

LAND FOR SALE

210 Pacific Ave., Durham, NC 27704



4-1 199

SALE PRICE:

\$380,000

PRICE PER ACRE:

\$387,755

LOT SIZE:

0.98 Acres

APN #:**ZONING:**

OI-2

PROPERTY OVERVIEW

0.98 Acres available for ground lease or purchase. All utilities nearby. Currently used as a paved parking lot, can be used as an office general or medical or an educational facility. Great location.

PROPERTY FEATURES

- - .98 Acres
- - Paved Parking Lot
- - Zoned for O/I
- - Great Location
- - Priced to sell
- - Owners open to Ground lease or Joint Venture

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

VANDAN GANDHI, CCIM
Commercial Broker
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van.kwcommercial@gmail.com
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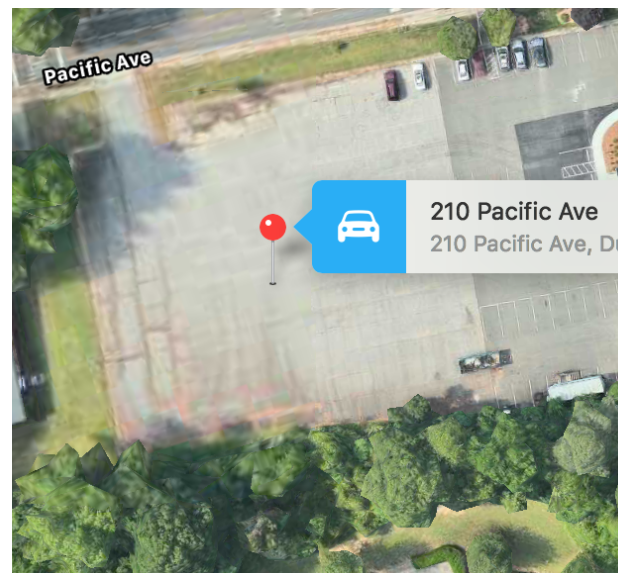
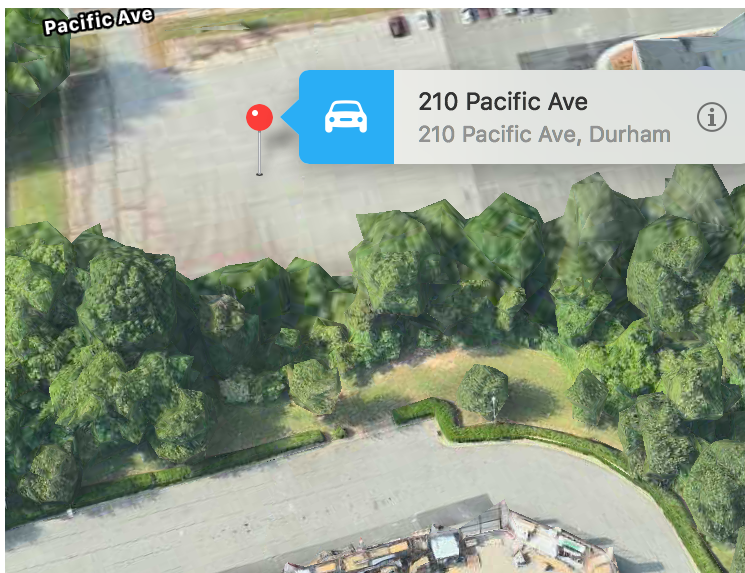
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July 11, 2017

