



DANIEL ROBINSON, COMMERCIAL BROKER
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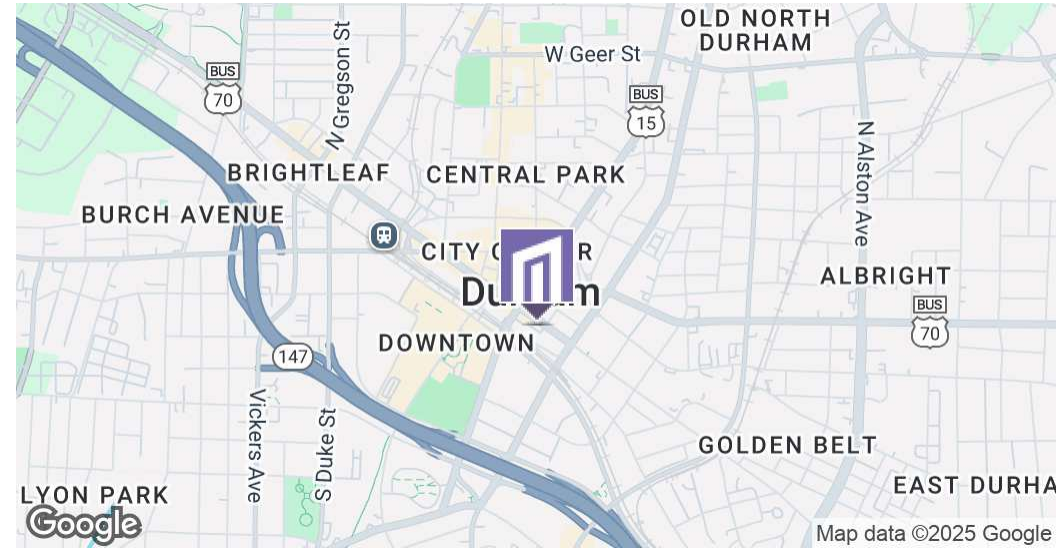
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,395,000
Building Size:	3,750 SF
Lot Size:	1,489 SF
Number of Units:	3
Year Built:	1946
Renovated:	2016
Zoning:	DD-C

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PROPERTY OVERVIEW

Explore the potential of this remarkable property located at 124 E Main St, Durham, NC. Boasting 3,750 SF with three units, including upper floor residential space, this versatile building presents a unique opportunity for office, creative, or mixed-use investors and users. Originally constructed in 1946 and thoughtfully renovated in 2016, the property blends historic charm with modern functionality. Zoned DD-C, it offers a strategic location within the vibrant downtown area. With its flexible layout and prime positioning, this property is ready to serve as an ideal canvas for owner occupants or investors seeking a distinctive space to make their mark in downtown Durham.

PROPERTY HIGHLIGHTS

- 3,750 SF building
- Three units, including upstairs residence
- Built in 1946, renovated in 2016
- Prime downtown Durham location

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Immerse yourself in downtown Durham - this bustling district is home to an array of attractions, including the iconic Durham Performing Arts Center, renowned dining spots like Mateo, Mother & Sons and M Sushi, and the historically-rich Carolina Theater. With its proximity to the Durham Innovation District and Duke University,

