

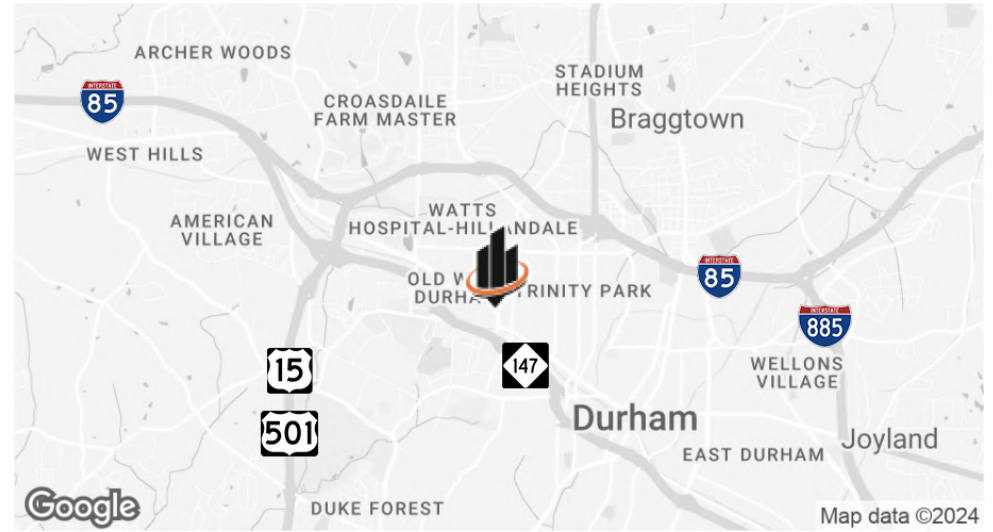


**FOR LEASE**

# 706 NINTH STREET

DURHAM, NC 27705

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±8,400 SF
<b>AVAILABLE SF:</b>	±3,419 & 3,640 SF
<b>PARCEL ID:</b>	101871
<b>ZONING:</b>	CD-P (N)
<b>LEASE RATE:</b>	Negotiable
<b>INTERIOR VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Come join what is one of **Ninth Street's most well-known and highly visited retail tenants, Starbucks Coffee Company**, which is located in Suite 101 on the first floor. **This historic building has been completely renovated** to accommodate a mix of retail, office, and restaurant/bar tenants.

Currently available is **Suite B-100, a ±3,419 SF basement unit** with windows for natural lighting, along with **Suite 200, a recently renovated ±3,640 SF second floor** open shell space (stairs required for access).

## PROPERTY HIGHLIGHTS

- Excellent visibility on historic Ninth Street in a Starbucks anchored building
- Located across from the Residences at Erwin Mill, a converted 1890's mill, and Shops at Erwin Mill, a Harris Teeter-anchored shopping center
- Walking distance to Duke University East Campus and just minutes from downtown (±1.5 miles)

