



## UNIVERSITY CENTRE AUTOMOTIVE BUILDING



PRESENTED BY:



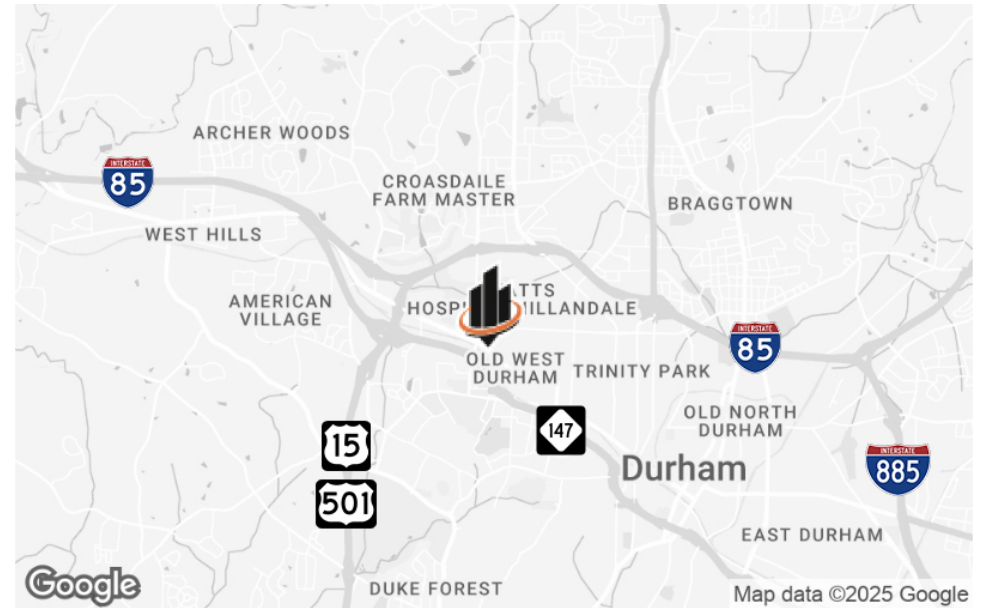
**BRIAN FABRICATORE**

919.287.3214 | [brian.fabricatore@svn.com](mailto:brian.fabricatore@svn.com)

FOR LEASE | ±5,068 SF  
**2813 HILLSBOROUGH RD**  
DURHAM, NC 27705



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±5,068 SF
<b>ZONING:</b>	CG & IL
<b>PROPERTY TYPE:</b>	Automotive Service
<b>PARCEL ID:</b>	103838
<b>YEAR BUILT:</b>	1992
<b>AVAILABLE:</b>	January 2026
<b>LEASE TYPE:</b>	NNN
<b>LEASE RATE:</b>	Negotiable

## PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to present for lease this ±5,068 SF automotive service building at University Centre in Durham, just across the parking lot from Food Lion.

The current tenant is retiring and, through a separate offering, has made his assets and equipment available for purchase. **Only short-term leases are currently being considered (through 3/2/2028)**, with potential for future extensions at a later date.

## PROPERTY HIGHLIGHTS

- Building features 11 auto bays (one opens up into an office area), a lobby, two offices, and two restrooms
- Strong Hillsborough Road corridor location near I-85, Hwy 15-501, and the Durham Expressway (NC 147)
- Close proximity to downtown Durham (±2.5 miles), Duke University/Medical Center (±1 mile), Historic 9th Street (±1 mile), and Duke's East Campus (±1 mile)



