

RETAIL FOR LEASE

5,040 SF RETAIL / ENTERTAINMENT SPACE

112 Hunt St, Durham, NC 27701



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (+ \$3.48 TICAM)
Building Size:	5,040 SF
Available SF:	5,040 SF
Lot Size:	0.176 Acres
Year Built:	1974
Renovated:	2016
Zoning:	DD-S1
Market:	Raleigh-Durham
Submarket:	Downtown Durham

PROPERTY OVERVIEW

OVER 5,000 SF RESTAURANT / BAR / EVENT CENTER SPACE FOR LEASE (DOWNTOWN DURHAM). This versatile space, once a warehouse, has been transformed into an exciting and modern entertainment hub. Having functioned as a restaurant, bar, and performance venue, this free-standing property offers a streamlined commercial kitchen (undercounter grease trap in place, 259 capacity), concert stage, recording studio, and an expansive front patio equipped with outdoor seating. Additional patio space in back of building could be utilized with some work. Transferable food permit in place. Existing furniture is negotiable. Landlord open to possible sublease of some space for a coffee shop. Food truck hookup in place. ABC license in place (non-transferable). Ample parking available in nearby parking lot. Prime location just a short walk from the Central Business District (CBD), Central Park, Duke University, and all that Downtown has to offer. Situated in the heart of the bustling Social District (allows people to responsibly drink beer, wine or cocktails purchased from participating businesses as they walk), this space is perfect for those seeking to tap into the lively ambiance of the area. Flexible square footage options! Lease it all or enjoy subdivided options! Lease rate is \$30.00 / sq. ft. + TICAM \$3.48.

PROPERTY HIGHLIGHTS

- PRIME Downtown Durham Location
- High Ceilings, Exposed Trusses, Concrete Floors
- Ideal for Restaurant, Bar, Event Center
- Food Truck Ready (Hookup in Place)
- Outdoor Patio Space (Front and Rear)
- Possible Coffee Shop Sublease
- In Heart of Social District
- 3 HVAC Units (2016)