COMPLETE HIGHLIGHTS



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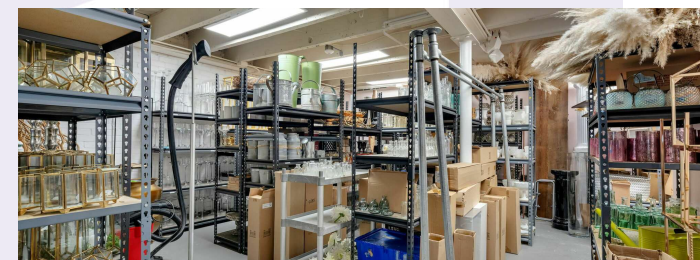
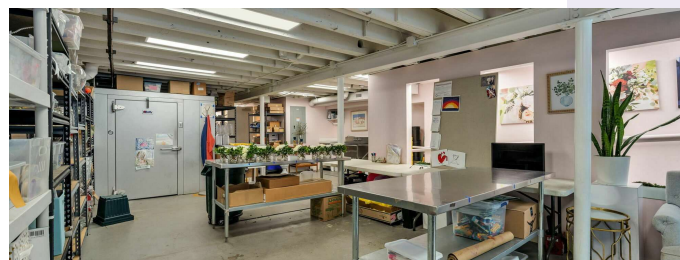
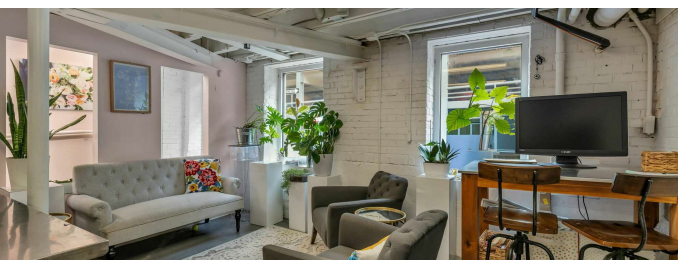
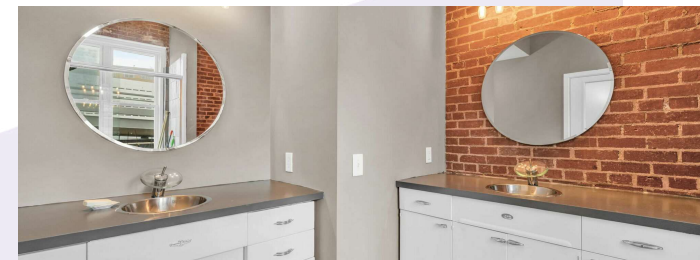
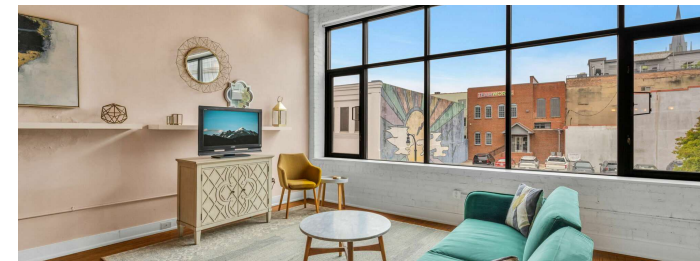
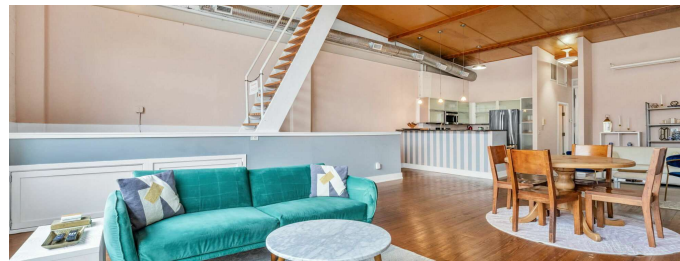
