

OFFICE/RETAIL FOR LEASE

HIGH-VISIBILITY CG-ZONED COMMERCIAL BUILDING | HILLSBOROUGH RD CORRIDOR



2810 Hillsborough Rd, Durham, NC 27705



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (Plus TICAM)
Building Size:	2,978 SF
Available SF:	2,978 SF
Lot Size:	0.24 Acres
Year Built:	1925
Renovated:	1980
Zoning:	CG
Market:	Raleigh/Durham
Submarket:	Downtown Durham

PROPERTY OVERVIEW

Strategically positioned on Hillsborough Road, Durham's premier westside commercial arterial — 2810 Hillsborough Rd offers 2,978 SF of CG-zoned commercial space on a 0.24-acre parcel within the highly coveted Downtown Durham submarket. The property commands exceptional visibility along a high-traffic corridor connecting Downtown Durham directly to Duke University, drawing daily exposure from commuters, students, medical professionals, and urban residents.

The site's Commercial General zoning supports a broad spectrum of uses, including retail, office, food & beverage, medical, and financial services — providing tenants and investors maximum operational flexibility. Positioned within one of the fastest-growing Sun Belt metros, with over 181,000 residents within a 5-mile radius and population growth projected above 6% through 2030, 2810 Hillsborough Rd sits at the intersection of established demand and accelerating urban growth momentum.

PROPERTY HIGHLIGHTS

- Exceptional Arterial Visibility on Hillsborough Road
- Flexible CG Zoning — Broad Use Spectrum
- Strong Redevelopment and Value-Add Potential
- Dual Demand Driver: Duke University & Downtown Durham
- High-Growth Sun Belt Market with Sub-3% Retail Vacancy

