

Downtown Durham Retail Building & Prime Development Site On 0.91 Acres

305 S. ROXBORO ST. | DURHAM, NC 27712

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Property Dashboard

\$5,600,000

Asking Price

10,987 SF

Total SQFT

\$351,584

Current NOI

0.91

Total Acres

6.28%

Stabilized Cap Rate

DD-C

Zoning

Parcel PIN | 821957644

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	17,589	93,881	198,221
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$79,082	\$74,065	\$85,154

KEY AMENITIES

- Surrounded by 2400 new Class A apartments being built nearby. This indicates a growing and dynamic area, with potential for increased foot traffic and demand for commercial space.
- The building is strategically located Durham, offering easy access downtown Durham, the American Tobacco Campus, and the thriving community surrounding it.
- The building includes two separate suites that are fully leased out.
- Potential expandibility for rooftop deck.
- Massive outdoor area: 0.25 acres for seating

	THE WINE FEED SUITE ONE	BULL CITY SUITE TWO
TOTAL SQUARE FEET	5,869 SF	5,118 SF
LEASE EXPIRATION	01/31/2030	09/30/2029
RENEWAL OPTIONS	One (1) Three-Year Option to Exetend	NO OPTIONS





Bull City





The Wine Feed





**THE ROXBORO
AT VENABLE**

THE VENABLE

BIO PRODUCTS LAB

**PRECISION
BIOSCIENCES**

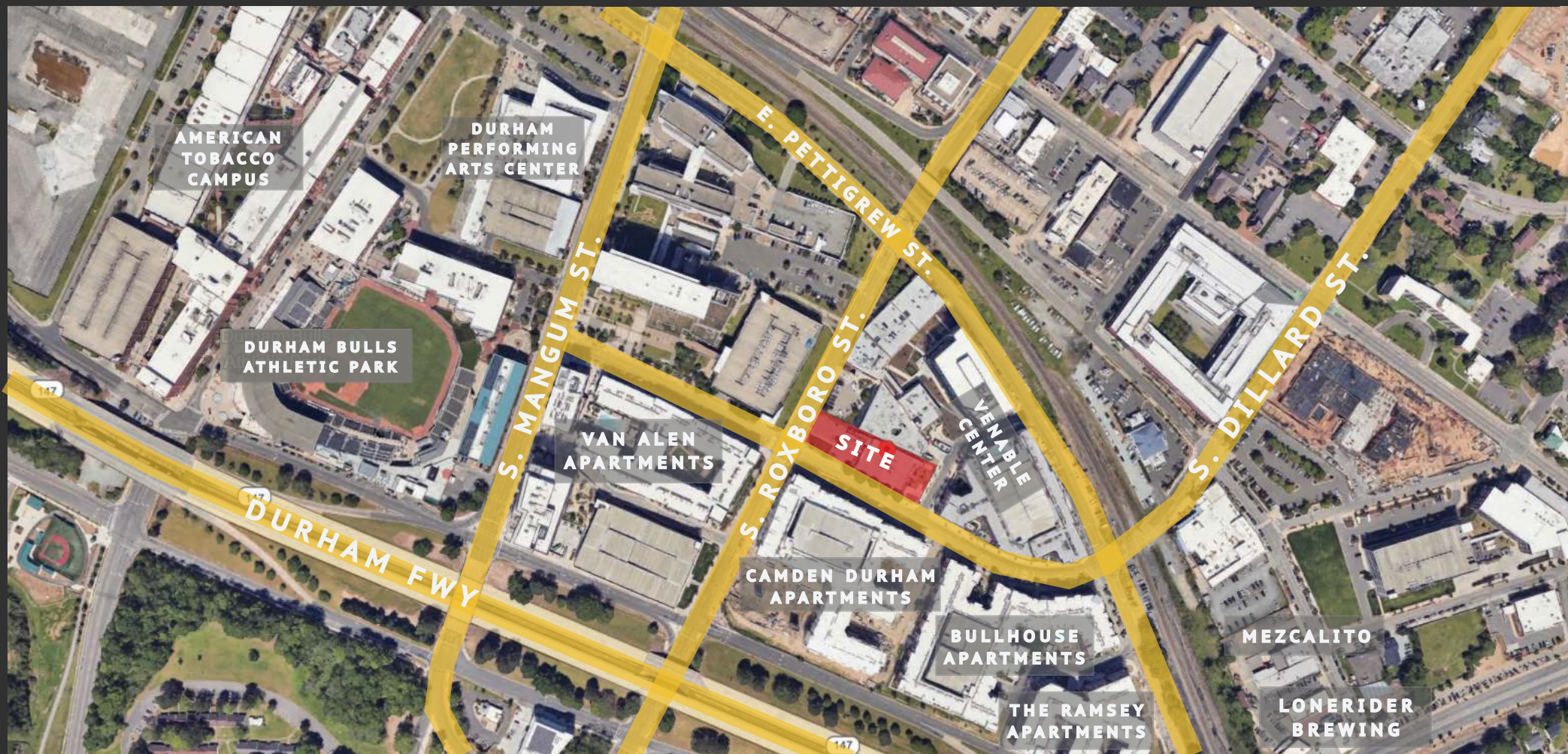
**BULL CITY
CIDERWORKS**

THE WINE FEED

ROXBORO ST.

S. DILLARD ST.

Urban Oasis: *Class A Apartments Nearby*

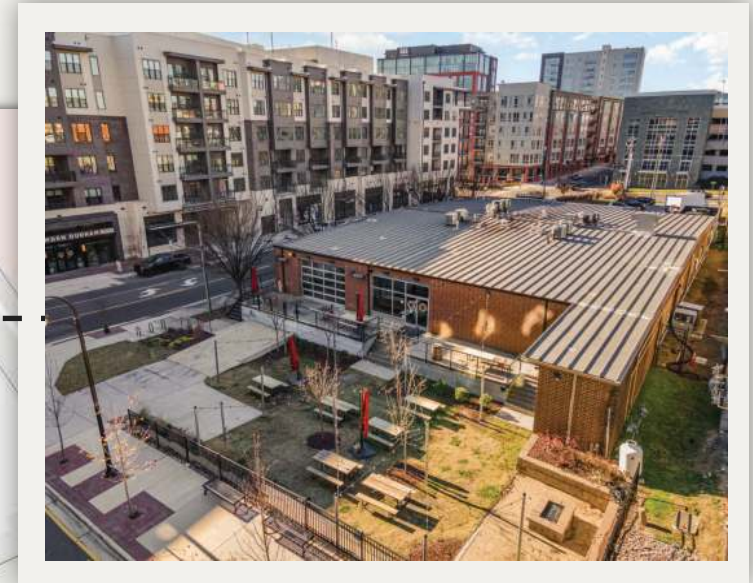
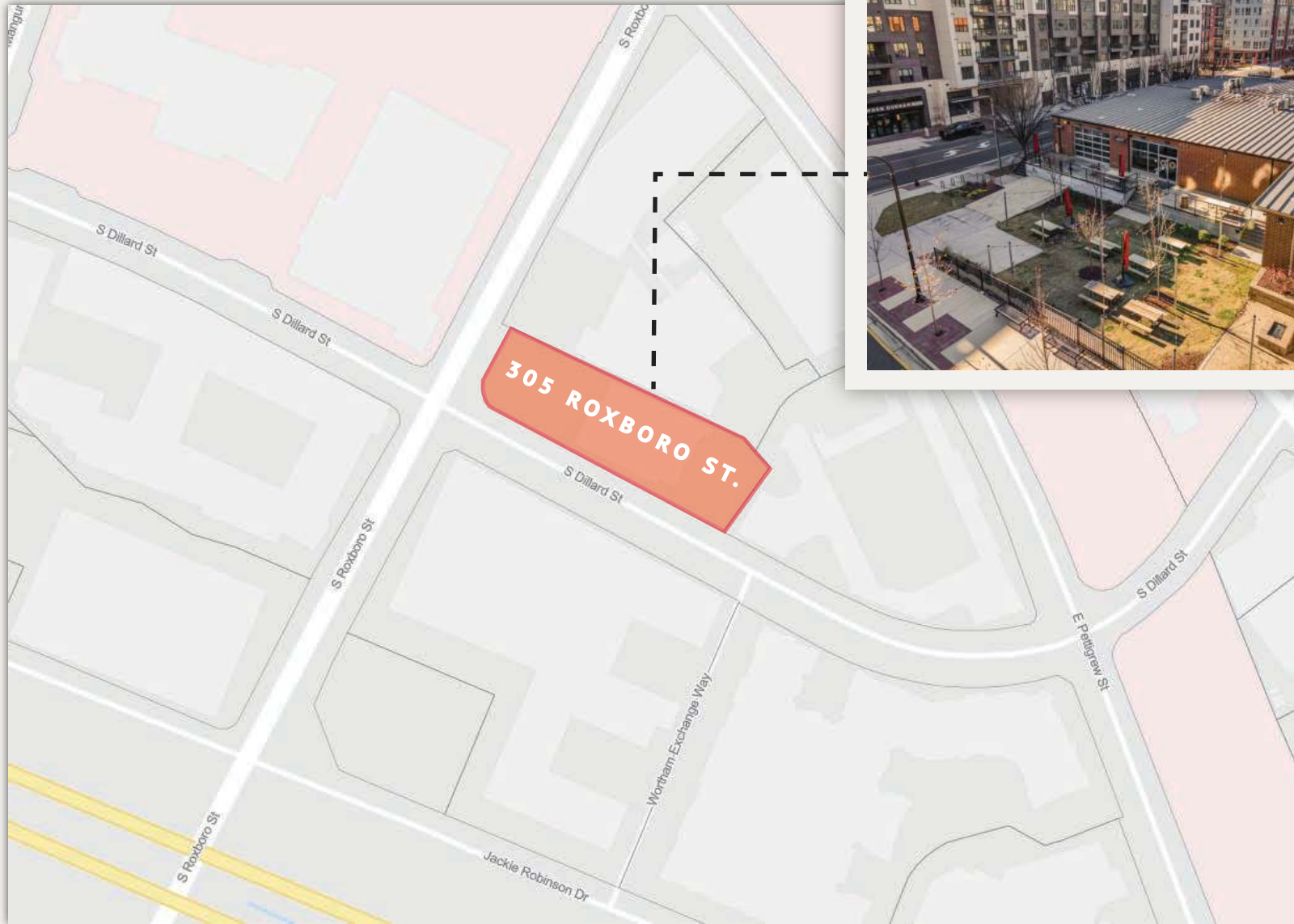


