

# Rare Stand Alone Downtown Durham Opportunity

1109 E. MAIN ST. | DURHAM, NC 27701



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# Property *Dashboard*

## FOR SALE OR LEASE

**\$3,500,000**  
Asking Price

**\$17 | SF**  
Lease Rate

**10,268 SF**  
*Total SQFT*

**NNN**  
*Lease Type*

**Retail**  
*Use*

**GC**  
*Zoning*

*Parcel Pin | 831341555*

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	<b>17,589</b>	<b>93,881</b>	<b>198,221</b>
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	<b>\$79,082</b>	<b>\$74,065</b>	<b>\$85,154</b>

## KEY AMENITIES

- **Situated in the heart of Durham**, offering maximum visibility and exposure to potential customers.
- Sits on a spacious 0.86-acre lot, **providing plenty of room for retail operations and potential expansion.**
- **Located in an Opportunity Zone** that presents attractive tax incentives and investment opportunities for businesses.
- **Close proximity to major highways** such as 147, I-85, 885, 501, and 55, making it easily accessible to customers and employees.
- The downtown location attracts a steady stream of foot traffic, **ensuring visibility and potential customer flow for retail businesses.**
- The building's **layout and open floor plan provide flexibility for a wide range of retail operations.**
- The retail space is **surrounded by a diverse range of amenities, including shops, restaurants, and entertainment venues**, increasing its desirability as a retail destination.
- **Located in the lively downtown area of Durham**, the retail space benefits from a vibrant community and a supportive local business ecosystem.







*1109 E Main St. Video*



DOWNTOWN  
DURHAM

DURHAM  
CENTRAL  
PARK

E. MAIN ST.

MORNING GLORY AVE.

