

## OFFICE FOR SALE

STE 200 | 1800 MARTIN LUTHER KING JR PKWY

1800 Martin Luther King Jr Pkwy, STE 200, Durham, NC 27707



### OFFERING SUMMARY

Sale Price:	\$195,000
Available SF:	1,000 SF
Lot Size:	2.52 Acres
Cap Rate:	7.89%
NOI:	\$15,403
Year Built:	1986
Zoning:	OI-1
Market:	Raleigh/Durham
Submarket:	South Durham

### PROPERTY OVERVIEW

This prime end-unit 2nd-floor office suite in a high-traffic hub offers 1,000 SF of turnkey space with four offices, a meeting room, ½ bath, and a kitchenette with full-size refrigerator, sink, dishwasher, and cabinets. Upgrades include a new roof, crawl space improvements, LED lighting, windows, hardware, and fresh paint.

Currently leased through November 2027, the tenant pays \$1,462.60/month, generating an NOI of \$15,403.20 and a strong 7.89% cap rate, making it a solid investment opportunity.

With ample parking and proximity to major universities, RTP, and top amenities, this suite delivers visibility and convenience. Unit 100 on the first floor is also available for \$225K.

### PROPERTY HIGHLIGHTS

- Rare End-Unit - 2nd-floor 1,000 SF office in a high-traffic hub.
- Turnkey & Upgraded - Four offices, meeting room, ½ bath, kitchenette, new roof, LED lighting, windows, and fresh paint.
- Income-Generating - Leased through Nov. 2027; \$1,462.60/month, \$15,403.20 NOI, 7.89% cap rate.
- Prime Location - Near universities, RTP, top amenities, with ample parking.
- Act Fast - First-floor Unit 100 also available at \$225K - opportunities like this disappear quickly!

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### VANDAN GANDHI, CCIM

Commercial Broker

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NC #247850

### KW COMMERCIAL

245 NC-54 Suite 101

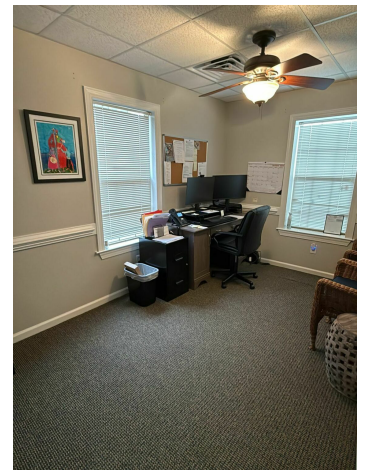
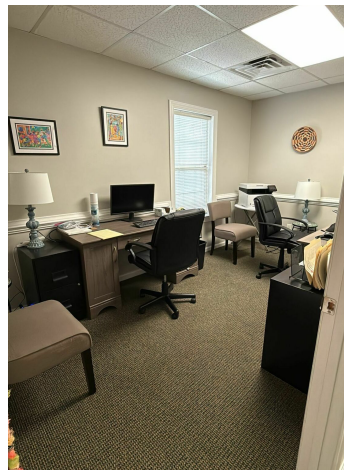
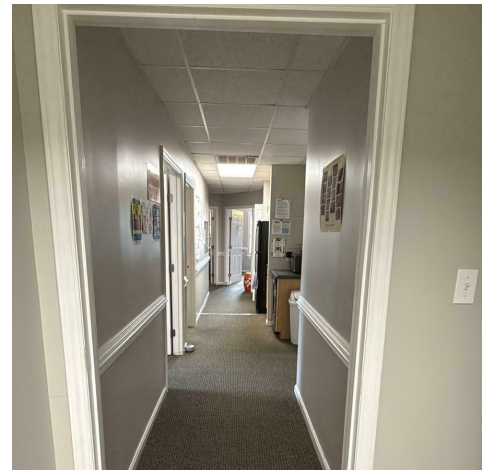
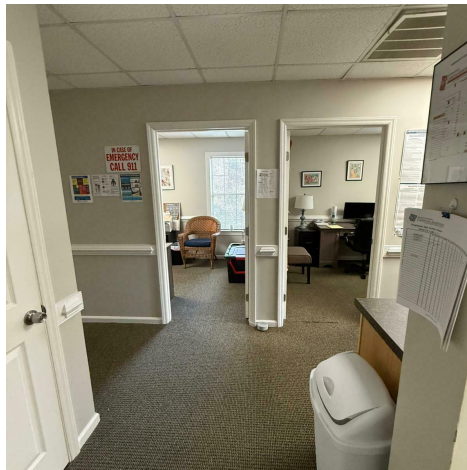
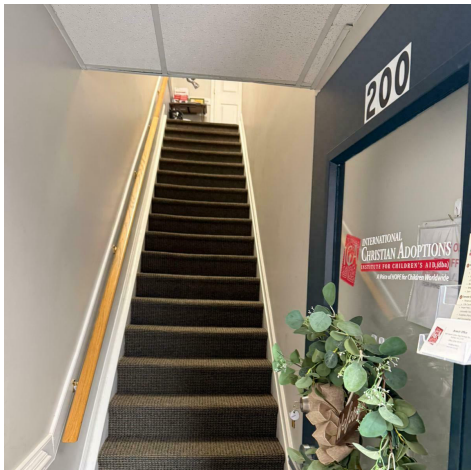
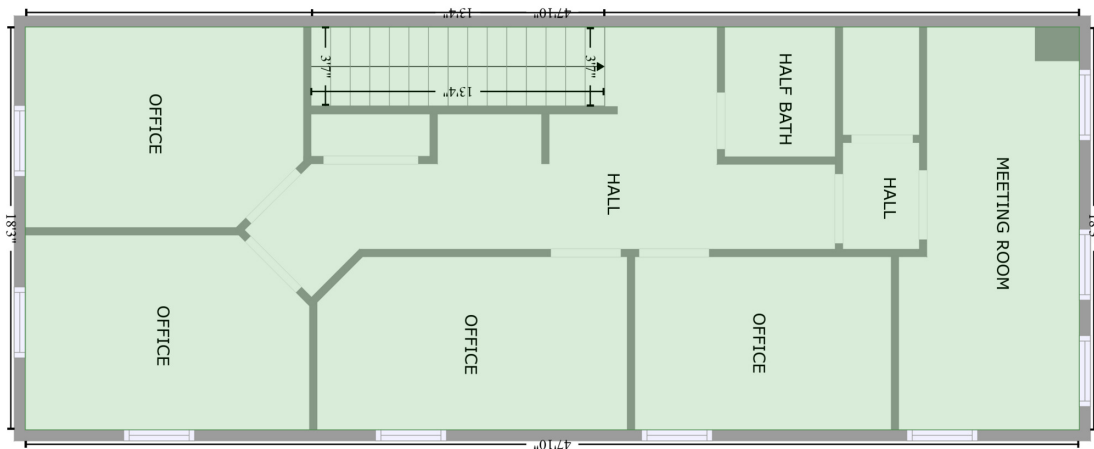
Durham, NC 27713

