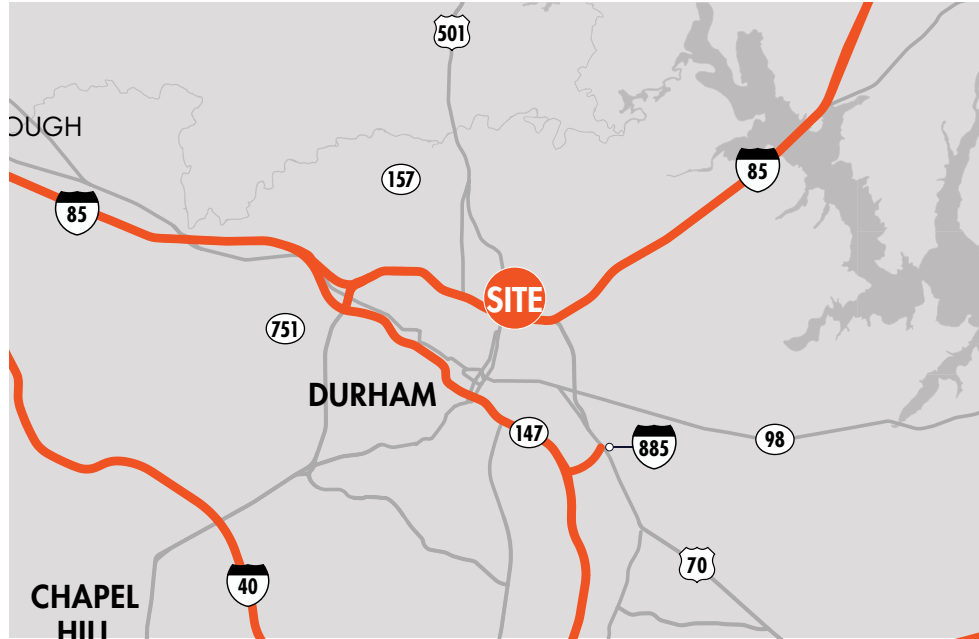




2115 AVONDALE DRIVE
DURHAM, NC 27704

AVAILABLE | ±2,043 SF | ±0.57 AC



PROPERTY FEATURES

- 2nd generation restaurant with drive-thru
- Excellent visibility
- Multiple points of ingress/egress on Avondale Drive, North Roxboro Street, and Foushee Street
- High barriers to entry
- Immediately off of I-85 on/off ramp
- Less than 2 miles from Duke Regional Hospital with 388 beds and over 3,500 employees

DEMOGRAPHICS

1 MILE RADIUS

	9,620 ESTIMATED POPULATION 2023
	36.6 MEDIAN AGE
	\$86,166 MEDIAN HOUSEHOLD INCOME
	2,623 TOTAL EMPLOYEES
	\$408,763 MEDIAN HOME VALUE 2023

3 MILE RADIUS

	86,970 ESTIMATED POPULATION 2023
	34.7 MEDIAN AGE
	\$64,437 MEDIAN HOUSEHOLD INCOME
	46,422 TOTAL EMPLOYEES
	\$328,788 MEDIAN HOME VALUE 2023

5 MILE RADIUS

	174,838 ESTIMATED POPULATION 2023		68,572 TOTAL EMPLOYEES
	35.7 MEDIAN AGE		\$316,782 MEDIAN HOME VALUE 2023
	\$70,073 MEDIAN HOUSEHOLD INCOME		

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