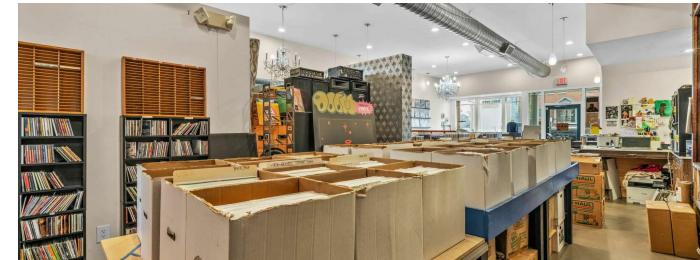
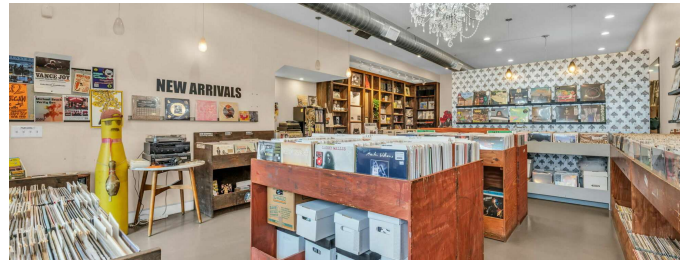
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- Three units, including upstairs residence
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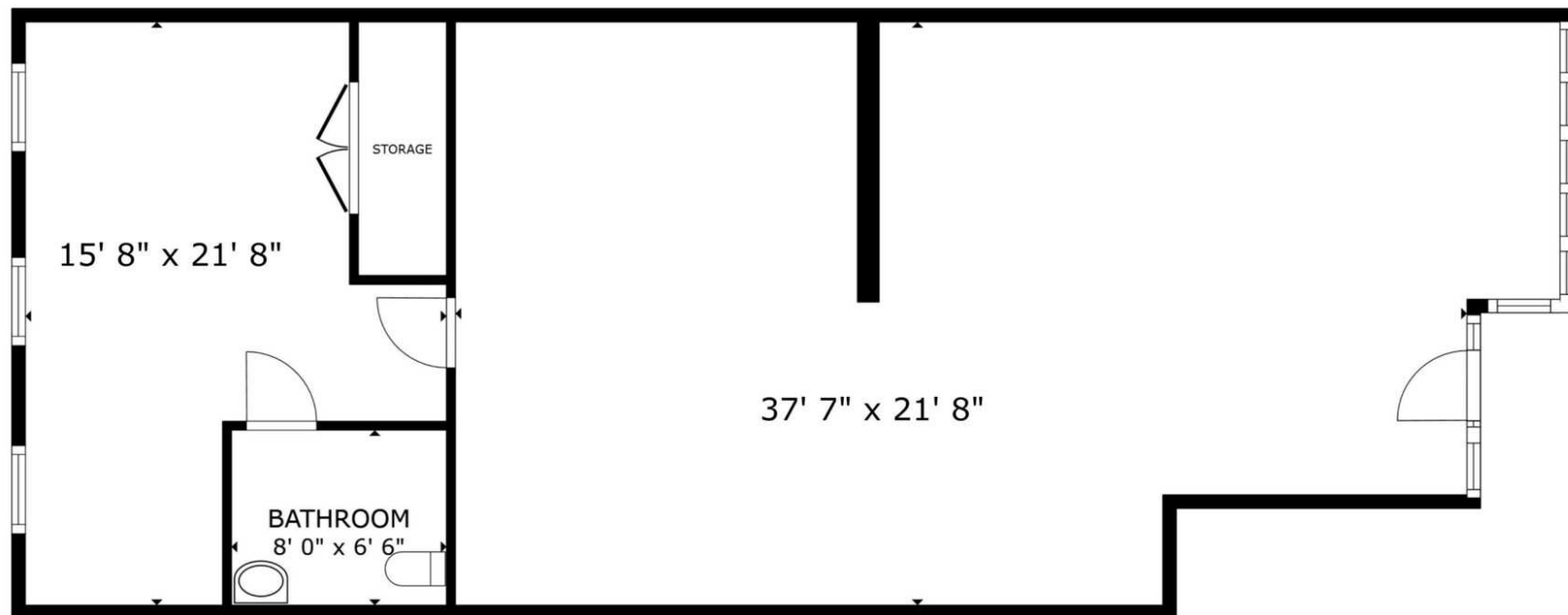
ADDITIONAL PHOTOS



