

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

Freestanding Retail/Office Property For Lease

112 NORTH MINERAL SPRINGS ROAD, DURHAM, NC 27703

Anna Jenkins

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112 NORTH MINERAL SPRINGS ROAD, DURHAM, NC 27703



PROPERTY DESCRIPTION

112 N Mineral Springs Road offers an excellent opportunity for a tenant seeking a highly accessible, standalone commercial building in a rapidly growing area of Durham.

Situated on a 0.25-acre parcel and zoned CG – General Commercial, the property supports a wide variety of retail, service, and neighborhood-oriented commercial uses.

The building totals 820 square feet of leasable area and was previously used as a small retail/service shop, creating an ideal footprint for boutique retail, personal services, office, studio, or food-service concepts

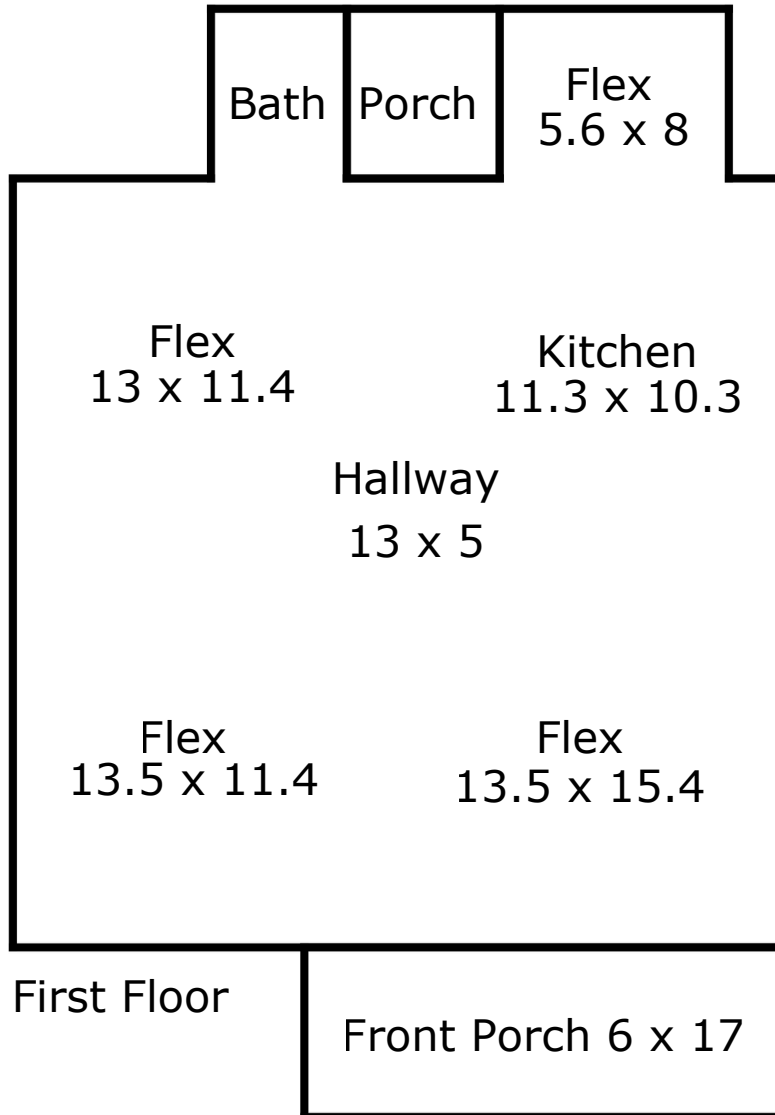
SQUARE FOOTAGE	820
ACREAGE	0.25 Acres
PARCEL	0851321530
LEASE RATE	\$1,500/month
ZONING	General Commercial
TERM	2 Years



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*Measured to commercial standards




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Oak Grove Elementary School

OMEGA Tools

Wake Forest Hwy

Las Palmas Mexican Restaurant

Tortilleria y Carniceria

Western Union

Subject

A & W Auto Center

N Mineral Springs Road

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



Contact Us

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