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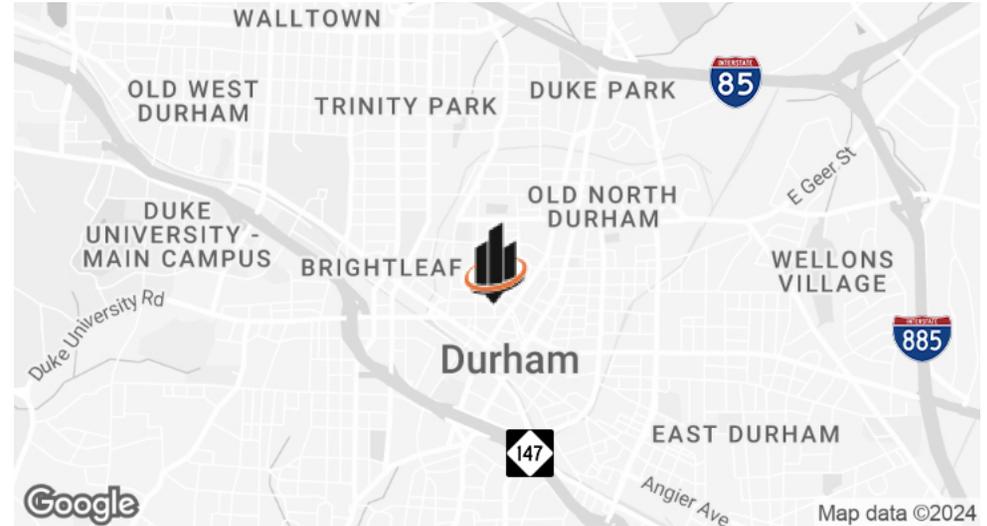


CAREY GREENE

919.287.2135 | carey.greene@svn.com

FOR SALE OR LEASE
204 RIGSBEE AVE
SUITE 101 | DURHAM, NC 27701

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±3,944 SF
PARCEL ID:	197963
YEAR BUILT/ RENOVATED	1939/2004 & 2021
ZONING:	DD-C
SALE PRICE:	\$1,450,000
LEASE RATE:	Aggressive Rate Available for Short-Term Lease! (Contact Brokers)
VIDEO:	View Here

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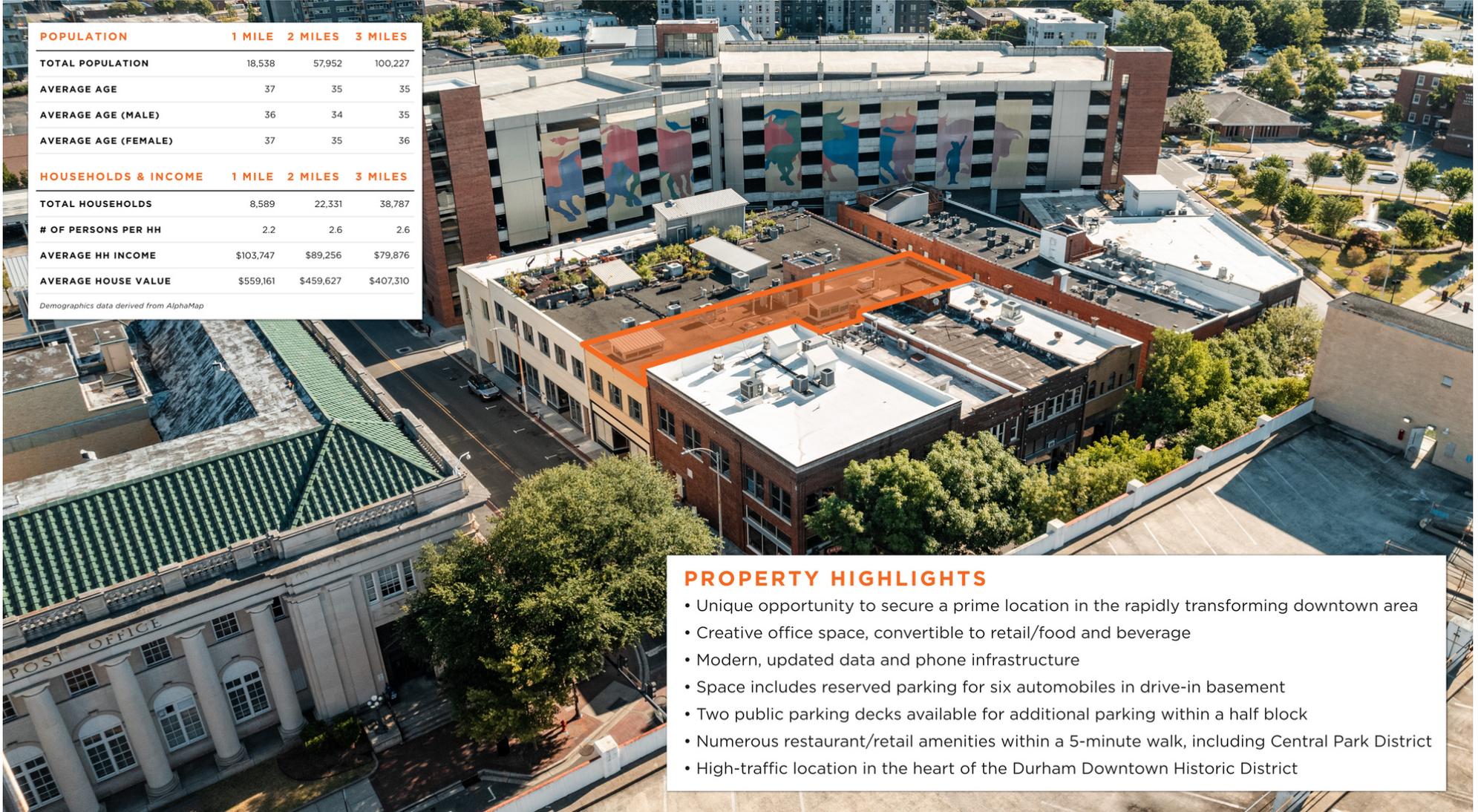
PROPERTY OVERVIEW