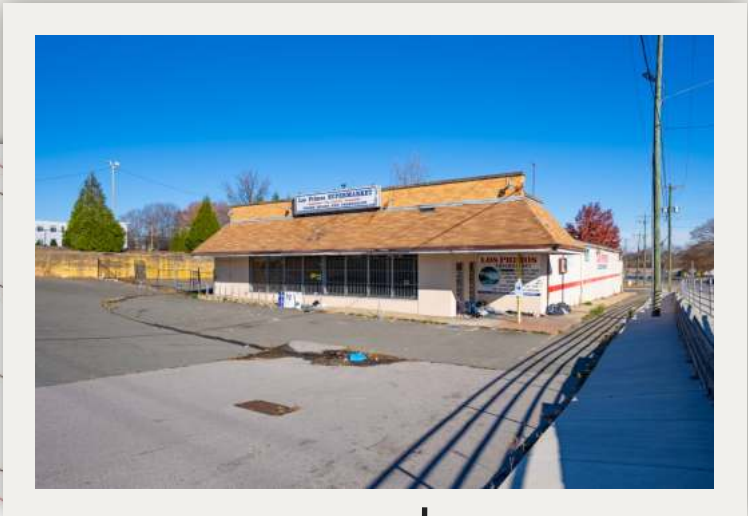
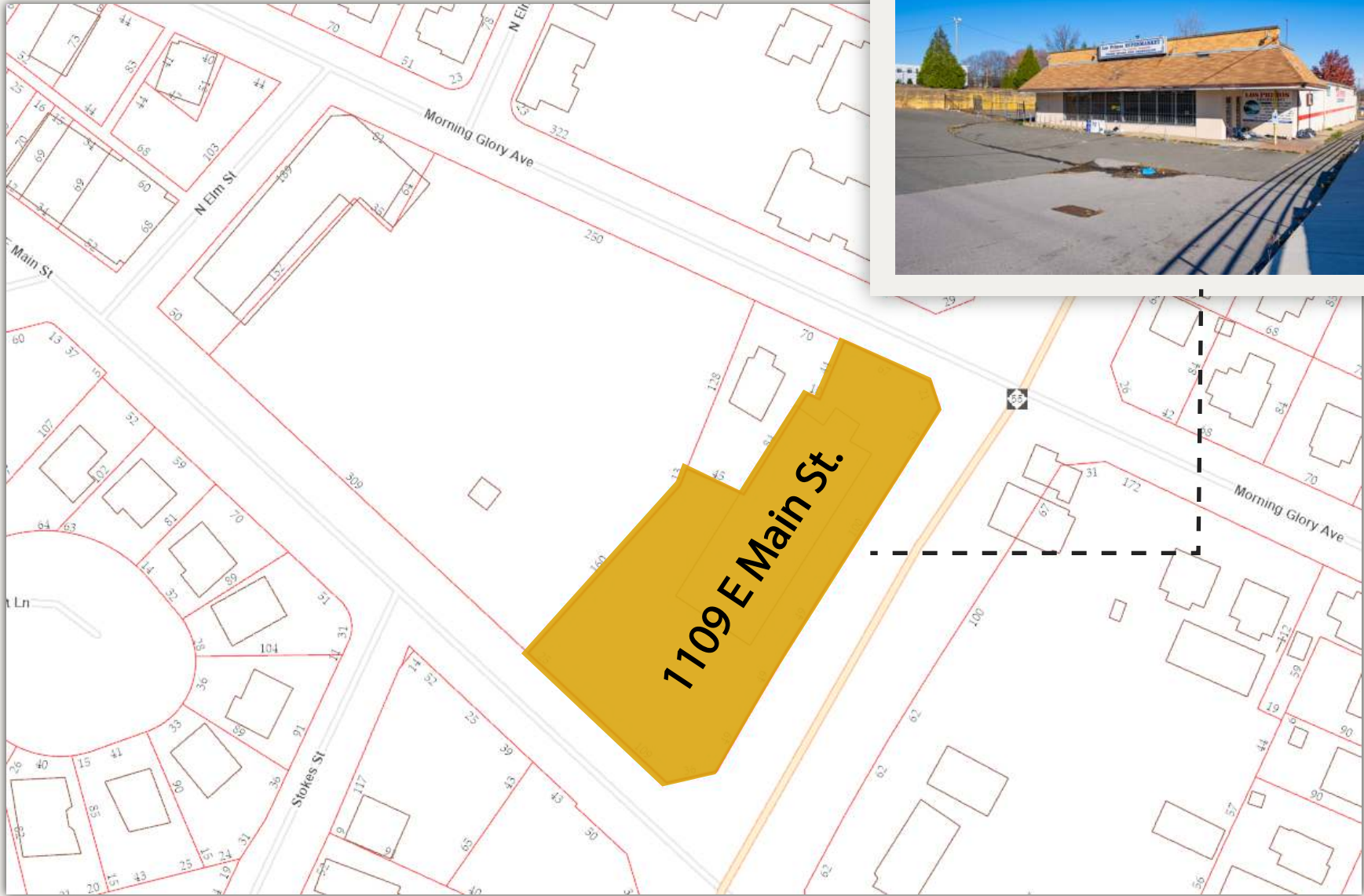
N. ALSTON AVE.

**SITE**  
1109 E.MAIN ST.

PROXIMITY HIGHLIGHTS	
5 MINUTES	CITY CENTER
15 MINUTES	RESEARCH TRIANGLE PARK
20 MINTUES	RDU AIRPORT



# Parcel Map



# Market Overview - *Durham, NC*



Durham is the county seat of Durham County, North Carolina. Small portions of the city limits extend into Orange County and Wake County. The U.S. Census Bureau estimated the city's population to be 278,993 as of July 1, 2019, making it the 4th-most populous city in North Carolina, and the 79th-most populous city in the United States. A railway depot was established on land donated by Bartlett S. Durham in 1849, the namesake of the city. Following the American Civil War, the community of Durham Station expanded rapidly, in part due to the tobacco industry. It became known as the founding place and headquarters of the American Tobacco Company. Textile and electric power industries also played an important role. While these industries have declined, Durham underwent revitalization and population growth to become an educational, medical, and research centre.

Durham is home to several recognized institutions of higher education, most notably Duke University and North Carolina Central University. Together, the two universities make Durham one of the vertices of the Research Triangle area; central to this is the Research Triangle Park south of Durham, which encompasses an area of 11 square miles and is devoted to research facilities. Durham is also a national leader in health-related activities, which are focused on the Duke University Hospital and many private companies. Duke and its Duke University Health System, in fact, are the largest employers in the city.

In recent years the city of Durham has stepped up revitalization of its downtown and undergone an economic and cultural renaissance of sorts. Partnering with developers from around the world, the city continues to promote the redevelopment of many of its former tobacco districts.

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## #1

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& World Report

## #16

Best places for business  
& careers | Forbes

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