROAD

54

S MIAMI BLVD

DOWNTOWN
RALEIGH

40 IMPERIAL CORNERS HOTEL SITE

Imperial Center Business Park I Durham, NC

LOCATION

Site is located on Page Road adjacent to Imperial Center at I-40 and Page Road.

SIZE OF PARCEL

± 1.72 acres

PRICE

\$1,375,000

ZONING

IP

WATER

City of Durham (Available to site)

SEWER

Durham County (Available to site)

GAS

Public Service Company (Available to site)

ELECTRICITY

Duke Power (Available to site)

TRAFFIC

Miami Blvd. - 23,000 VPD

Hopson Rd. - 12,000 VPD

Page Rd. - 11,000 VPD

CONTACT

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540

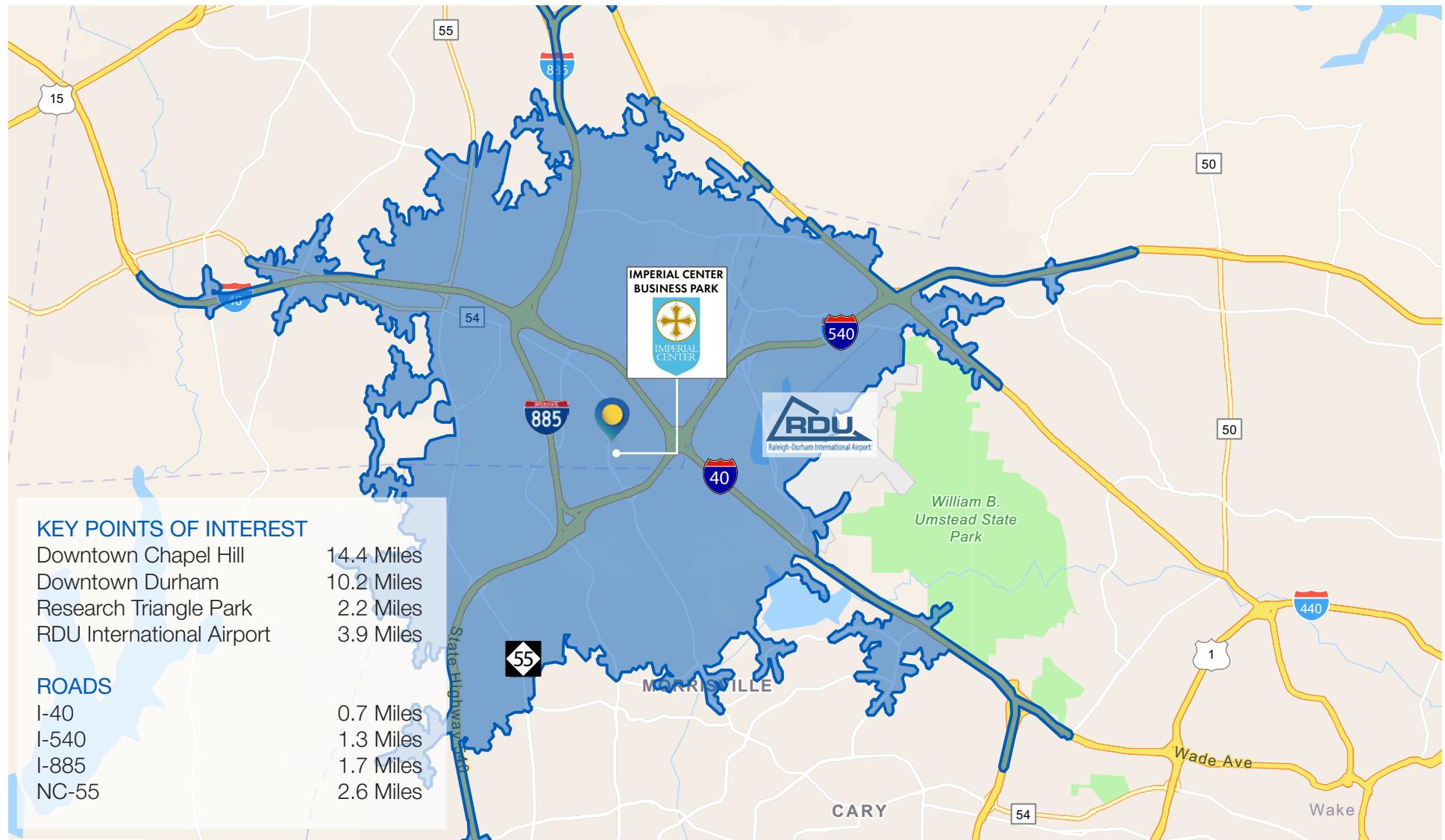
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MORRISVILLE,
CARY

NAI TRI PROPERTIES

DRIVE-TIME MAP

10-MINUTE COMMUTE RADIUS



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All information provided herein is from sources deemed reliable. However, all information is subject to verification.
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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Durham, NC 27703
919.941.5745 | triprop.com



IMPERIAL CORNERS HOTEL SITE

Imperial Center Business Park I Durham, NC

MAJOR EMPLOYERS



WITHIN IMPERIAL CENTER ALONE THERE ARE 7,250 EMPLOYEES AND WITHIN 4 MILES THERE ARE OFFICE CAMPUSES TOTALING 75,000 EMPLOYEES:



50,000 employees



11,000 employees



6,000 employees



2,000 employees



1,150 employees

THE AREA OFFERS A LARGE CONSUMER BASE:

2020 ESTIMATED BUSINESS EMPLOYEES

| | |
|--------|--------|
| 3 Mile | 49,385 |
|--------|--------|

| | |
|--------|---------|
| 5 Mile | 101,568 |
|--------|---------|

| | |
|---------|---------|
| 10 Mile | 293,289 |
|---------|---------|

2020 POPULATION

| | |
|--------|--------|
| 3 Mile | 25,843 |
|--------|--------|

| | |
|--------|---------|
| 5 Mile | 106,205 |
|--------|---------|

| | |
|---------|---------|
| 10 Mile | 551,396 |
|---------|---------|

2020 AVERAGE HOUSEHOLD INCOME

| | |
|--------|-----------|
| 3 Mile | \$112,031 |
|--------|-----------|

| | |
|--------|-----------|
| 5 Mile | \$117,821 |
|--------|-----------|

| | |
|---------|-----------|
| 10 Mile | \$109,131 |
|---------|-----------|

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