

# Freestanding Retail/Office Property For Lease

112 NORTH MINERAL SPRINGS ROAD, DURHAM, NC 27703

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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.

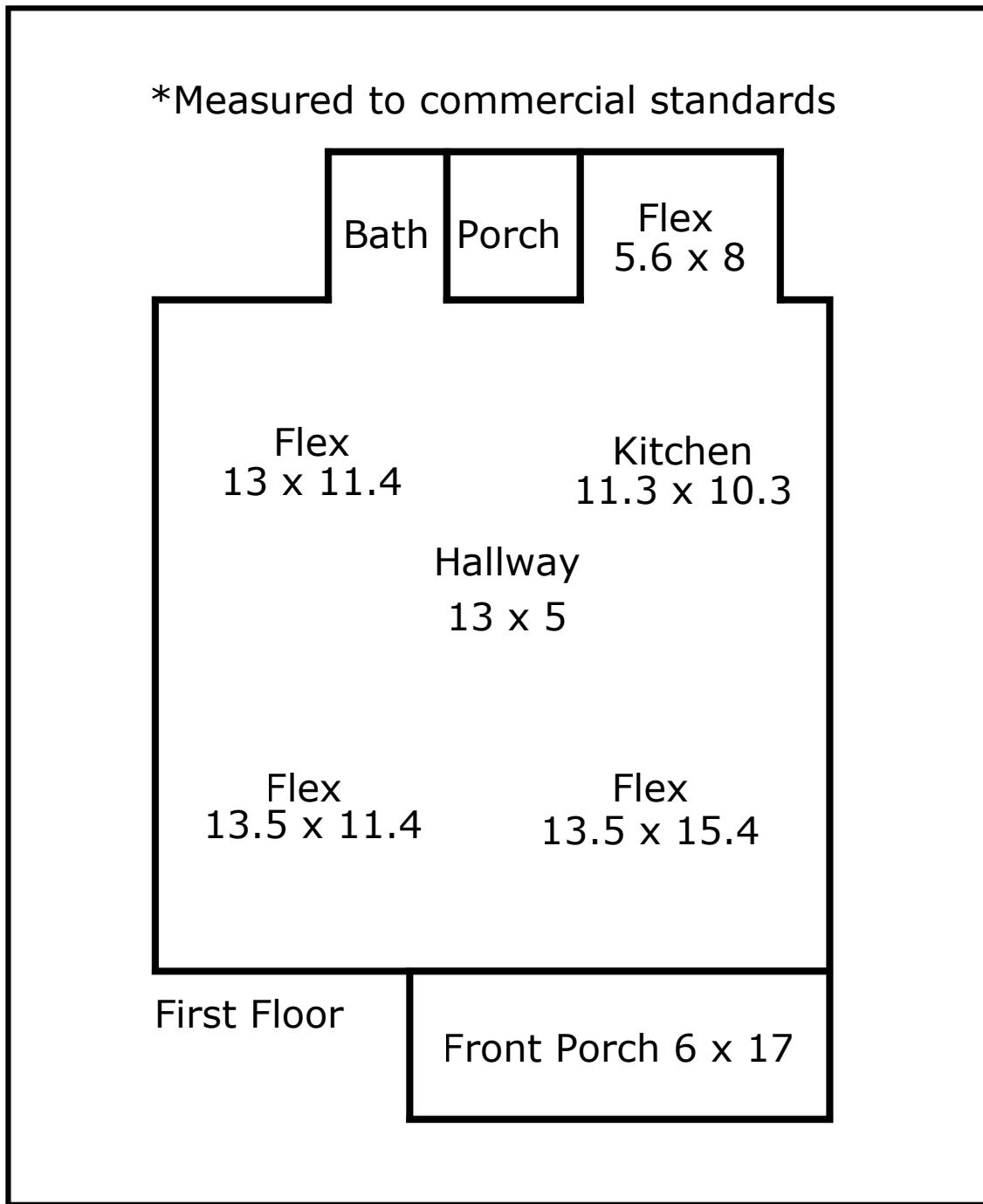
<b>SQUARE FOOTAGE</b>	820
<b>ACREAGE</b>	0.25 Acres
<b>PARCEL</b>	0851321530
<b>LEASE RATE</b>	\$1,500/month
<b>ZONING</b>	General Commercial
<b>TERM</b>	2 Years



