



FOR LEASE
3702 Hillsborough Road, Suite 2B
Durham, NC

A WEST & WOODALL COMPANY



- 1,975 square feet
- \$16.75/SF New Lease Rate
- \$3.65/SF TICAM
- 8 Offices
- Break Room
- 1/4 mile from I-85 – Cole Mill Road exit
- Zoned IL (industrial light)
- High visibility address on heavily traveled Hillsborough Road
- IL zoning allows for a wide variety of light manufacturing, warehousing, wholesaling and office use.

For more information, please contact:
Vernon Averett | vaverett@aol.com | Office 919-493-0395
Mark Micol | mark.micol@westandwoodall.com | Cell 919-414-3159
Visit us at PickettSprouse.com

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



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INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.
1901 HILLDALE ROAD, SUITE 100 • DURHAM, NC 27717 • 919.493.0395 • PICKETTSPROUSE.COM

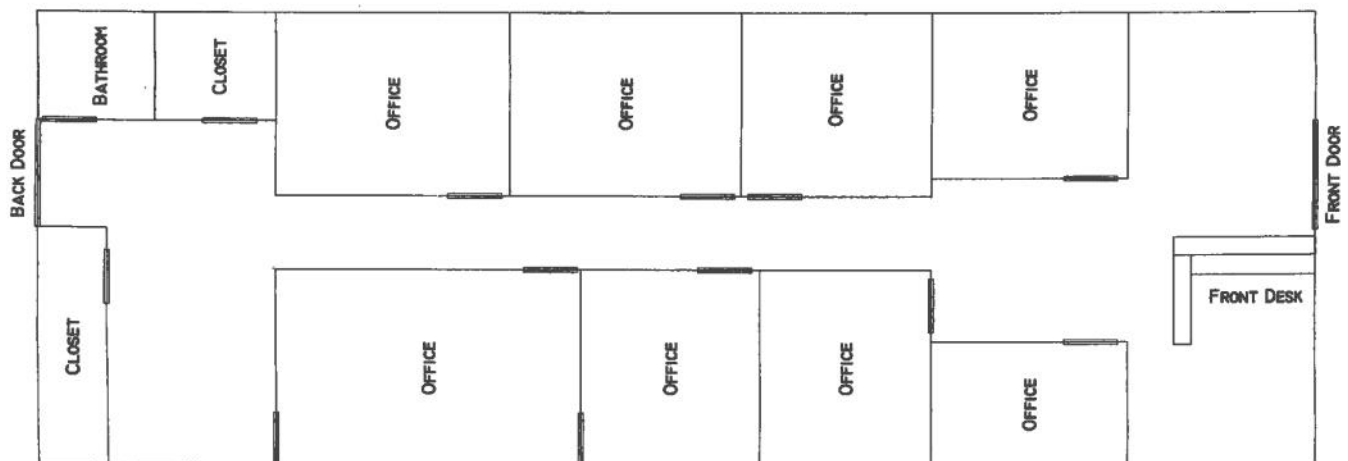


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FLOOR PLAN



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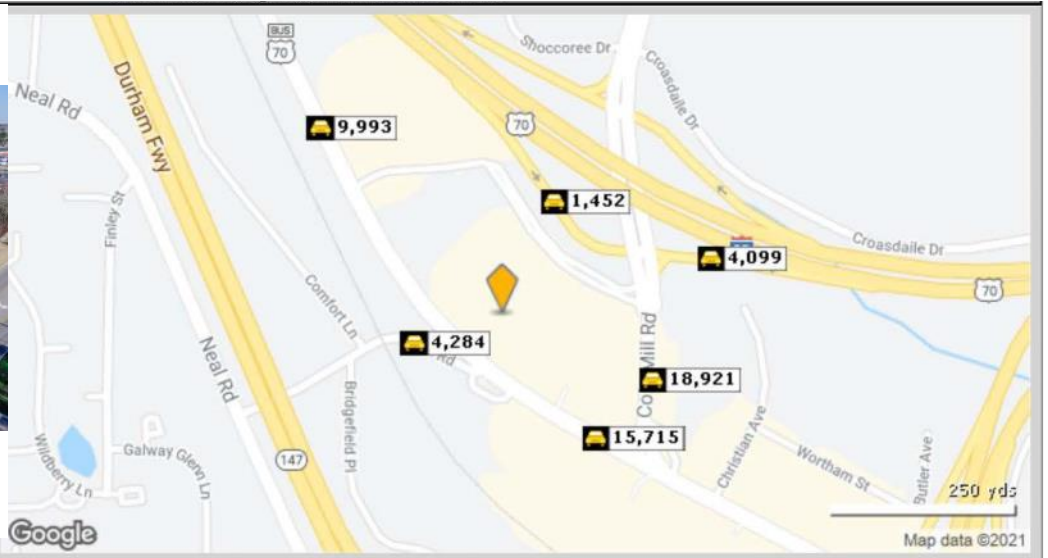


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DEMOGRAPHICS

| POPULATION - 2020 | | | |
|--|----------|-----------|-----------|
| | < 1 Mile | < 3 Miles | < 5 Miles |
| Total Estimated Population | 10,159 | 63,432 | 164,815 |
| Total Estimated Population -2025 PROJECTION | 9,369 | 59,518 | 154,588 |
| Medial Age | 33.7 | 33.10 | 34.50 |
| Total Estimated Households | 4,421 | 24,088 | 61,645 |
| Total Estimated Households-2025 PROJECTION | 4,795 | 25,895 | 66,036 |
| Average Household Income | \$66,824 | \$74,286 | \$72,704 |
| Med Household Income | \$42,870 | \$47,988 | \$46,996 |

TRAFFIC COUNT REPORT



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|--------------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Neal Rd | Comfort Ln | 0.04 W | 2018 | 4,365 | MPSI | .07 |
| 2 Neal Rd | Comfort Ln | 0.04 W | 2020 | 4,284 | MPSI | .07 |
| 3 Not Available | Not Available | 0.00 No | 2020 | 1,452 | MPSI | .10 |
| 4 Hillsborough Rd | Cole Mill Rd | 0.04 SE | 2018 | 15,421 | MPSI | .12 |
| 5 Hillsborough Rd | Cole Mill Rd | 0.04 SE | 2020 | 15,715 | MPSI | .12 |
| 6 Cole Mill Rd | Hillsborough Rd | 0.07 S | 2018 | 18,807 | MPSI | .13 |
| 7 Cole Mill Rd | Hillsborough Rd | 0.07 S | 2020 | 18,921 | MPSI | .13 |
| 8 I- 85 | Cole Mill Rd | 0.07 NW | 2020 | 4,099 | MPSI | .17 |
| 9 Hillsborough Rd | Neal Rd | 0.24 SE | 2018 | 9,753 | MPSI | .20 |
| 10 Hillsborough Rd | Neal Rd | 0.24 SE | 2020 | 9,993 | MPSI | .20 |