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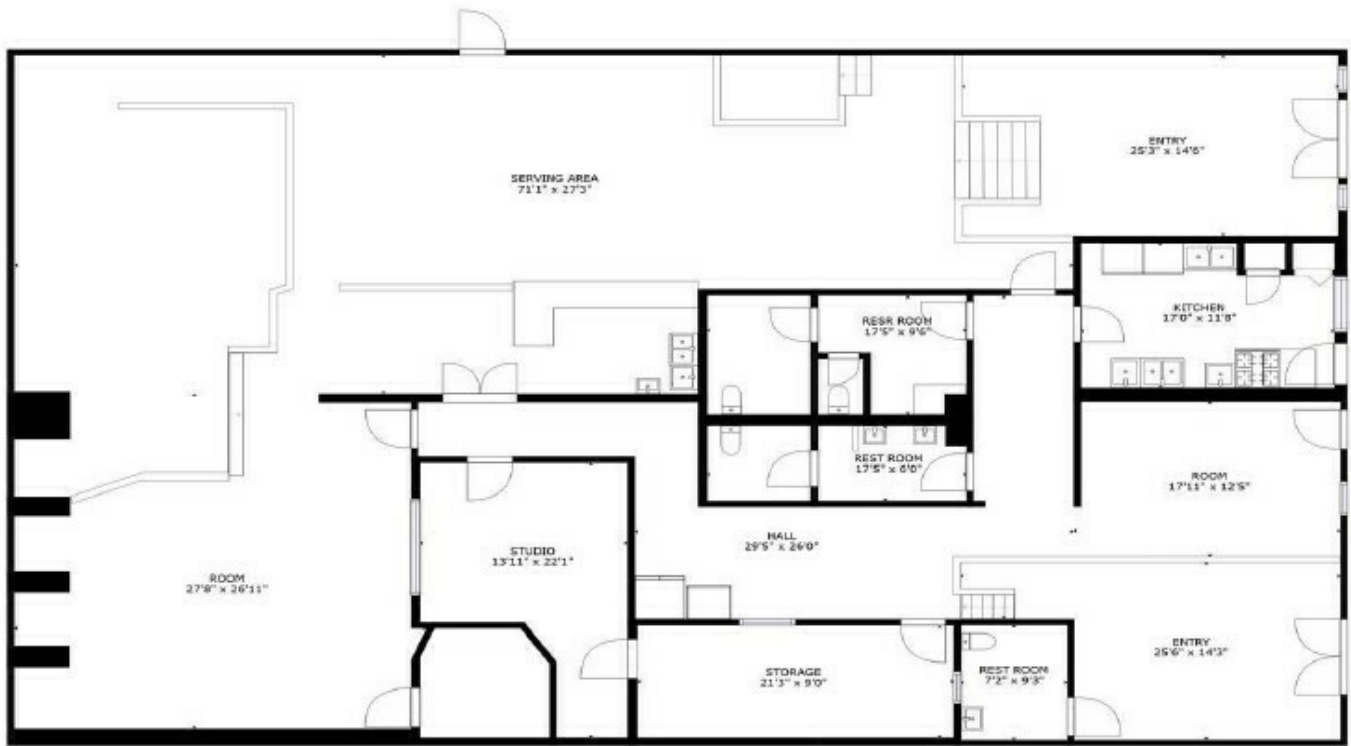
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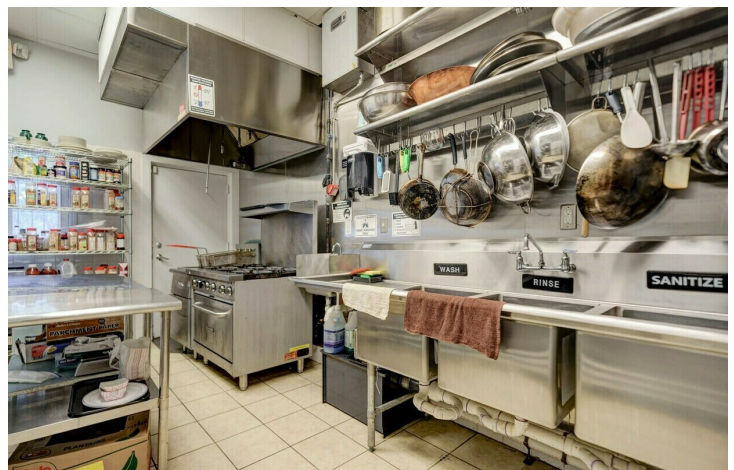
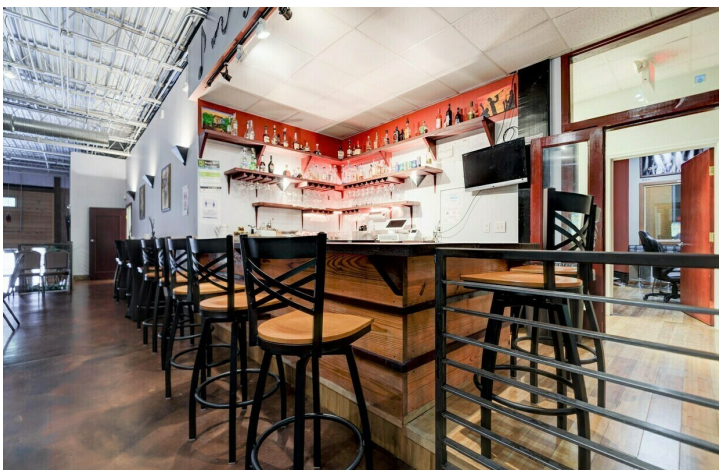
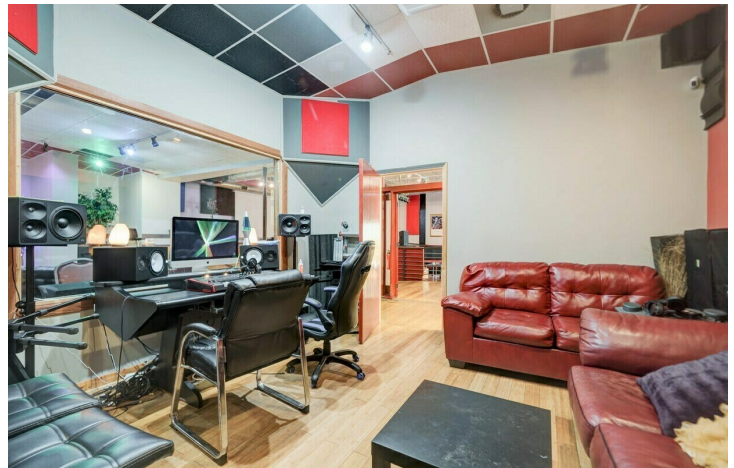
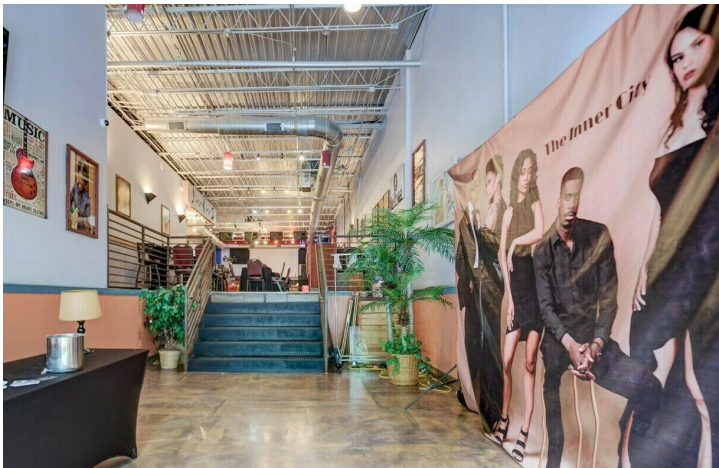