SVN | Real Estate Associates as the exclusive listing agent, is pleased to offer for sale or lease **Suite 101 at 204 Rigsbee Avenue in downtown Durham, NC.**

This area continues to experience an incredible transformation, with projects both under construction and planned to further expand its base of residential, retail, office, and life science spaces.

Suite 101 is a versatile, **street-level commercial condo unit, currently built out as an open, creative office.** With an ideal storefront façade, easy access to parking, and two means of egress, this space **could easily be converted to a retail use,** including food and beverage operations. This prime location, adjacent to some of Durham's most popular restaurants and cafes, **provides excellent visibility and customer traffic.**

PROPERTY HIGHLIGHTS & DEMOGRAPHICS



POPULATION			
	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,538	57,952	100,227
AVERAGE AGE	37	35	35
AVERAGE AGE (MALE)	36	34	35
AVERAGE AGE (FEMALE)	37	35	36

HOUSEHOLDS & INCOME			
	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,589	22,331	38,787
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$103,747	\$89,256	\$79,876
AVERAGE HOUSE VALUE	\$559,161	\$459,627	\$407,310

Demographics data derived from AlphaMap

PROPERTY HIGHLIGHTS

- Unique opportunity to secure a prime location in the rapidly transforming downtown area
- Creative office space, convertible to retail/food and beverage
- Modern, updated data and phone infrastructure
- Space includes reserved parking for six automobiles in drive-in basement
- Two public parking decks available for additional parking within a half block
- Numerous restaurant/retail amenities within a 5-minute walk, including Central Park District
- High-traffic location in the heart of the Durham Downtown Historic District

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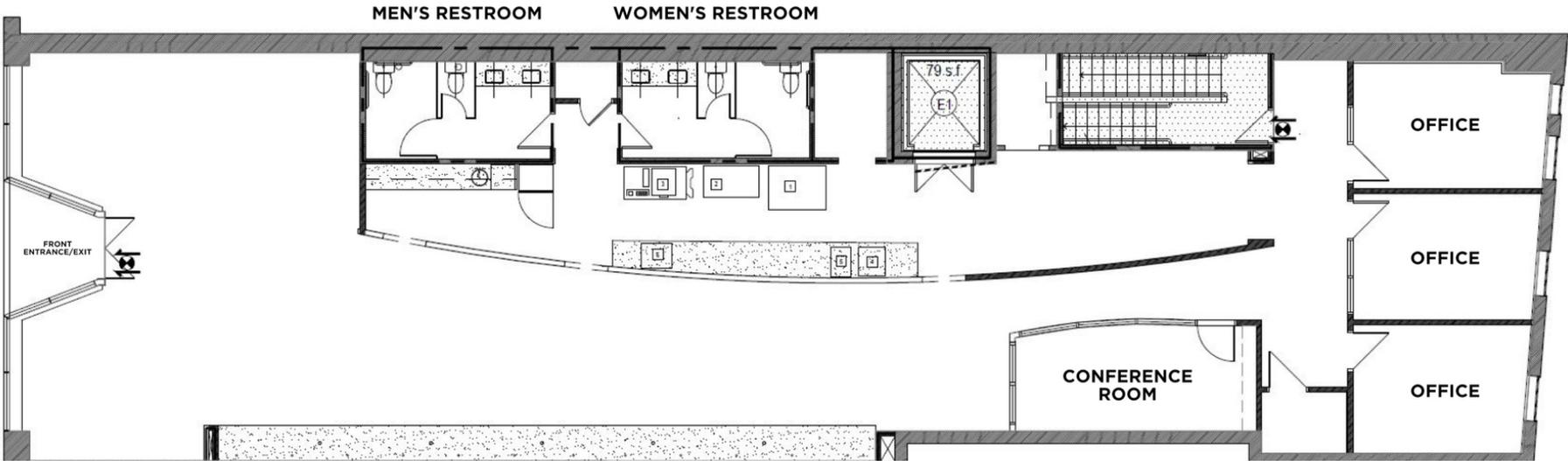
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DOWNTOWN DURHAM OFFICE/RETAIL CONDO | 204 Rigsbee Ave, Suite 101 Durham, NC 27701