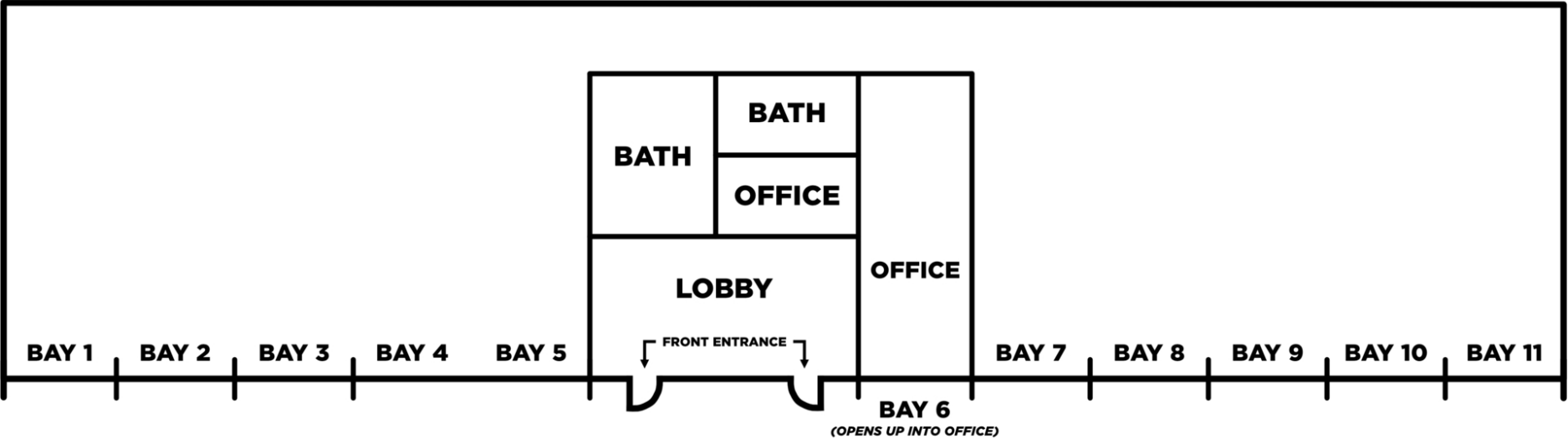
## PROPERTY PHOTOS





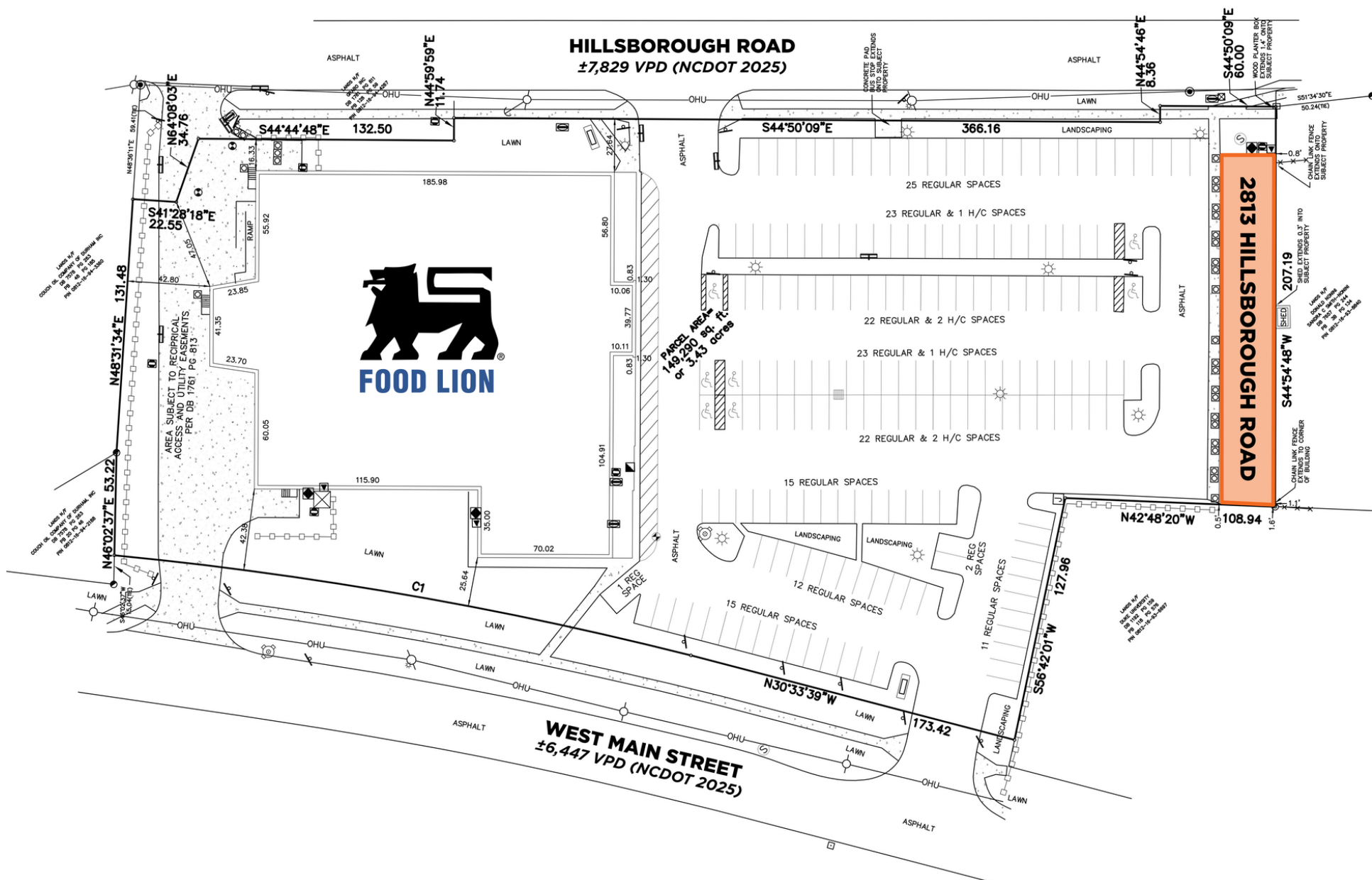
FLOOR PLAN

*\*NOT TO SCALE*





# SITE PLAN





# RETAILER MAP



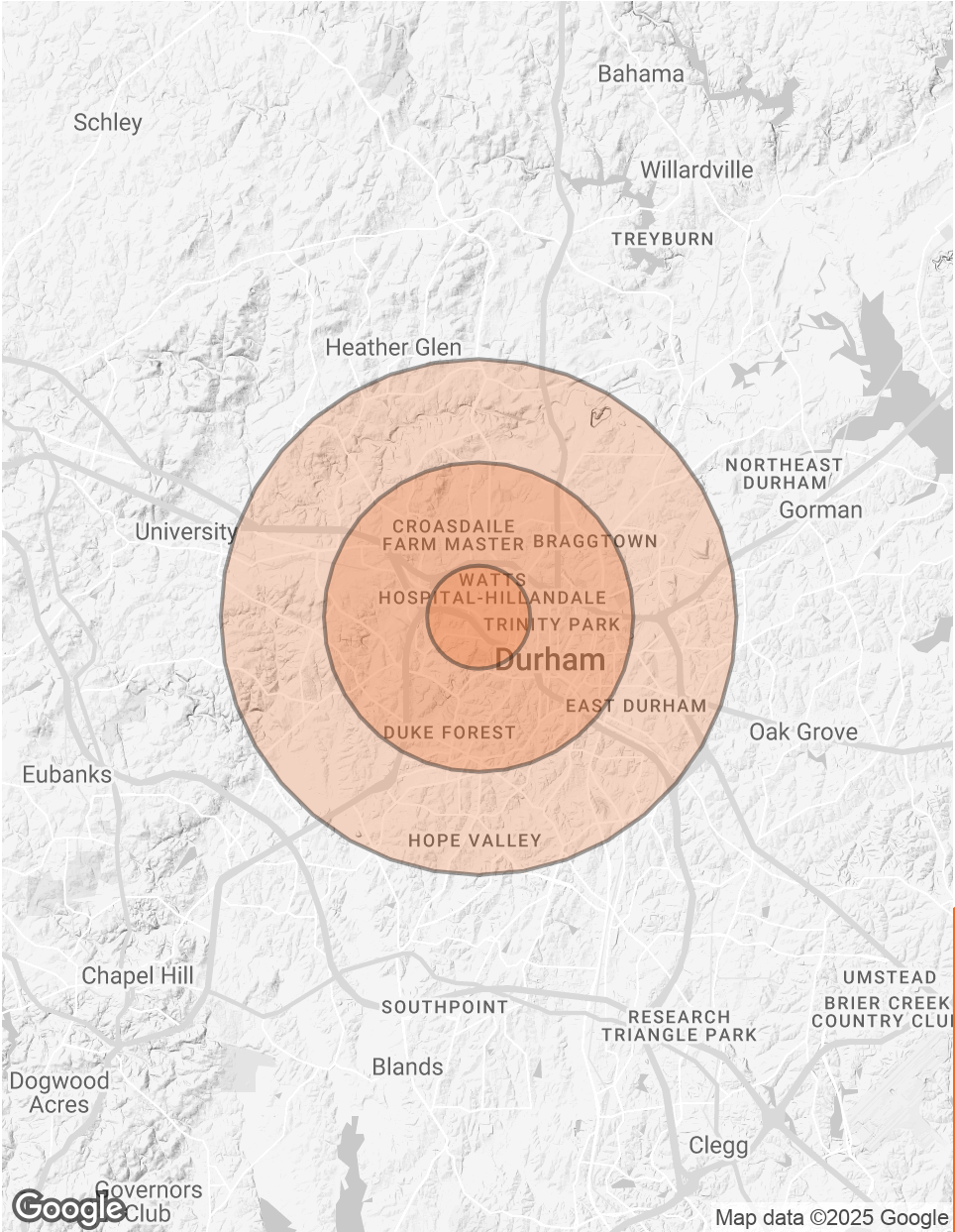


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,880	87,262	174,729
AVERAGE AGE	31	37	37
AVERAGE AGE (MALE)	31	36	36
AVERAGE AGE (FEMALE)	31	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,213	37,145	70,736
# OF PERSONS PER HH	2.6	2.3	2.5
AVERAGE HH INCOME	\$65,814	\$95,505	\$93,059
AVERAGE HOUSE VALUE	\$359,857	\$459,519	\$415,759

Demographics data derived from AlphaMap







Local Expertise.  
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707