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# Rare Opportunity to Own a Piece of Durham's History

THE OLD COUNTY LIBRARY | HISTORIC LANDMARK  
±6,600 SF | 60 PARKING SPACES



# Property Overview

This ±6,600 SF office building, formerly the Old Durham Library, offers a rare opportunity to own a designated historic landmark in the heart of Downtown Durham.

The three-level structure includes seven offices, a conference room, kitchenette, and 60 marked parking spaces—an uncommon amenity in the urban core. With frontage on both East Main and Liberty Streets, the site offers excellent accessibility and visibility.

Zoning allows for a range of adaptive reuses, including office, event space, or restaurant. Historic tax credits may be available for qualified improvements.

TOTAL SQFT	± 6,600 SF
LAND AREA	0.66 Acres
LEVELS	3 (Mezzanine, Ground, Lower)
MEZZANINE	2 Offices, 7' Ceiling, ±760 SF
GROUND LEVEL	7 Offices, Conference Room, Restroom, 15'10" Ceiling, Kitchenette, ±2,900 SF
LOWER LEVEL	5 Offices, 2 Restrooms, 8' Ceiling, ±2,900 SF
RESTROOMS	3 Total
PARKING	60 Marked Spaces
ZONING	DD-C
FRONTAGE	E Main St & Liberty St
ADDRESSES	311 E Main St & 310 Liberty St
PRICE	\$3,500,000



## Historical Significance

Constructed in 1921 with funding from the Carnegie Foundation, this Colonial Revival-style building was designed by Edward L. Tilton, a nationally recognized library architect. It is listed as a local historic landmark by the City of Durham and is protected by covenants held by Preservation North Carolina. Any proposed changes to the exterior require Preservation NC's review and approval.

