

For Sale
**Two Freestanding Commercial
Buildings on ±0.81 Acres**

112 NORTH MINERAL SPRINGS ROAD
116 NORTH MINERAL SPRINGS ROAD
DURHAM, NC 27703

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PROPERTY DESCRIPTION

112 & 116 N Mineral Springs Road present a value-add or redevelopment opportunity to acquire two freestanding commercial properties totaling approximately $\pm 3,036$ SF on ± 0.81 acres in a growing area of Durham. Zoned CG - General Commercial, the properties allow for a wide range of retail, office, service, and redevelopment uses.

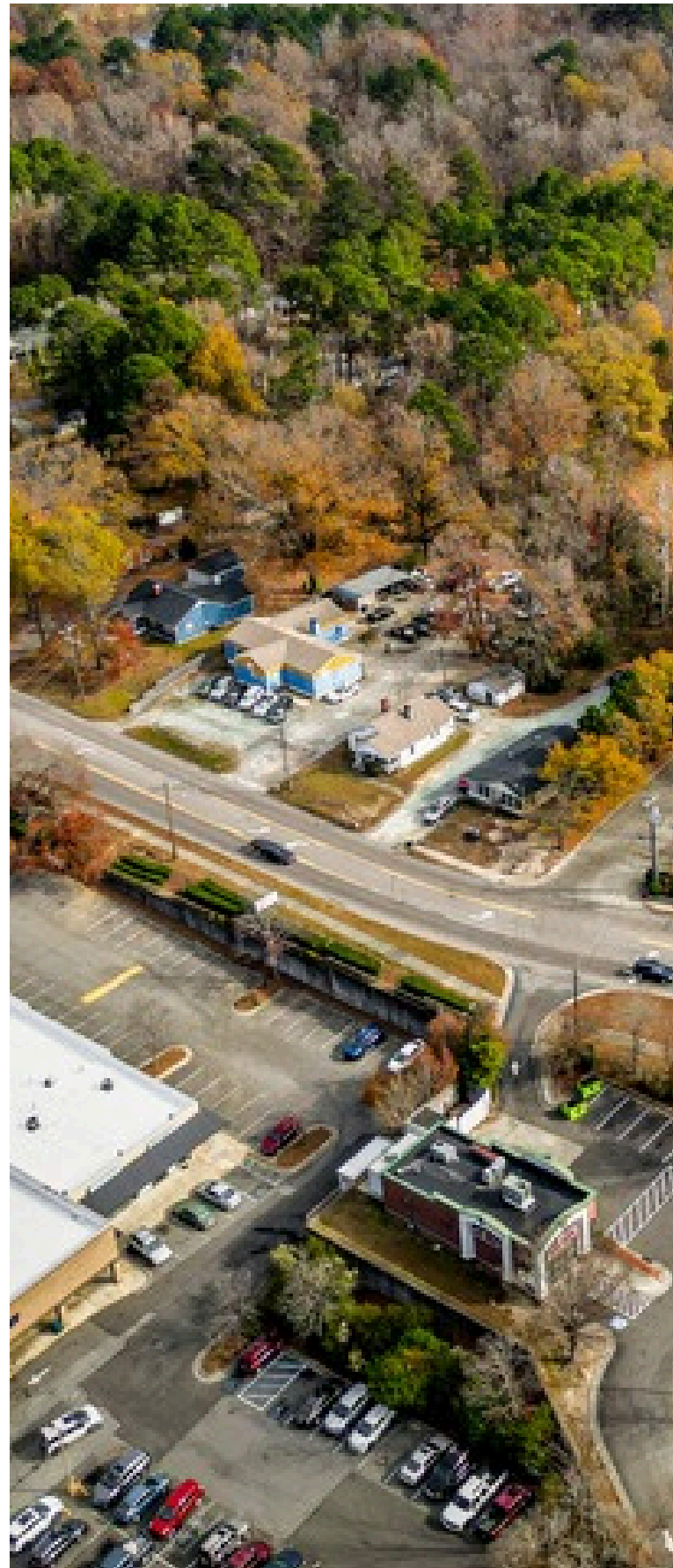
The offering includes 112 N Mineral Springs Road (± 820 SF on 0.25 acres), which is currently available for occupancy and offers lease-up or owner-user potential, and 116 N Mineral Springs Road ($\pm 2,216$ SF on 0.56 acres), which is tenant-occupied on a month-to-month basis, providing near-term income with flexibility for future repositioning.

The combination of in-place income and vacancy upside allows investors to increase income, renovate, or reposition the assets, while the overall site configuration and scale support a potential redevelopment strategy. The larger parcel at 116 offers additional yard area and enhances the opportunity for expansion, reconfiguration, or long-term redevelopment.

With a total of ± 0.81 acres, the properties provide a rare opportunity to control a meaningful commercial footprint in an improving corridor, suitable for an owner-occupant, investor, or developer.

Located along N Mineral Springs Road with convenient access to NC-98 (Wake Forest Highway), I-85, Downtown Durham, Duke University, and the greater Triangle region, the properties benefit from strong connectivity and continued residential growth in the surrounding area.

Ideal for an owner-occupant, investor, or redevelopment buyer, this offering provides flexibility to execute multiple strategies in an improving Durham corridor.