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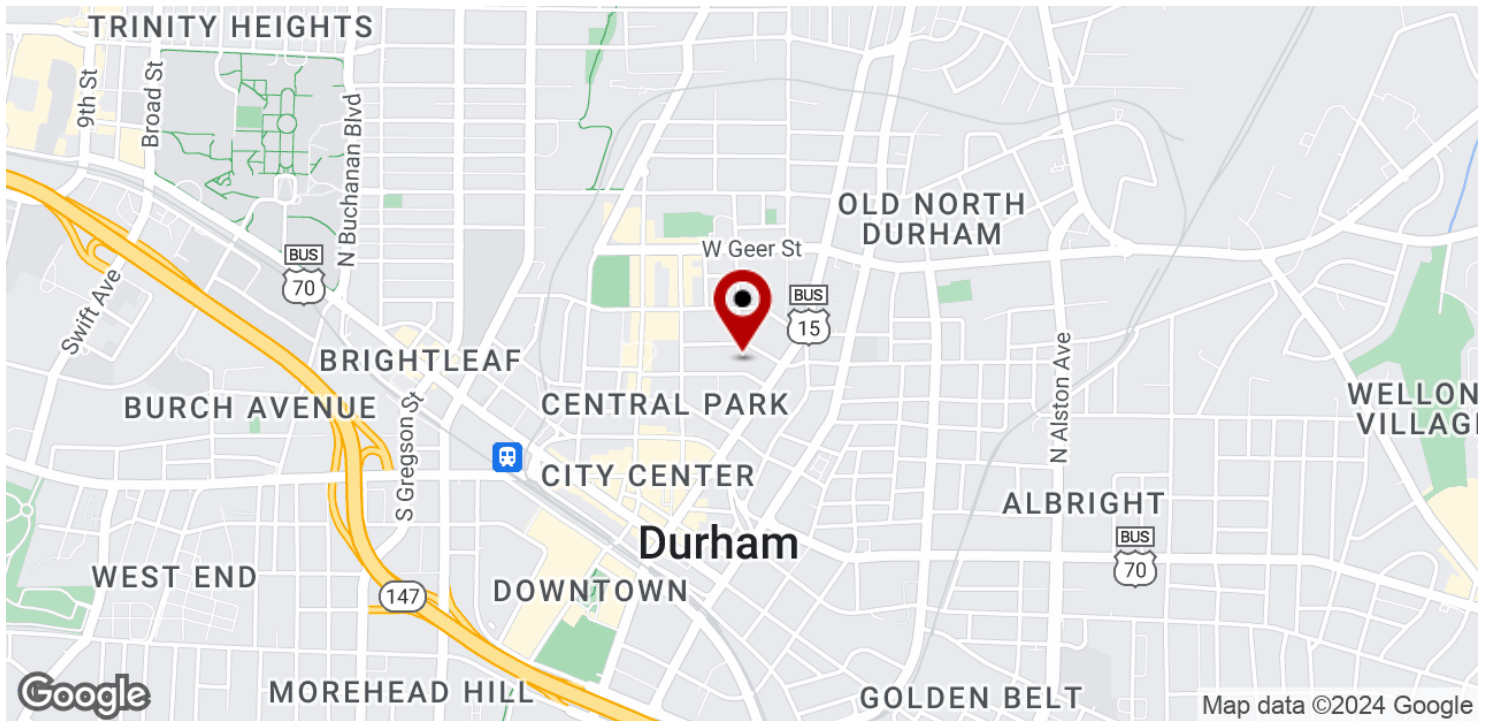
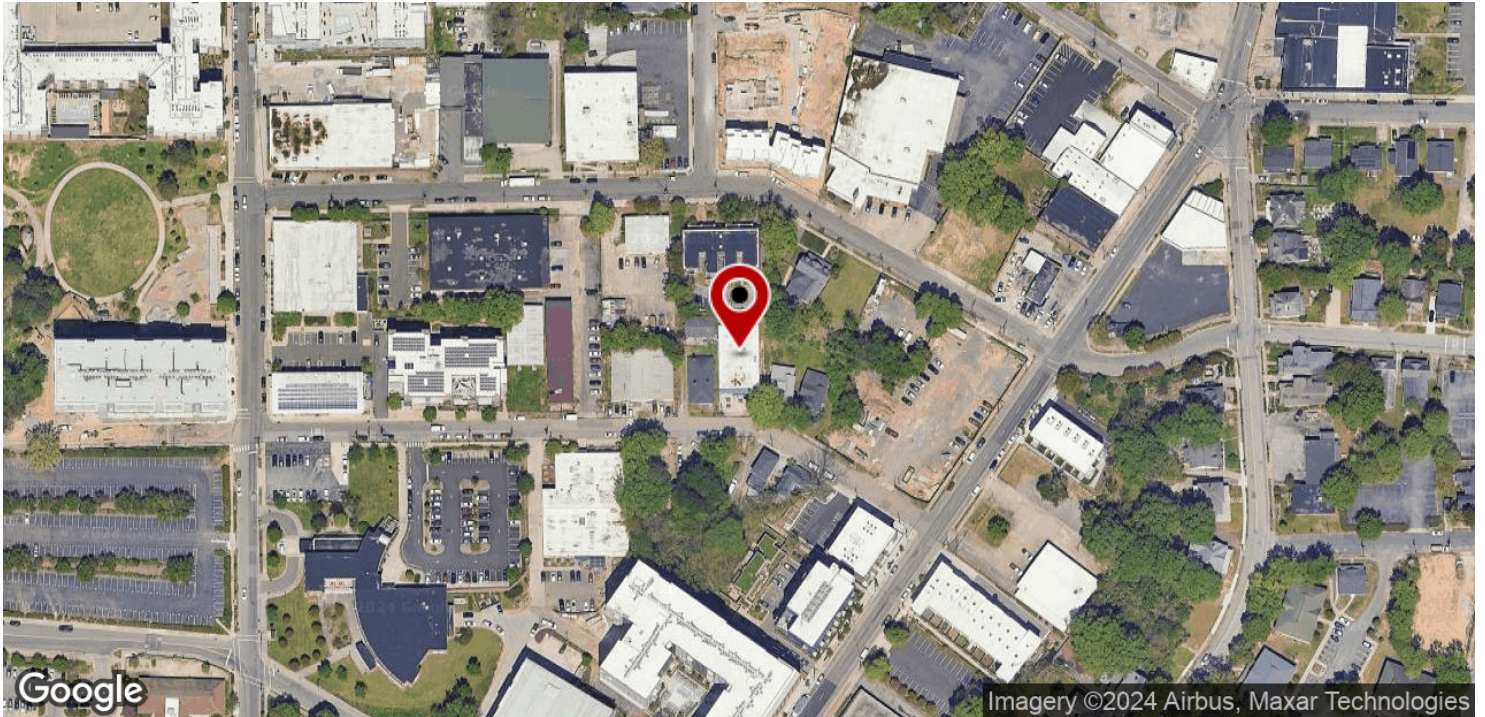
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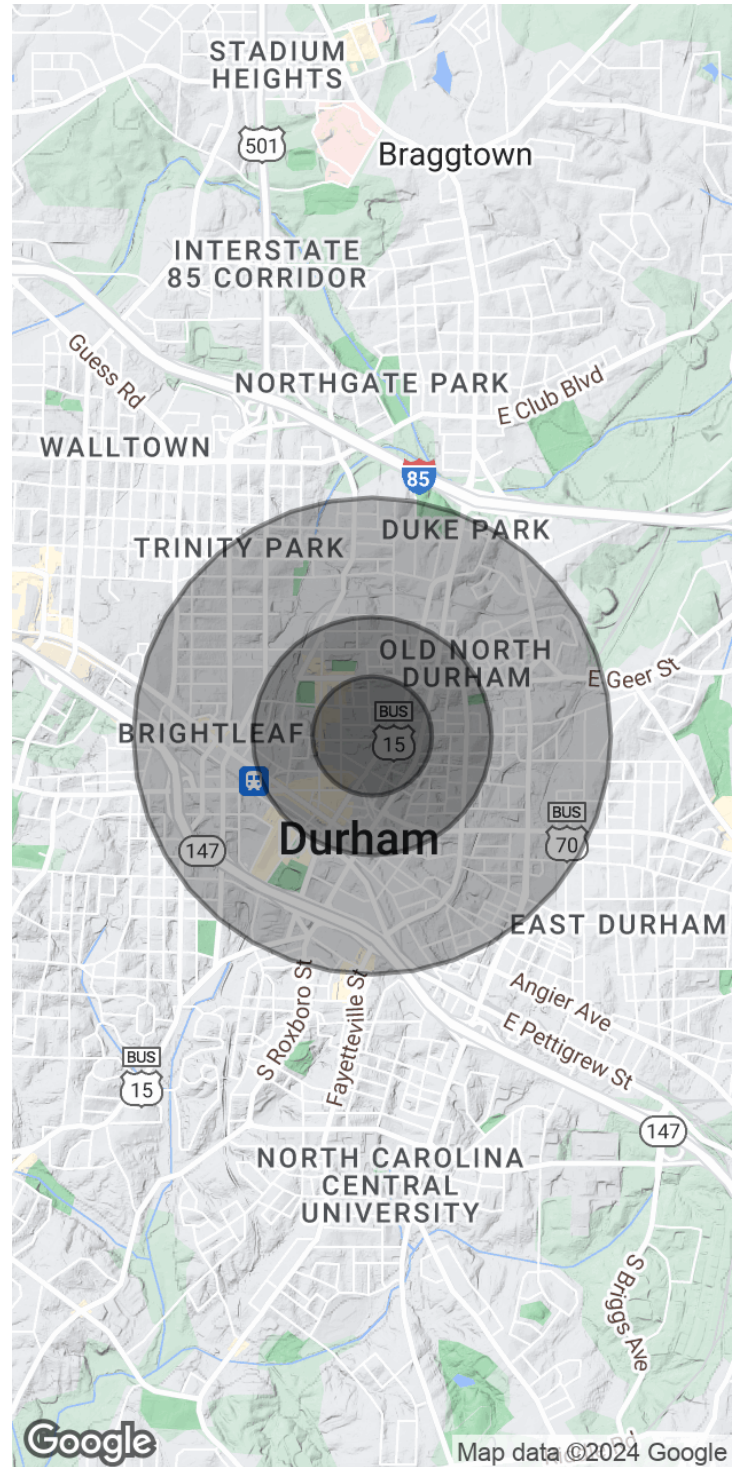
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	599	3,304	14,173
Average Age	33.9	32.3	33.0
Average Age (Male)	31.2	31.4	33.2
Average Age (Female)	35.5	34.7	33.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	323	1,667	7,134
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$97,651	\$76,131	\$67,136
Average House Value	\$349,437	\$290,834	\$308,293

ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	7.7%	13.1%	16.4%

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	361	1,780	8,019
Total Population - Black	181	1,244	4,599
Total Population - Asian	10	48	478
Total Population - Hawaiian	1	13	27
Total Population - American Indian	0	1	24
Total Population - Other	11	76	342

2020 American Community Survey (ACS)



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