Each Office Independently Owned and Operated

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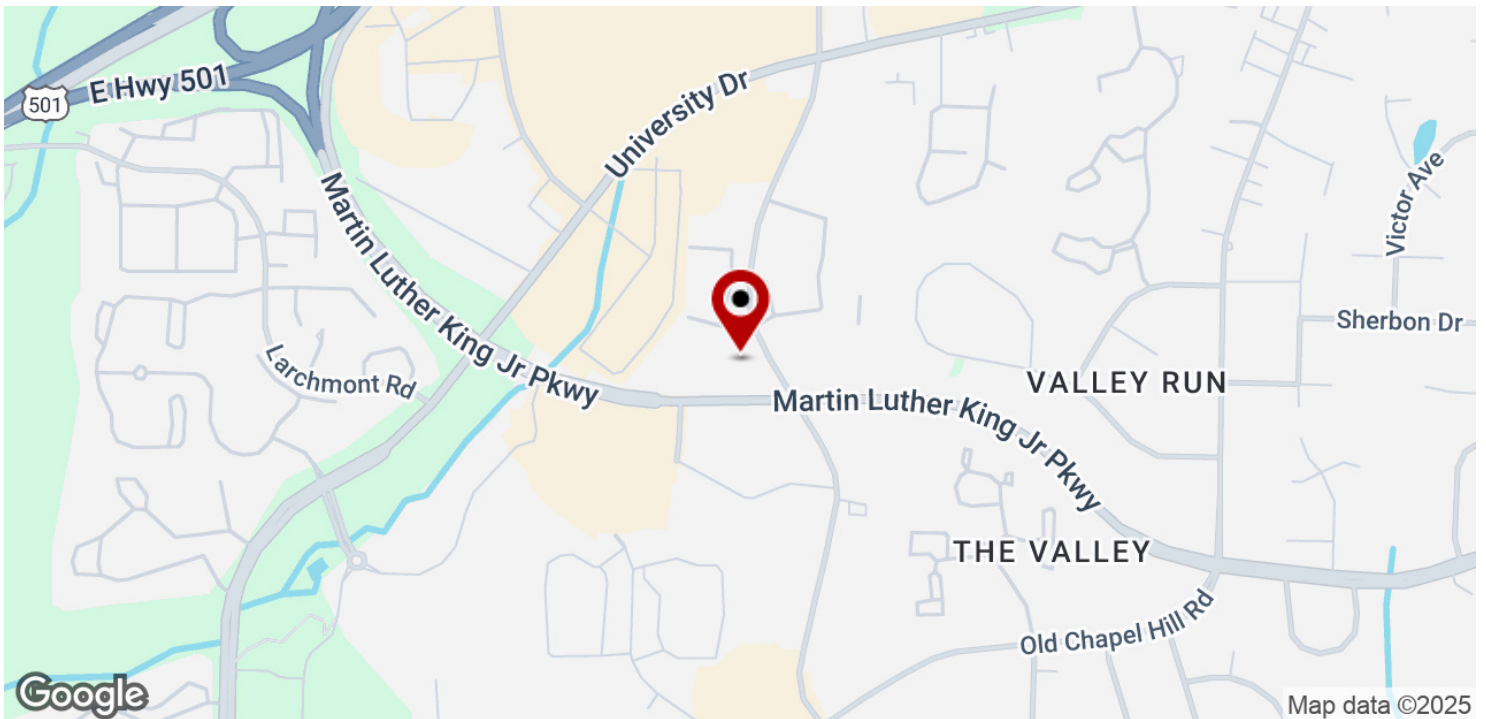
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