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FLOOR PLANS

124 E MAIN ST, 1



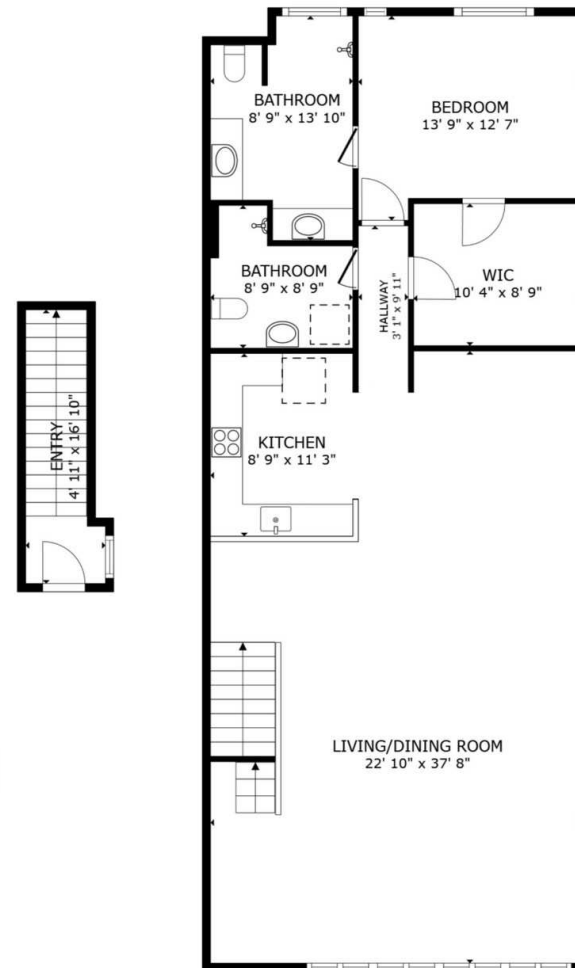
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FLOOR PLANS

124 E MAIN ST, 2



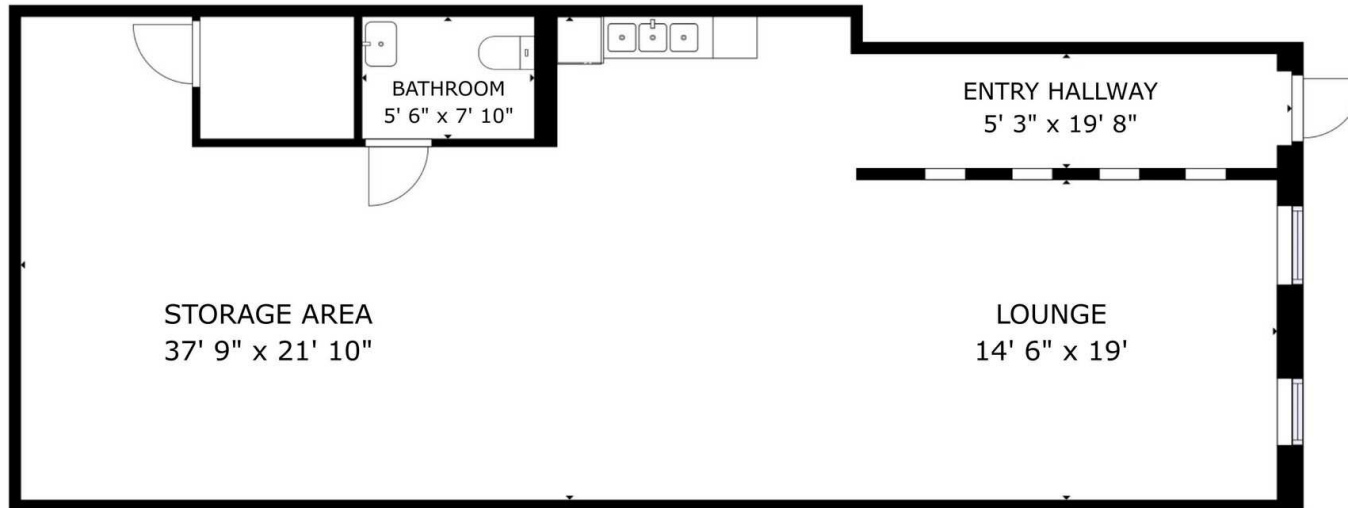
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FLOOR PLANS