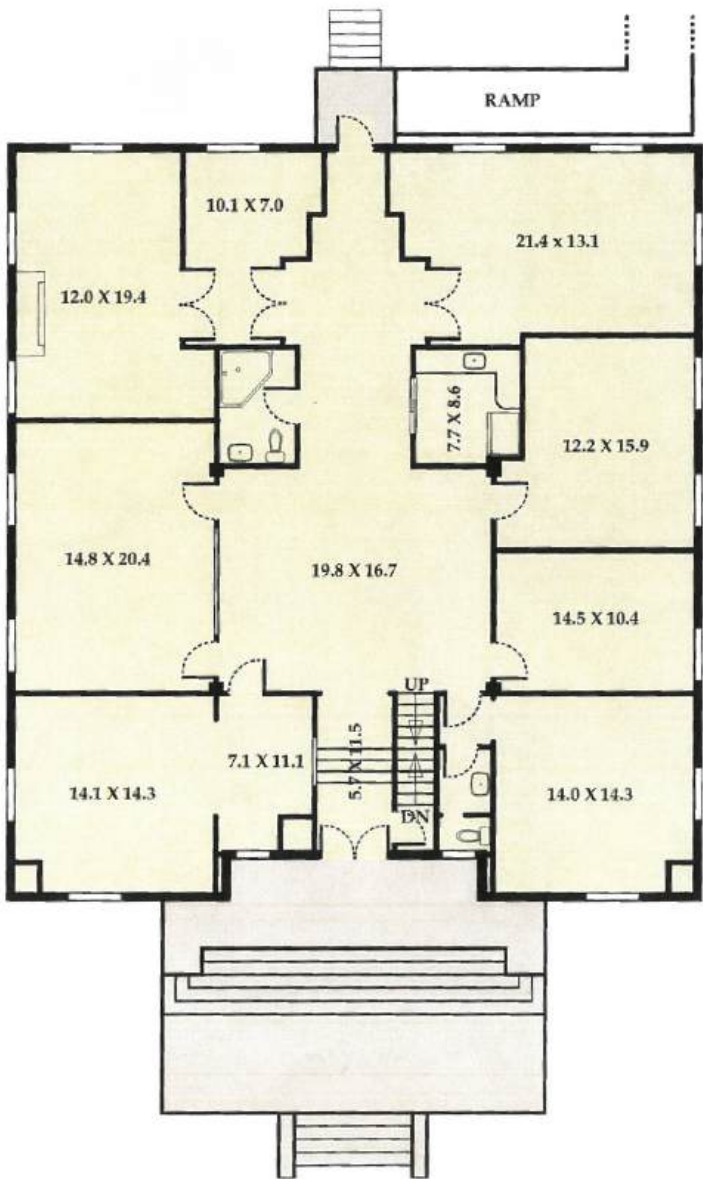




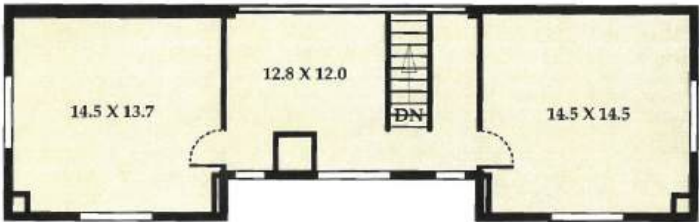


# Floor Plan

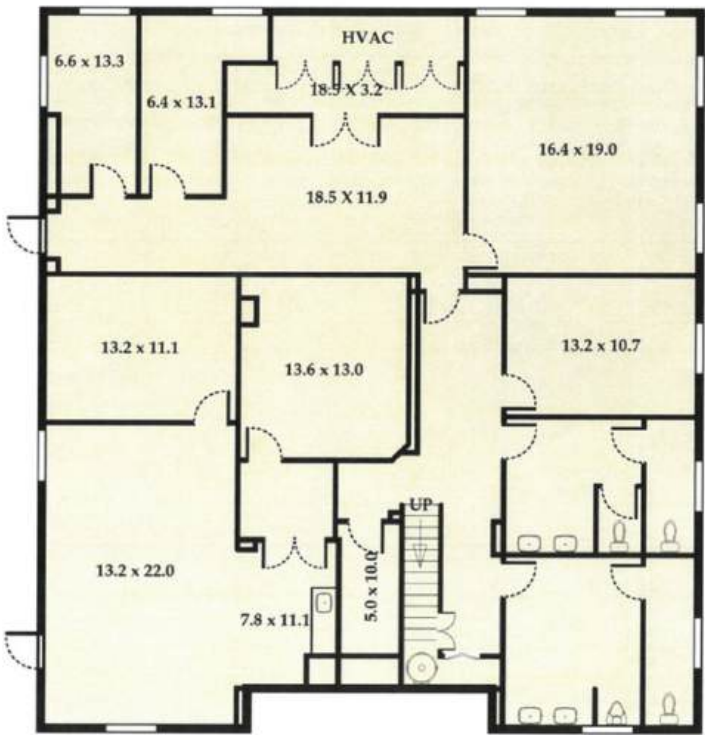
GROUND-LEVEL



MEZZANINE



LOWER-LEVEL



# MEZZANINE

A compact ±760 SF space with two offices and a 7' ceiling, ideal for private work areas or storage.







## GROUND-LEVEL

The main workspace featuring seven offices, a conference room, a kitchenette, and a 15'10" ceiling. Totalling ±2,900 SF, it also includes one restroom.



## LOWER-LEVEL

A  $\pm 2,900$  SF area with five offices, two restrooms, and an 8' ceiling, providing additional workspace or support functions.





# Population Overview

Population	2 mile	5 mile	10 mile
2020 Population	55,309	192,469	386,176
2024 Population	62,043	201,993	397,878
2029 Population Projection	65,388	211,377	412,090
Annual Growth 2020-2024	3.0%	1.2%	0.8%
Annual Growth 2024-2029	1.1%	0.9%	0.7%

Household Income	2 mile	5 mile	10 mile
Avg Household Income	\$78,899	\$83,954	\$102,407
Median Household Income	\$51,392	\$58,929	\$75,514
< \$25,000	6,077	15,051	23,594
\$25,000 - 50,000	5,371	20,077	33,320
\$50,000 - 75,000	3,479	13,196	26,123
\$75,000 - 100,000	2,187	9,724	20,422
\$100,000 - 125,000	1,728	7,024	16,140
\$125,000 - 150,000	1,439	5,330	12,847
\$150,000 - 200,000	1,378	5,169	15,626
\$200,000+	1,744	5,851	18,842





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