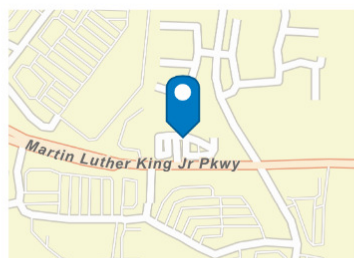
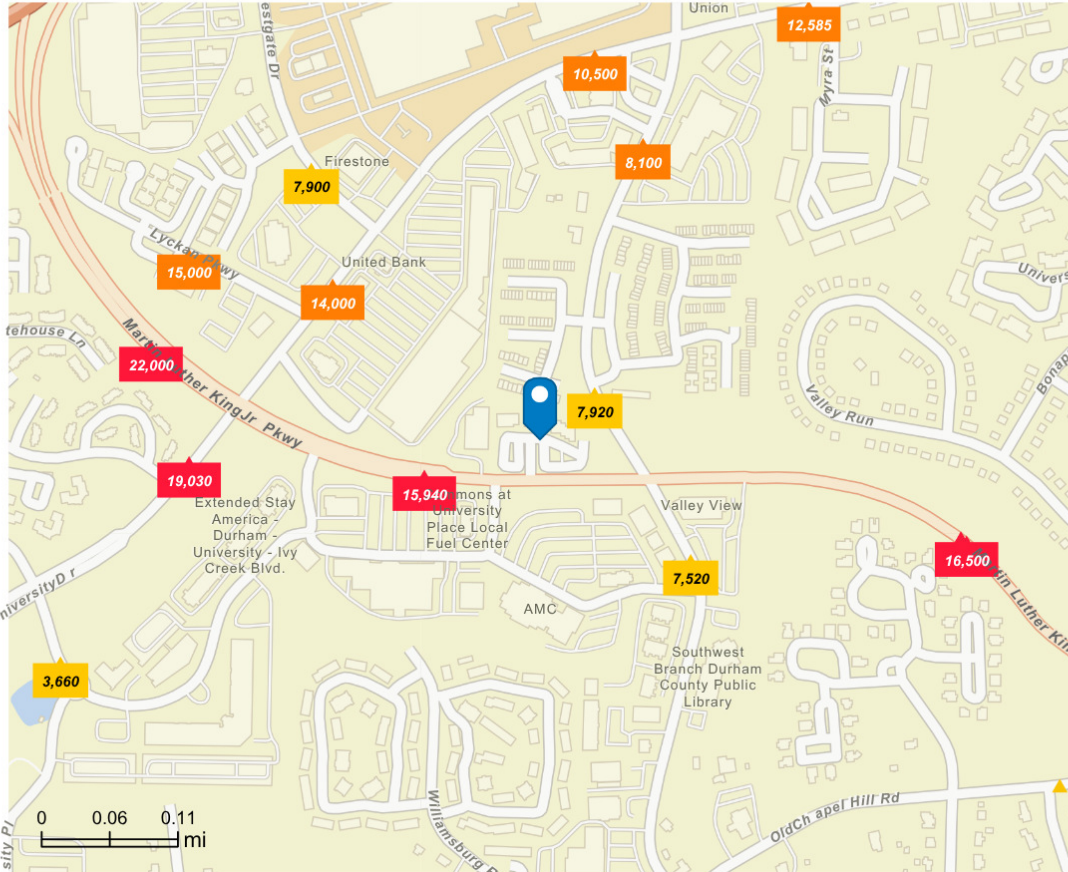
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### Traffic Count Map - Close Up

