

FOR SALE
AND LEASE

3421 Angier Ave
Durham NC 27703

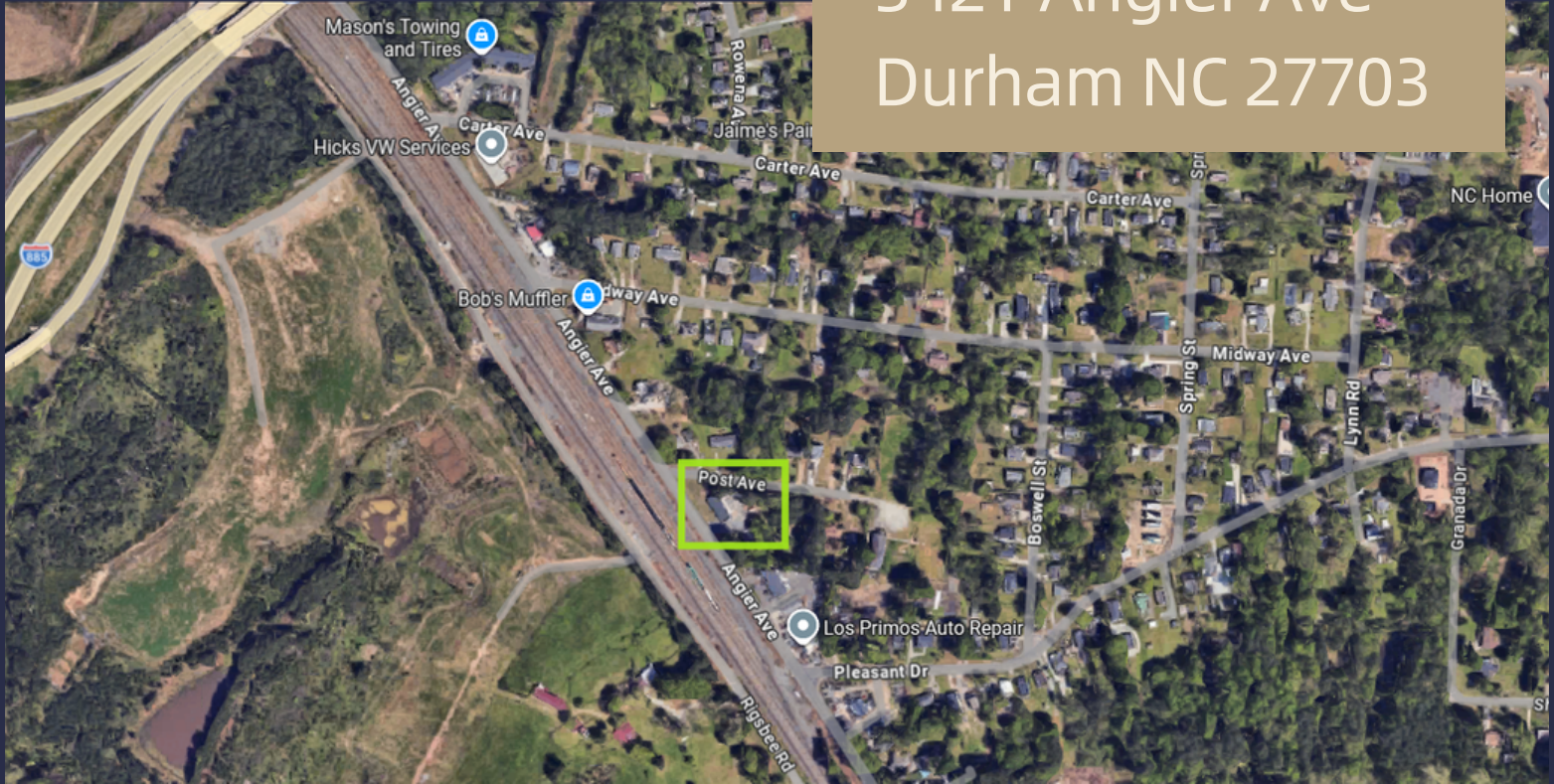


Listing Agent:
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3421 Angier Ave
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SALE PRICE \$395,000