124 E MAIN ST, BASEMENT



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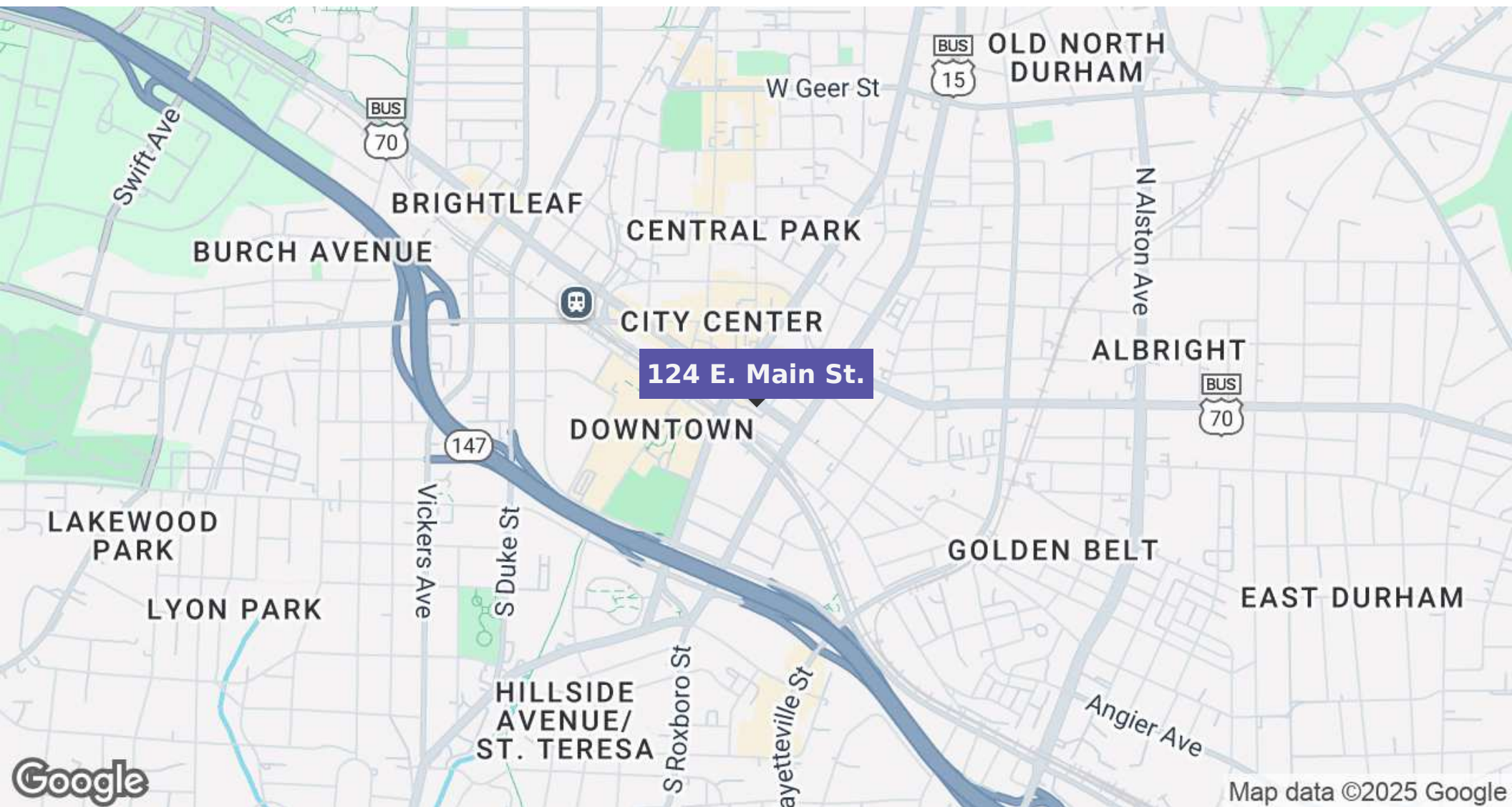
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REGIONAL MAP