**JOHNNY WEHMANN**

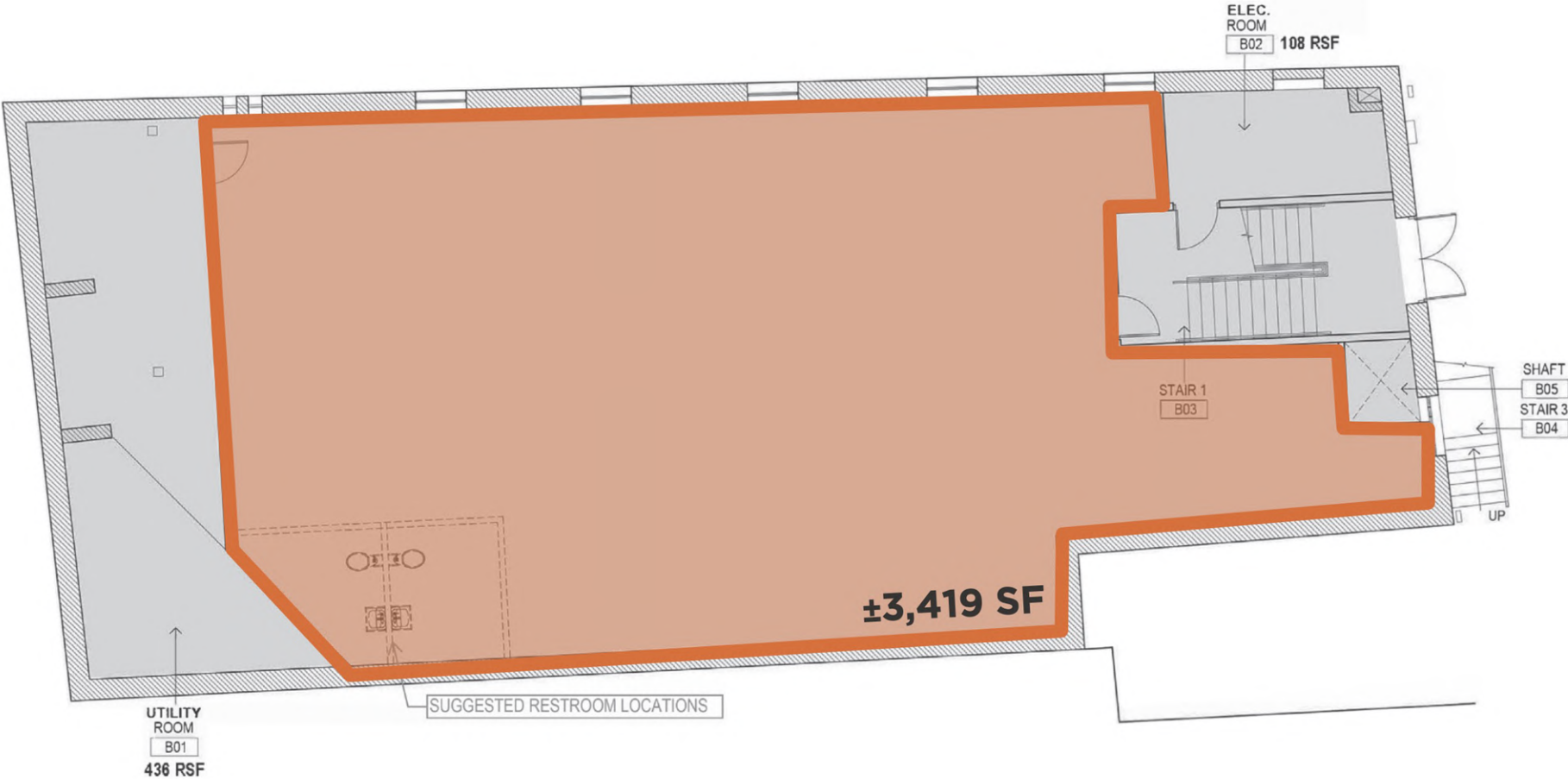
O: 919.287.3218

johnny.wehmann@svn.com

**706 NINTH STREET** | Durham, NC 27705



# FLOOR PLAN (SUITE B-100)



**JOHNNY WEHMANN**

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## INTERIOR PHOTOS (SUITE B-100)



**JOHNNY WEHMANN**

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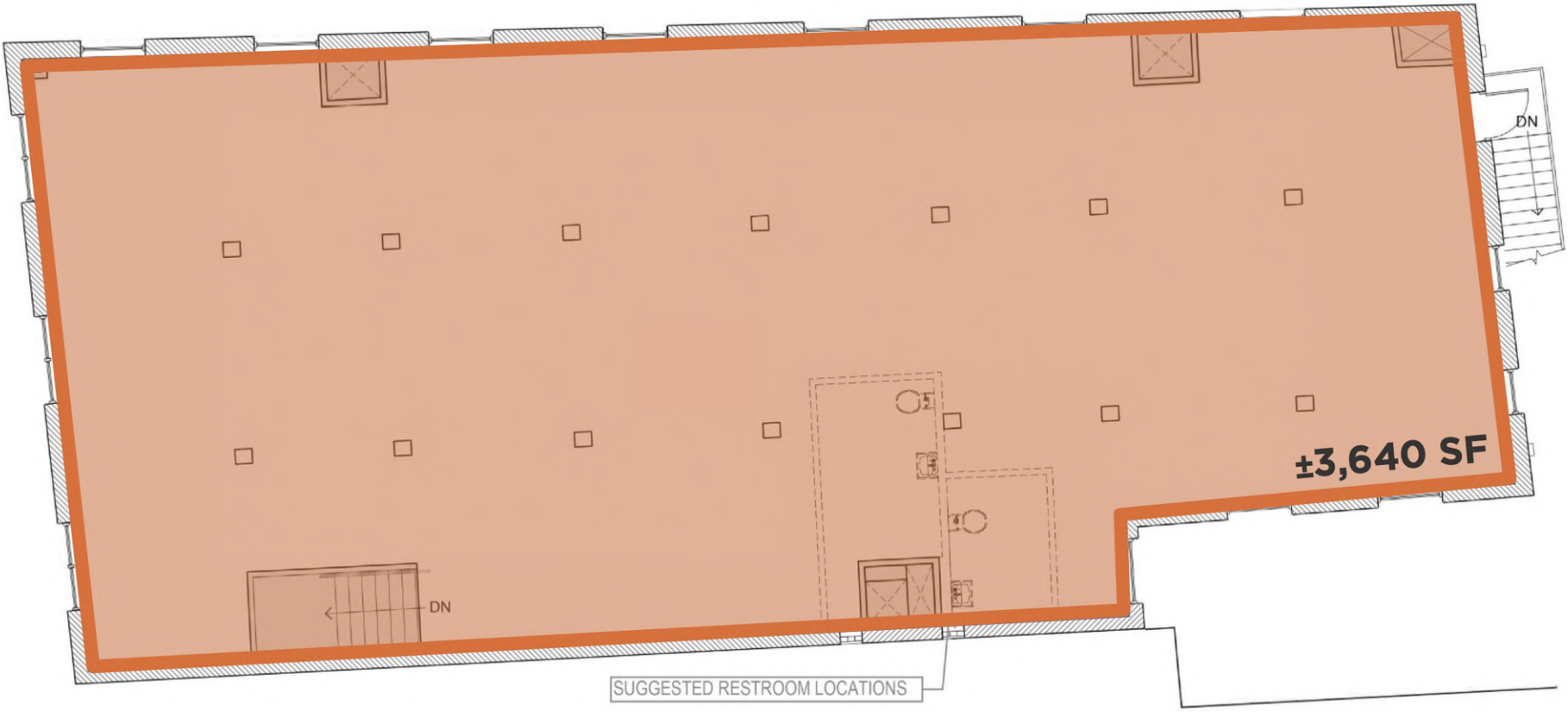
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**FLOOR PLAN (SUITE 200)**