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\*Measured to commercial standards



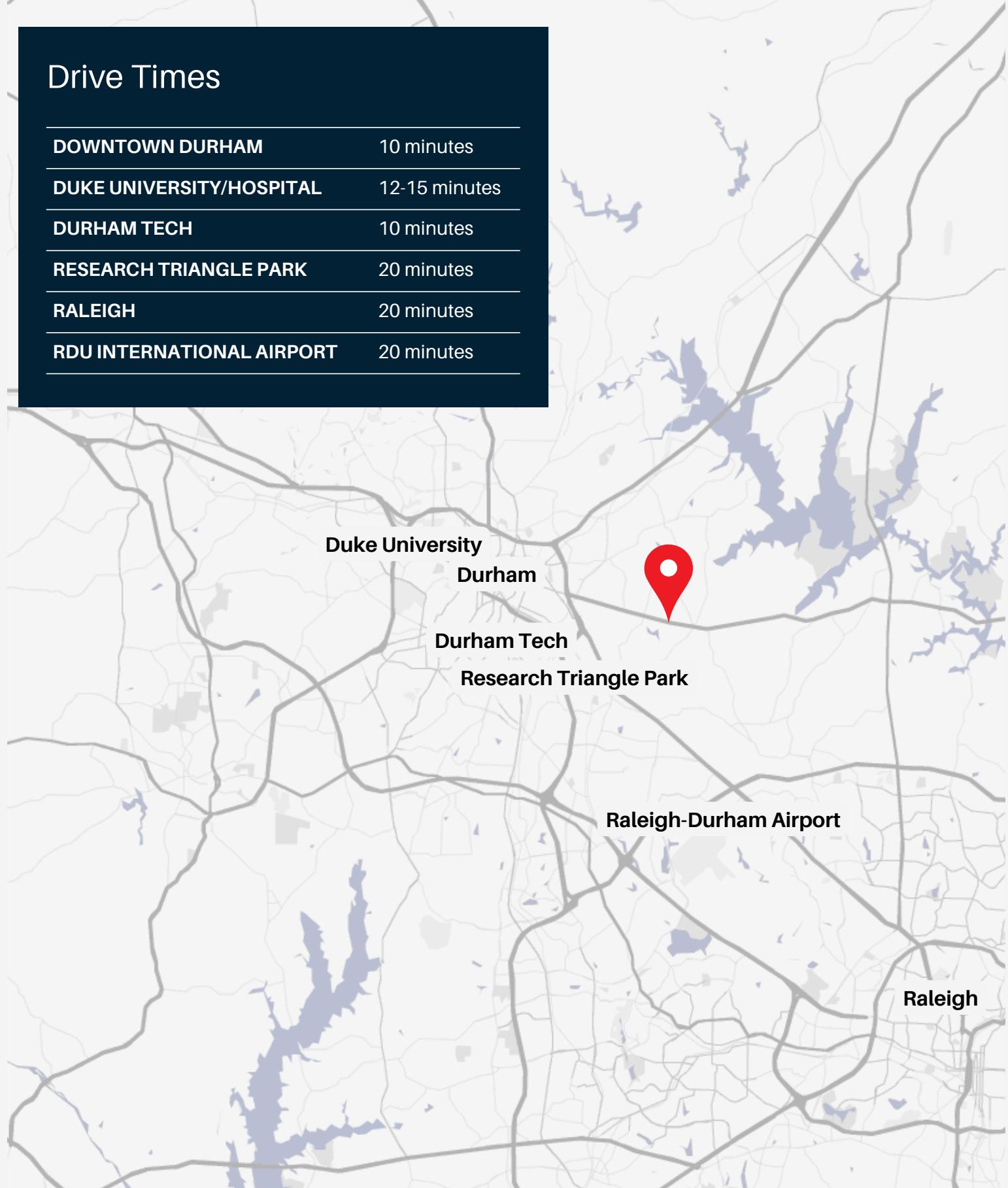


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## Drive Times

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



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# Demographics

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

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

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



# Contact Us

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