FLOOR PLAN (SUITE 101)

VIDEO TOUR

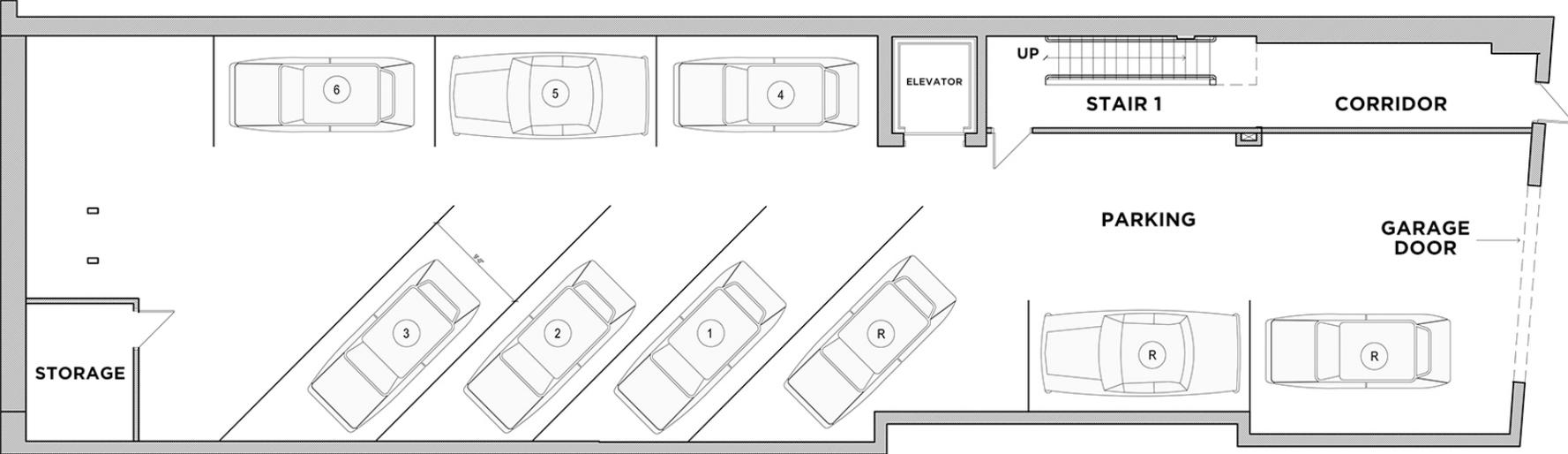


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FLOOR PLAN (DRIVE-IN BASEMENT GARAGE)



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INTERIOR PHOTOS (SUITE 101)

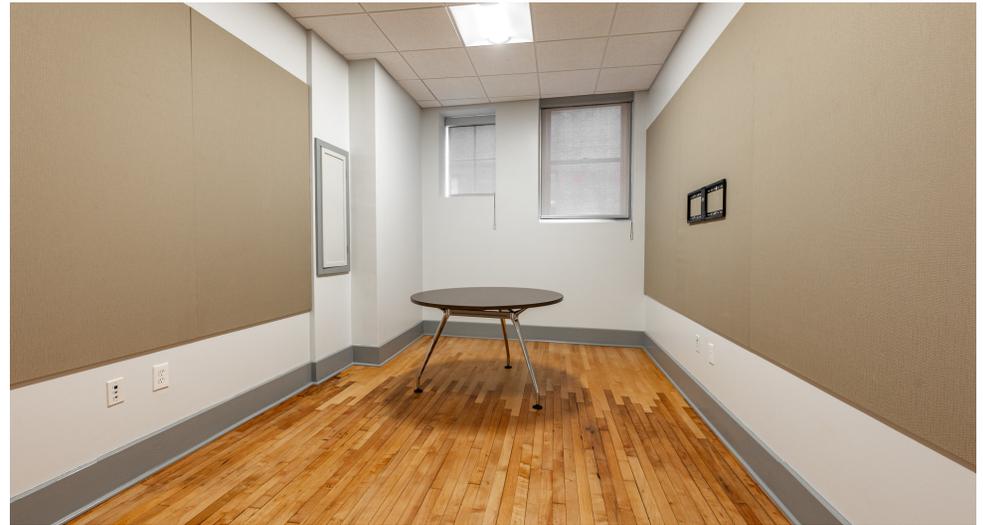


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RETAILER MAP



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