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**INTERIOR PHOTOS (SUITE 200)**



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

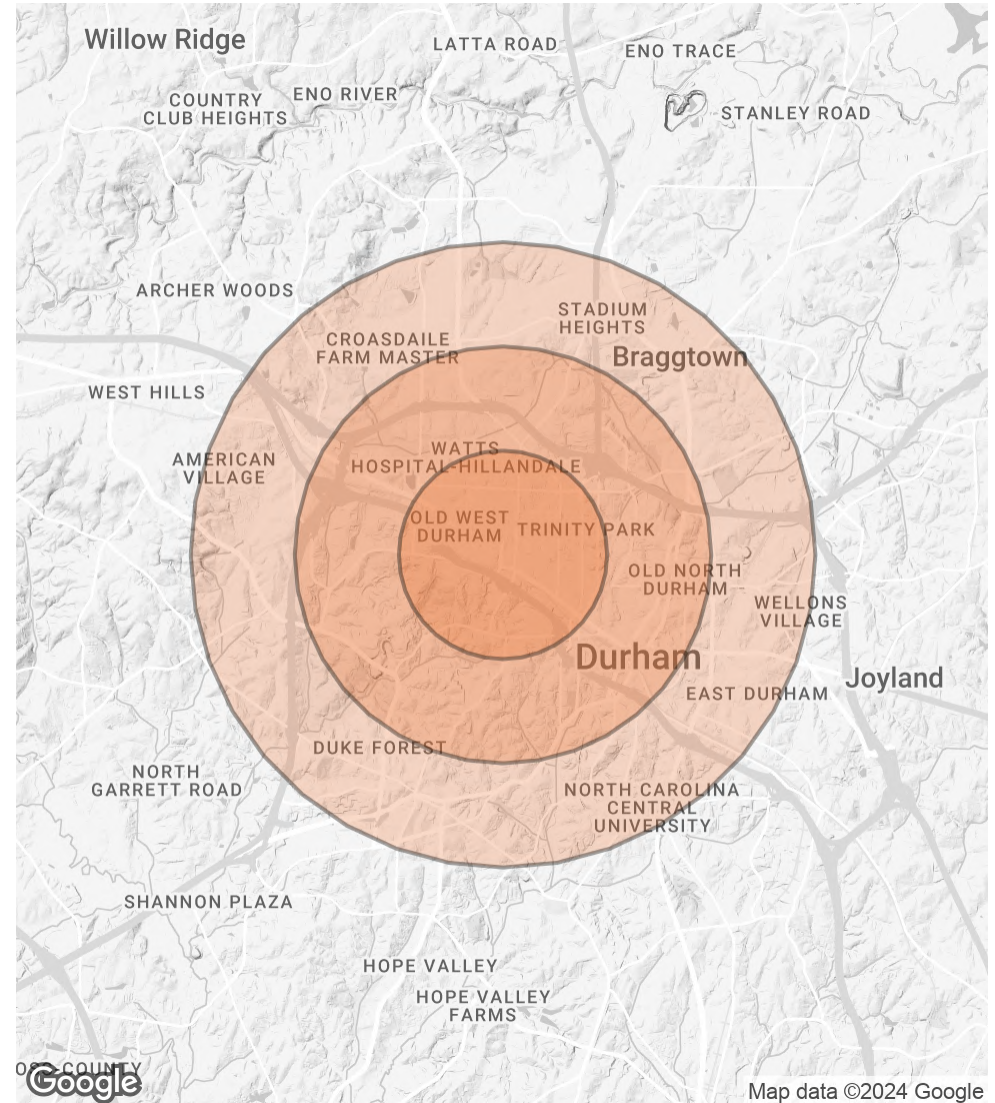
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	15,979	51,986	101,347
<b>AVERAGE AGE</b>	34	34	36
<b>AVERAGE AGE (MALE)</b>	33	34	35
<b>AVERAGE AGE (FEMALE)</b>	34	34	36

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	6,552	21,999	40,984
<b># OF PERSONS PER HH</b>	2.4	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$98,160	\$87,043	\$86,999
<b>AVERAGE HOUSE VALUE</b>	\$475,806	\$461,897	\$436,707

Demographics data derived from AlphaMap



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## ADVISOR BIO



### JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

## PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

## EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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