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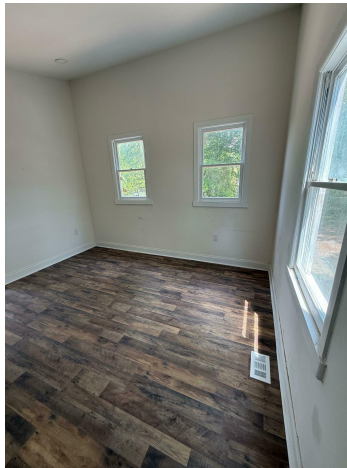
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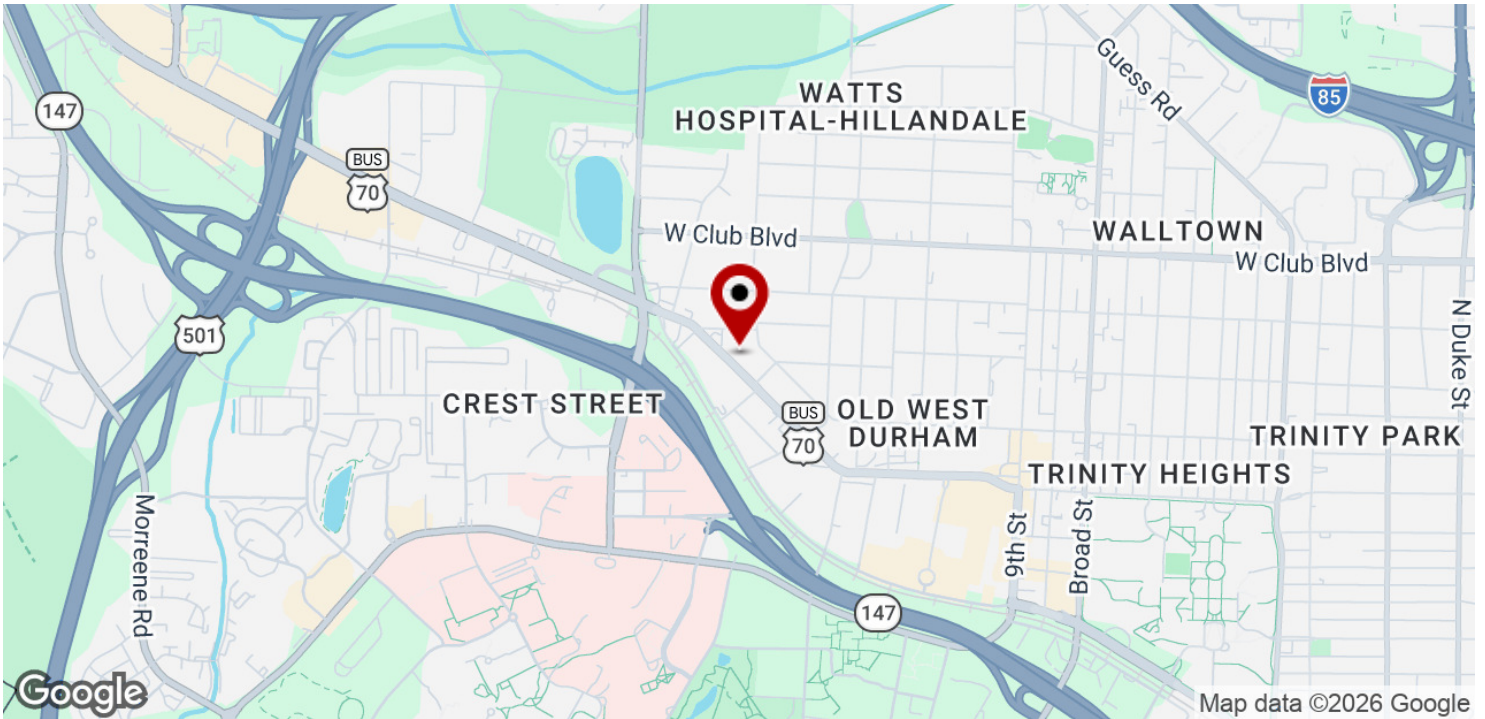
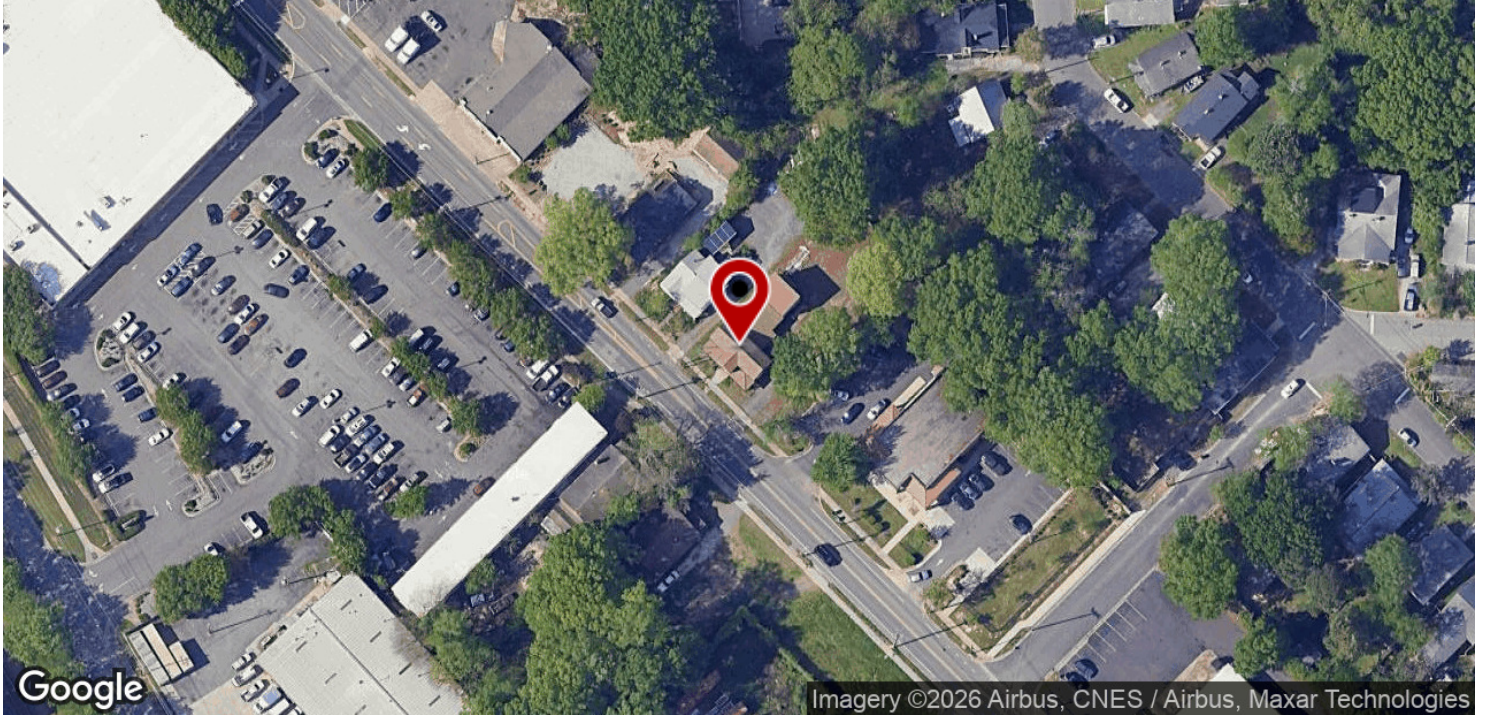
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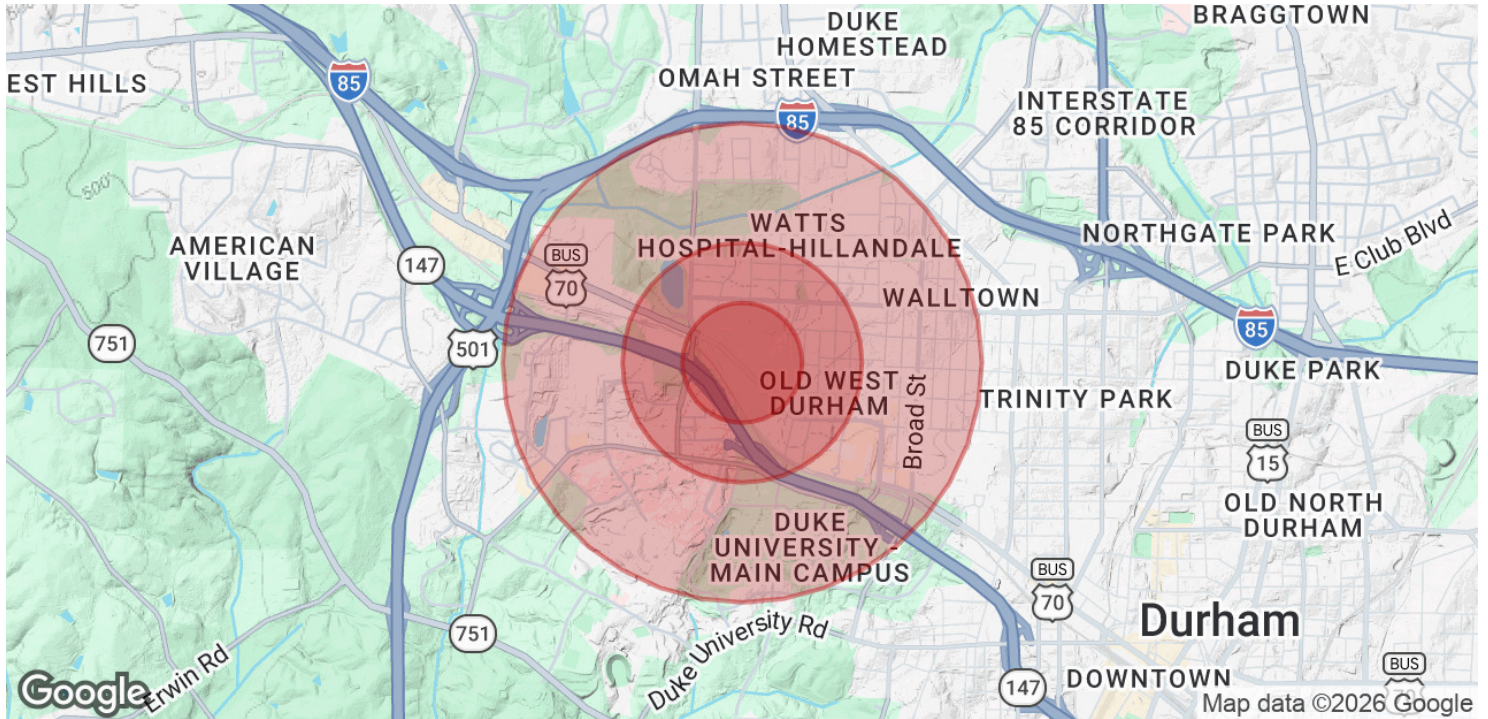
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	882	3,452	13,435
Average Age	32.3	31.6	29.3
Average Age (Male)	33.1	32.5	29.6
Average Age (Female)	31.0	29.8	29.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	483	1,750	5,756
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$88,432	\$81,610	\$75,357
Average House Value	\$606,780	\$582,808	\$483,129

2023 American Community Survey (ACS)

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