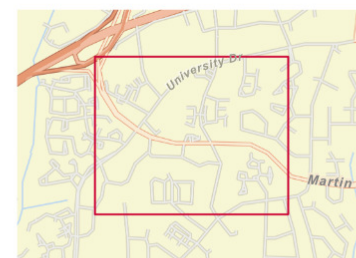
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Rings: 1, 5, 10 mile radii



#### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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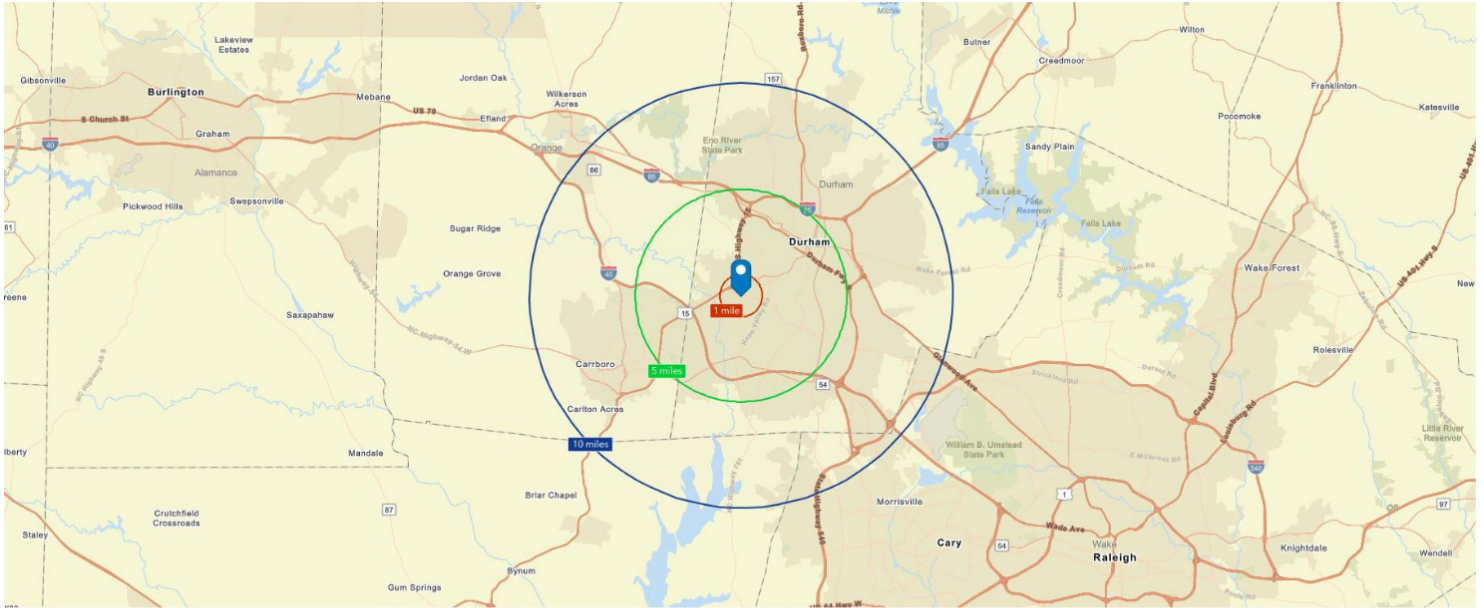
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	1 MILE	5 MILES	10 MILES	
<b>2025 Estimated Population</b>	10,037	194,176	477,617	<b>POPULATION</b>
<b>2030 Projected Population</b>	10,759	204,371	498,301	
<b>2025 Estimated Household</b>	4,955	85,127	199,611	<b>HOUSEHOLD</b>
<b>2030 Projected Household</b>	5,323	91,241	212,230	
<b>2030 Estimated Owner Occupied Housing</b>	1,259	36,794	101,997	<b>HOUSING</b>
<b>2030 Estimated Renter Occupied Housing</b>	3,696	48,333	97,614	
<b>2025 Estimated Total Business</b>	770	8,930	17,934	<b>BUSINESS</b>
<b>2025 Estimated Total Employees</b>	7,600	119,747	250,231	<b>EMPLOYEES</b>

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