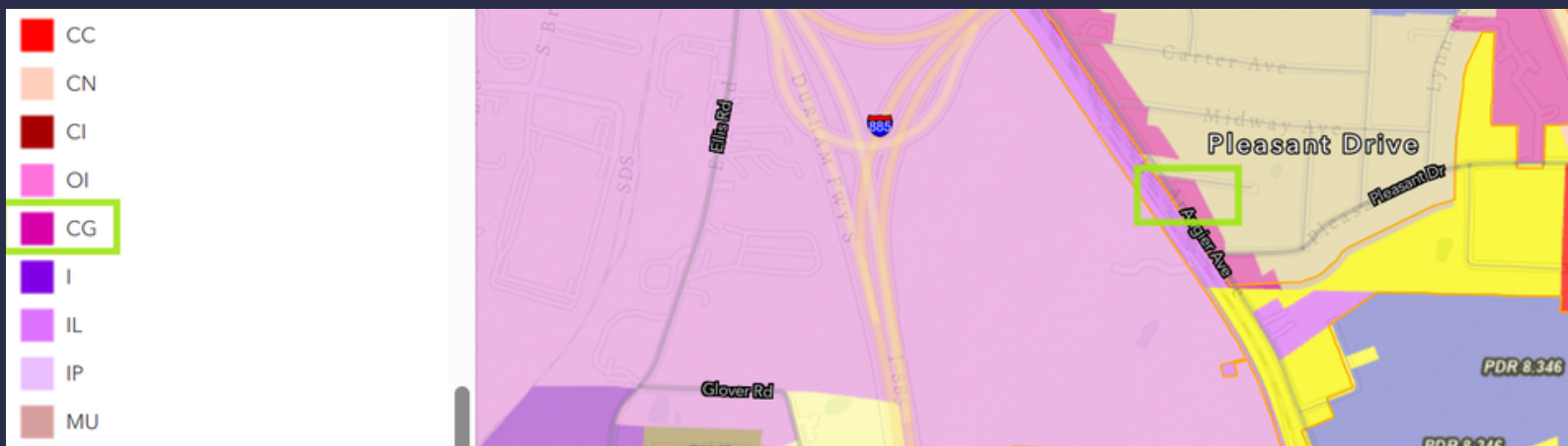
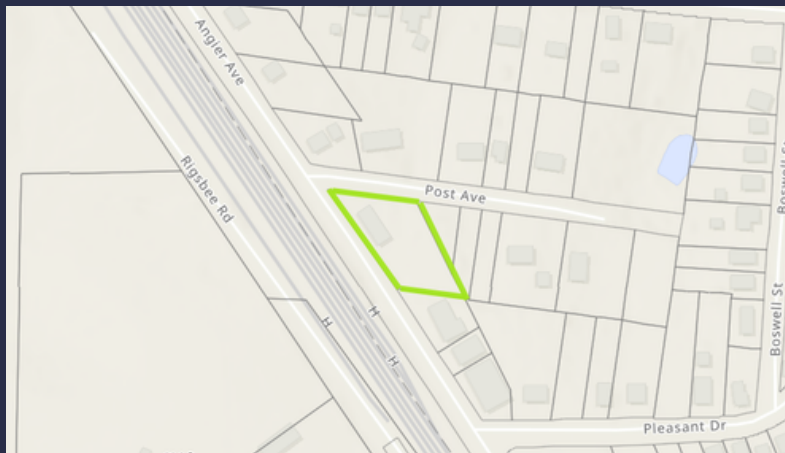
Size: 2,296

LEASE PRICE Rate: \$23.52 PSF

TI: \$2.33 PSF

PROPERTY SUMMARY

Commercial flex opportunity at 3421 Angier Avenue in the heart of East Durham, one of the Triangle's most dynamic growth corridors. This 2,296 square foot building sits on 0.8 acres of General Commercial zoned land, offering versatile use potential for renters, owner-occupiers and investors alike. Priced at \$395,000, the property is positioned to benefit from billions in nearby development, including the 1,880-unit Brickworks mixed-use community, the 630-unit Creekside project, and the emerging Garland District, a planned "Main Street" destination bringing retail, restaurants, and makerspaces to the Angier-Driver corridor. With immediate access to I-885, US 70, and the East End Connector, plus proximity to downtown Durham's acclaimed dining, arts scene, and Research Triangle employers, 3421 Angier Avenue puts you at the center of East Durham's transformation.

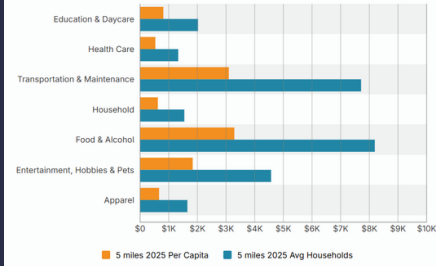


Demographics

Population

	2 miles	5 miles	10 miles
2020 Population	26,144	162,193	423,475
2025 Population	30,030	179,159	457,813
2030 Population Projection	32,235	190,893	487,168
Annual Growth 2020-2025	3.0%	2.1%	1.6%
Annual Growth 2025-2030	1.5%	1.3%	1.3%
Median Age	35.3	36.2	37.6
Bachelor's Degree or Higher	31%	44%	53%
U.S. Armed Forces	99	365	648

Per Capita & Avg Household Spending



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Angier Avenue	Post Ave NW	8,428	2026	0.01 mi
Angier Ave	Post Ave SE	6,875	2026	0.07 mi
Durham Freeway	East End Connector S	71,926	2026	0.44 mi
Lynn Road	S Miami Blvd NE	3,565	2026	0.50 mi
Pleasant Drive	Granada Dr W	4,395	2026	0.53 mi
South Miami Boulevard	Pleasant Dr SE	43,771	2026	0.57 mi
Angier Avenue	Jones Cir NW	7,943	2026	0.63 mi
South Miami Boulevard	Laurel Dr SE	43,138	2026	0.63 mi
Glover Rd	Crafton St W	2,756	2026	0.63 mi
Glover Road	State Rd 2088 E	3,880	2026	0.66 mi

Key Features

- Zoning: General Commercial (GC), allowing a wide range of retail, office, service, and flex uses with multi-use capability
- Size: 2,296 SF building on 0.8 acres, providing ample land for parking, expansion, or outdoor operations
- Asset Class: Flex space, adaptable for warehouse, showroom, office, or hybrid configurations
- Major nearby developments: Brickworks (1,880 residential units + 49,500 SF commercial), Creekside Mixed Use (630 units + 9,500 SF commercial), and the Garland District rezoning for a walkable retail/residential hub
- Transportation access: Direct connectivity to I-885, US Highway 70, the East End Connector, and planned transit improvements at East End & Angier
- Durham amenities: Minutes from downtown Durham's food hall, DPAC, American Tobacco Campus, Duke University, and the Durham Bulls Athletic Park
- Growth trajectory: East Durham is experiencing rapid transformation from legacy industrial to mixed-use neighborhoods, with city-backed infrastructure and sewer upgrades underway to support density



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