TOTAL SQUARE FOOTAGE	$\pm 3,036$
TOTAL ACREAGE	0.81 Acres
112 N. MINERAL SPRINGS ROAD	± 820 SF 0.25 Acres
116 N. MINERAL SPRINGS ROAD	2,216 SF 0.56 Acres
PARCEL	0851321530 0851321577
SALE PRICE	112 - \$195,000 116 - \$355,000 Combined - \$550,000
ZONING	General Commercial



112 NORTH MINERAL SPRINGS ROAD

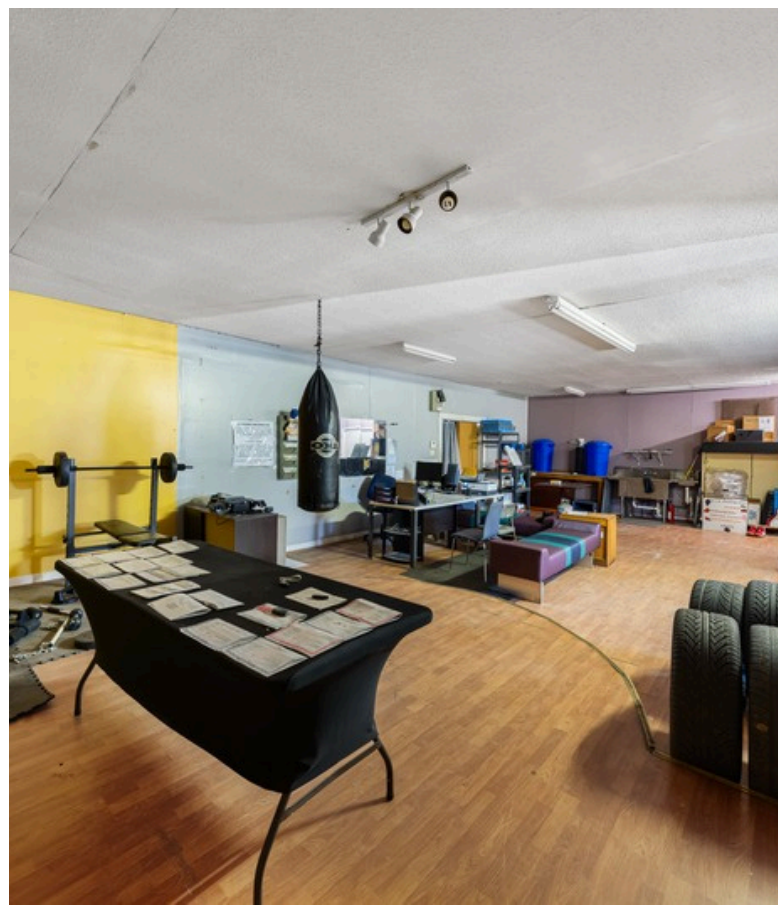


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Oak Grove Elementary School

Wake Forest Hwy

15,300 Vehicles /Day

OMEGA Tools

Las Palmas Mexican Restaurant

Tortilleria y Carniceria

Western Union

N Mineral Springs Road

6,700 Vehicles /Day

Subject

Salon De Belleza Luisa

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Drive Times

DOWNTOWN DURHAM	10 minutes
DUKE UNIVERSITY/HOSPITAL	12-15 minutes
DURHAM TECH	10 minutes
RESEARCH TRIANGLE PARK	20 minutes
RALEIGH	20 minutes
RDU INTERNATIONAL AIRPORT	20 minutes

Duke University

Durham

Durham Tech

Research Triangle Park

Raleigh-Durham Airport

Raleigh

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Demographics

Population	1 mile	3 miles	5 miles
2020 Population	8,174	108,836	380,194
2024 Population	7,686	116,452	393,178
2029 Population Projection	7,899	122,517	414,125
Annual Growth 2020-2024	-1.5%	1.8%	0.9%
Annual Growth 2024-2029	0.6%	1.0%	1.1%
Median Age	38.3	36.7	37
Bachelor's Degree or Higher	33%	39%	51%
U.S. Armed Forces	0	192	431

Households	1 mile	3 miles	5 miles
2020 Households	2,955	42,592	158,225
2024 Households	2,762	45,683	163,212
2029 Household Projection	2,842	48,249	172,301
Annual Growth 2020-2024	-0.1%	2.7%	2.0%
Annual Growth 2024-2029	0.6%	1.1%	1.1%
Owner Occupied Households	2,301	25,934	88,779
Renter Occupied Households	542	22,315	83,521
Avg Household Size	2.7	2.4	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$89.1M	\$1.4B	\$5.2B

Income	1 mile	3 miles	5 miles
Avg Household Income	\$94,241	\$92,303	\$104,449
Median Household Income	\$81,798	\$70,814	\$78,293
< \$25,000	305	7,197	21,482
\$25,000 - 50,000	499	9,665	31,924
\$50,000 - 75,000	422	6,972	25,578
\$75,000 - 100,000	570	6,631	19,906
\$100,000 - 125,000	487	4,482	16,405
\$125,000 - 150,000	161	3,133	13,447
\$150,000 - 200,000	115	4,002	15,675
\$200,000+	203	3,599	18,796

Here are a few reasons why you should build your business in Durham, NC.

2 universities call Durham home, including Duke University and North Carolina Central University.

#5 ranked in the best places to start a business in the United States.

344,696 population living in Durham. This number has increased significantly over the years.

\$84,860 Median Household Income

Major Employers In Durham





Contact Us

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