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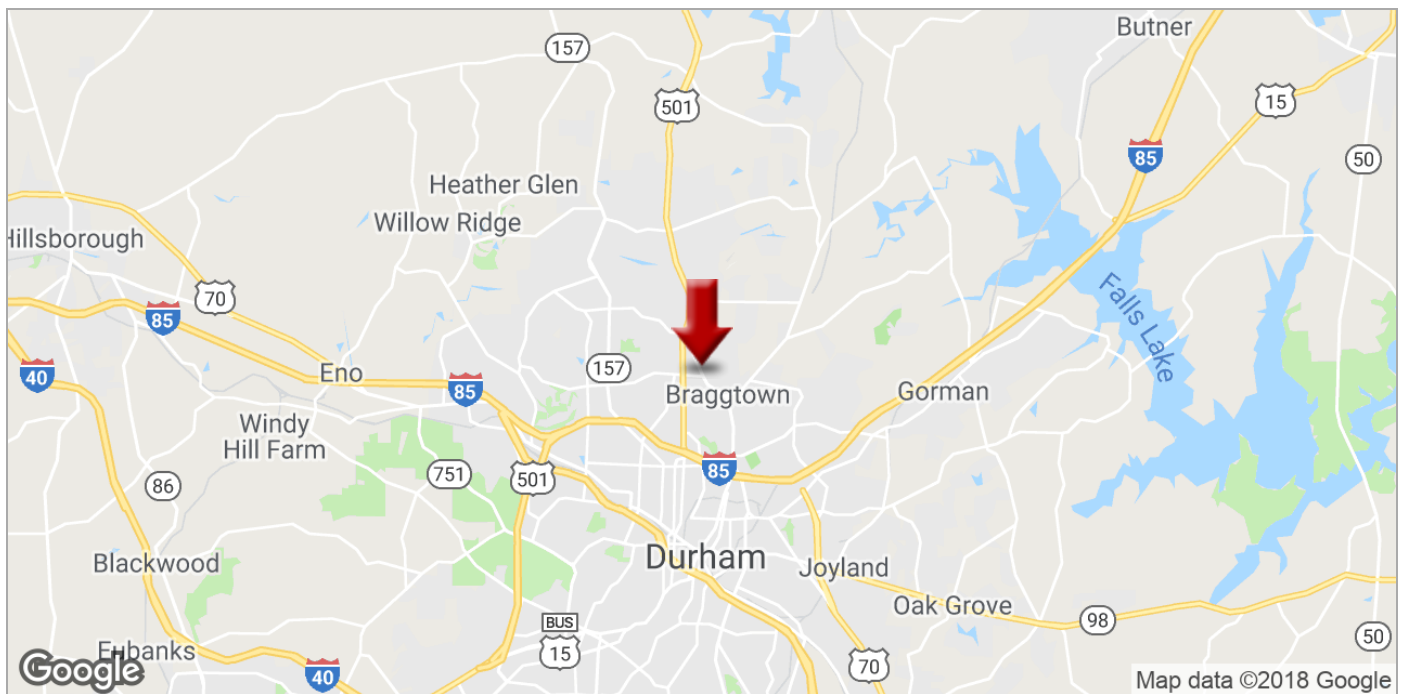
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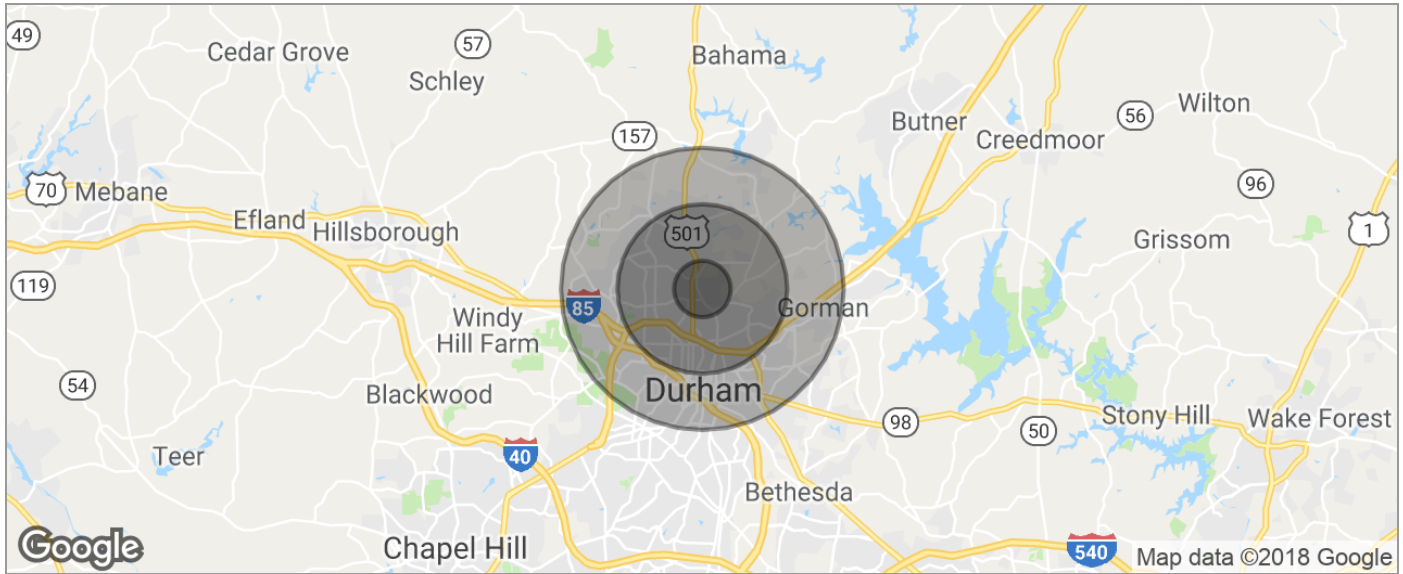
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,248	52,734	126,147
MEDIAN AGE	30.5	33.1	33.6
MEDIAN AGE (MALE)	28.3	31.6	32.5
MEDIAN AGE (FEMALE)	33.0	34.7	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,710	22,312	49,046
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$42,659	\$52,345	\$53,161
AVERAGE HOUSE VALUE	\$162,392	\$170,411	\$187,988
RACE	1 MILE	3 MILES	5 MILES
% WHITE	28.2%	38.8%	40.0%
% BLACK	54.6%	41.8%	40.7%
% ASIAN	0.8%	3.6%	4.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	11.6%	12.0%	11.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	15.3%	14.3%	14.3%

* Demographic data derived from 2010 US Census

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