CLASS A APARTMENTS SURROUNDING 305 S ROXBORO ST.

VENABLE DURHAM	221 UNITS
VAN ALEN	418 UNITS
CAMDEN DURHAM	354 UNITS
BULLHOUSE	282 UNITS
THE RAMSEY	242 UNITS

Take advantage of the high foot traffic generated by the nearby residential community and local attractions. With a strategic location and a strong tenant mix, this retail property offers excellent investment potential.

Parcel Map



Market Overview - *Durham, NC*



Durham is the county seat of Durham County, North Carolina. Small portions of the city limits extend into Orange County and Wake County. The U.S. Census Bureau estimated the city's population to be 278,993 as of July 1, 2019, making it the 4th-most populous city in North Carolina, and the 79th-most populous city in the United States. A railway depot was established on land donated by Bartlett S. Durham in 1849, the namesake of the city. Following the American Civil War, the community of Durham Station expanded rapidly, in part due to the tobacco industry. It became known as the founding place and headquarters of the American Tobacco Company. Textile and electric power industries also played an important role. While these industries have declined, Durham underwent revitalization and population growth to become an educational, medical, and research centre.

Durham is home to several recognized institutions of higher education, most notably Duke University and North Carolina Central University. Together, the two universities make Durham one of the vertices of the Research Triangle area; central to this is the Research Triangle Park south of Durham, which encompasses an area of 11 square miles and is devoted to research facilities. Durham is also a national leader in health-related activities, which are focused on the Duke University Hospital and many private companies. Duke and its Duke University Health System, in fact, are the largest employers in the city.

In recent years the city of Durham has stepped up revitalization of its downtown and undergone an economic and cultural renaissance of sorts. Partnering with developers from around the world, the city continues to promote the redevelopment of many of its former tobacco districts.

#1

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