

DURHAM

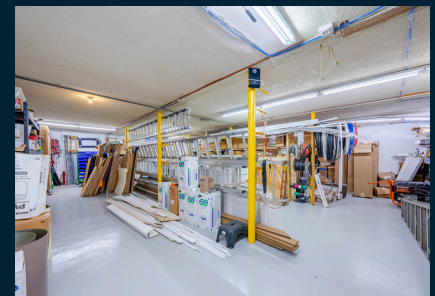
Retail Building

FOR SALE - ~~\$870,000~~

PRICE REDUCED TO \$855,000



📍 1347 AVONDALE DR. DURHAM NC 27701



Stunning corner property at the intersection of Avondale Drive (NC-55) and North Alston Ave, featuring General Commercial (GC) zoning. Great opportunity for owner/occupant.

Vernon Averett, CCIM
(919) 287-3053
vern@pickettsprouse.com

1347 AVONDALE DR. DURHAM NC 27701

Property Description

OFFER SUMMARY



SQUARE FOOTAGE
5518±



ASKING PRICE
\$870,000

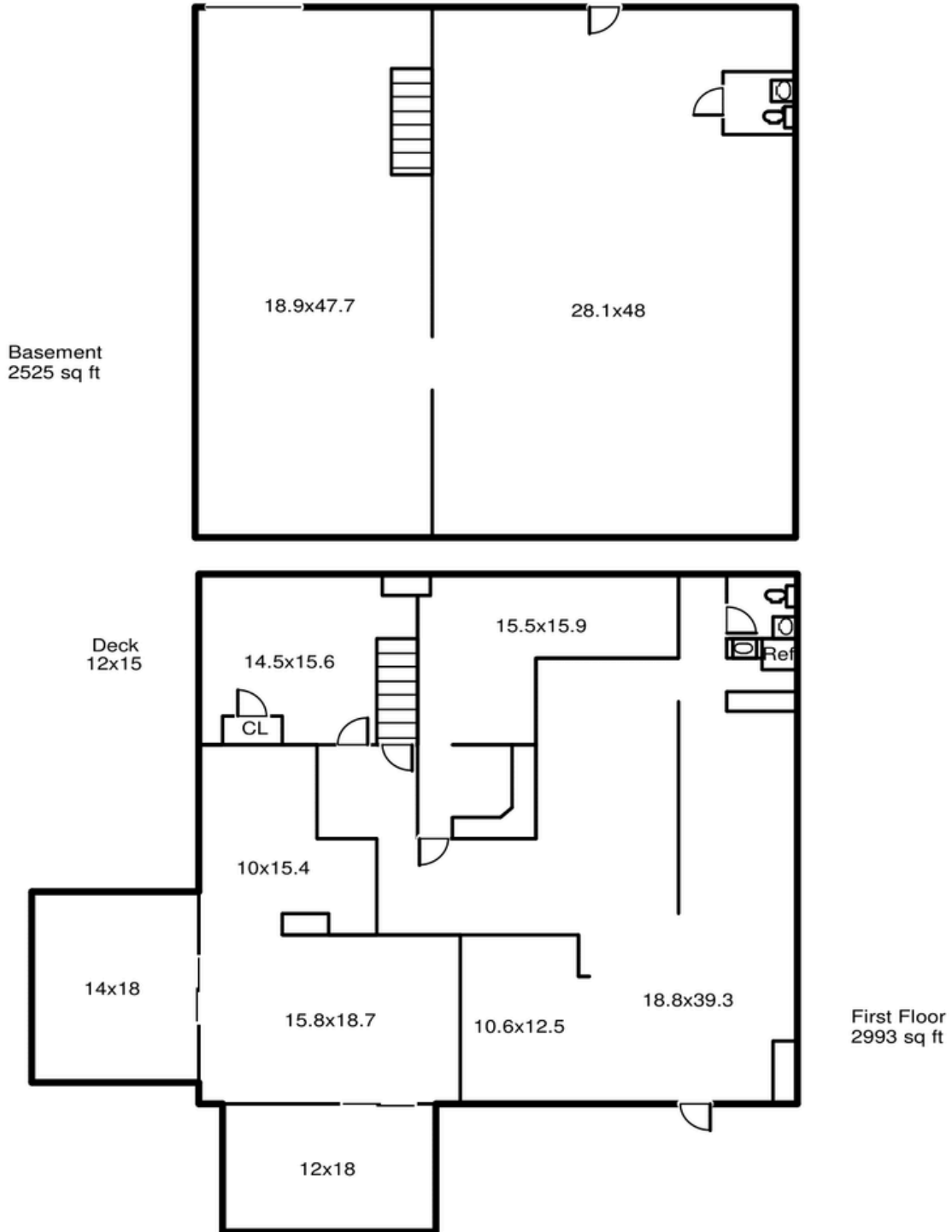


LOT SIZE
0.732± Acres

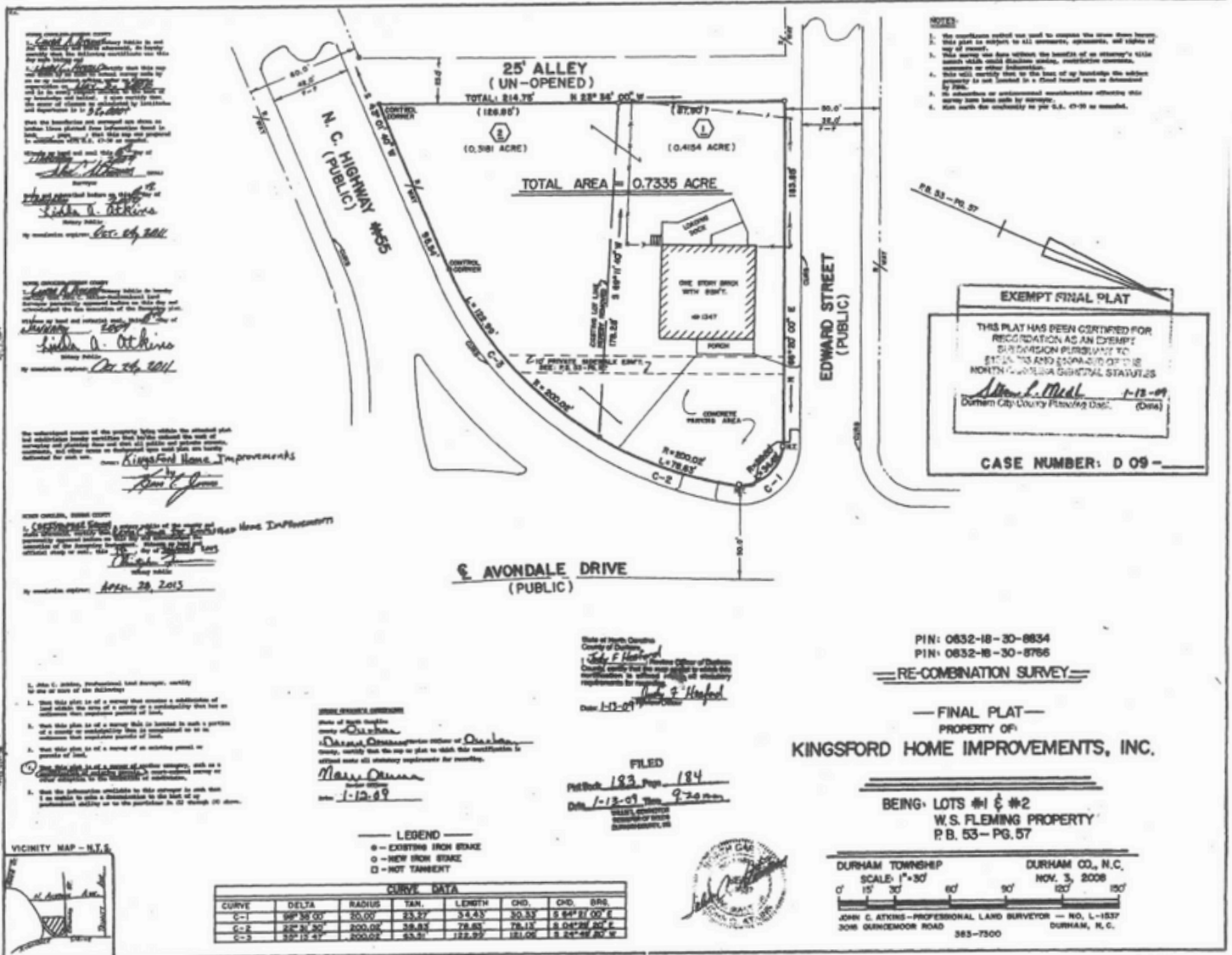


Vernon Averett, CCIM
(919) 287-3053
vernon@pickettsprouse.com

Floor Plan



Survey





Avondale Dr



N Alston Ave

Vernon Averett, CCIM
(919) 287-3053
vernon@pickettsprouse.com

Regional Map

This property is in a fantastic location, close to both I-85 and I-885, near the heart of Durham.



Traffic Report

This property right on or next to high traffic roads, including Avondale Drive and Geer Street.

Traffic					
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	
Avondale Dr	N Alston Ave Exd SW	1,549	2022	0.04 mi	
North Alston Avenue	N Alston Ave SW	6,865	2022	0.05 mi	
N Alston Ave Exd	N Alston Ave SW	9,594	2022	0.07 mi	
Avondale Drive	E Trinity Ave N	14,000	2019	0.07 mi	
Avondale Dr	E Trinity Ave N	14,212	2022	0.09 mi	
E Geer St	N Alston Ave W	6,486	2022	0.12 mi	
East Geer Street	N Alston Ave W	6,300	2019	0.12 mi	
E Geer St	N Alston Ave E	5,564	2022	0.13 mi	
E Trinity Ave	Avondale Dr E	2,305	2022	0.13 mi	
East Geer Street	N Alston Ave E	5,900	2019	0.14 mi	