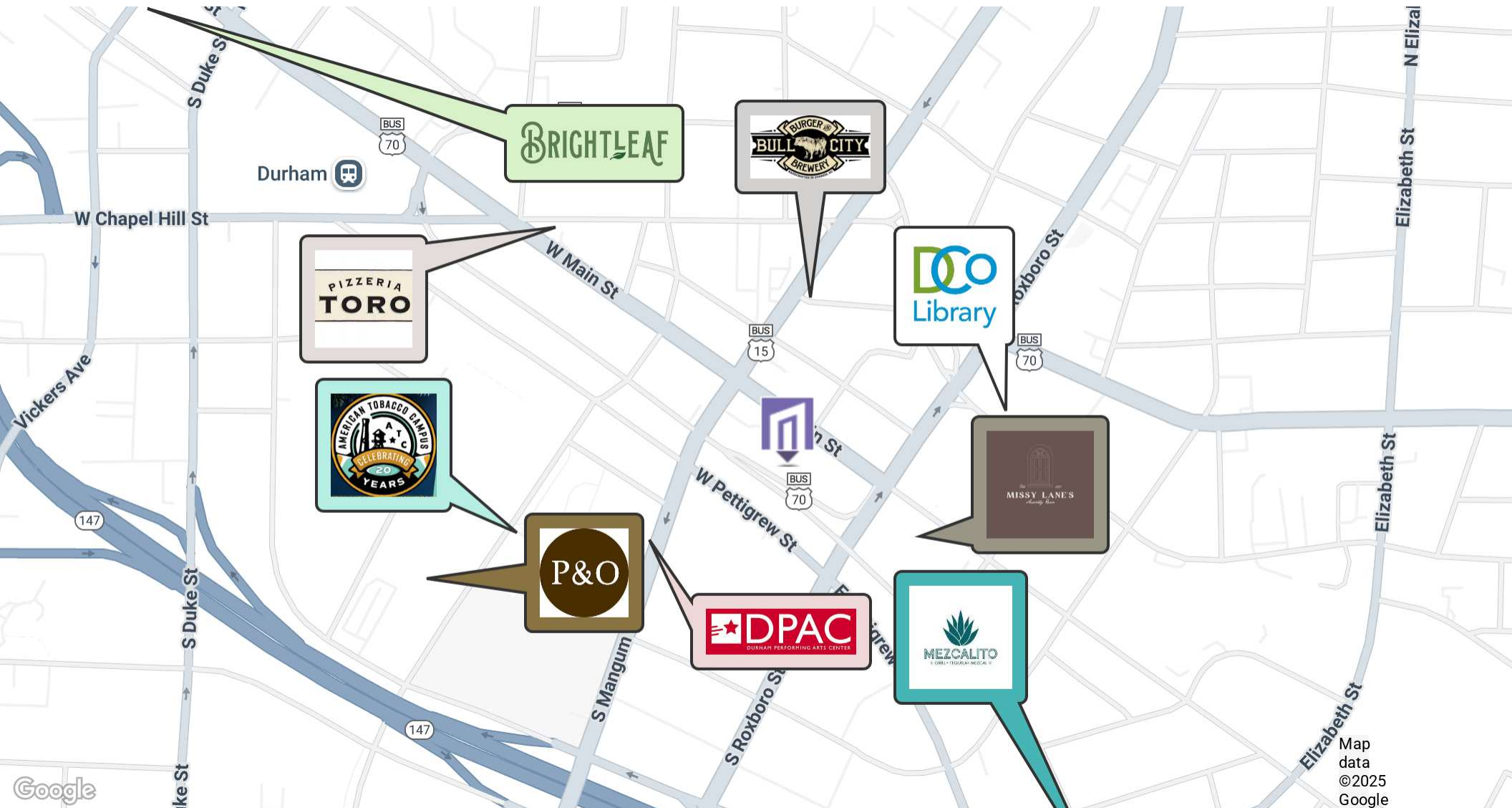


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LOCATION MAP

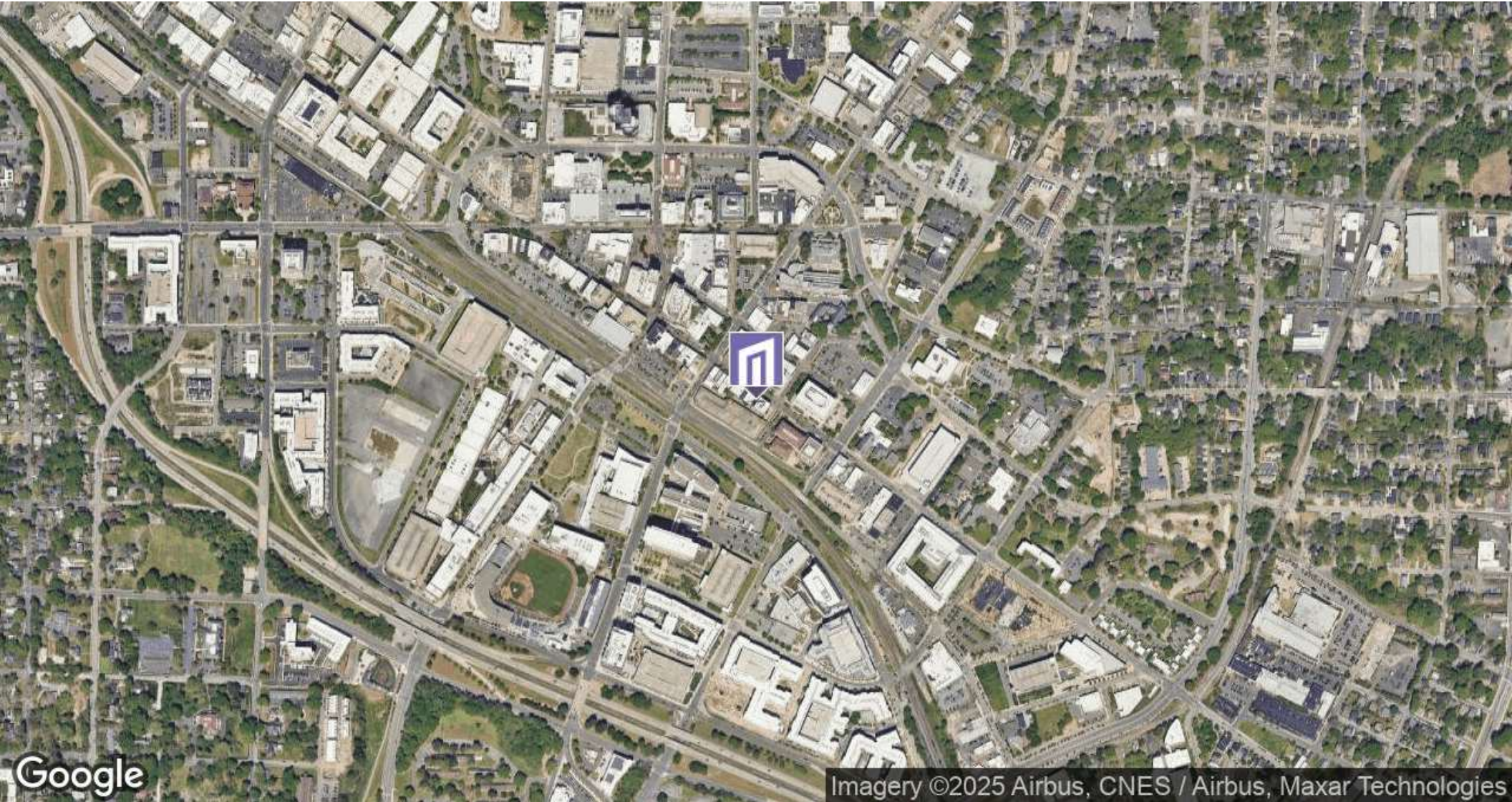


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AERIAL MAP



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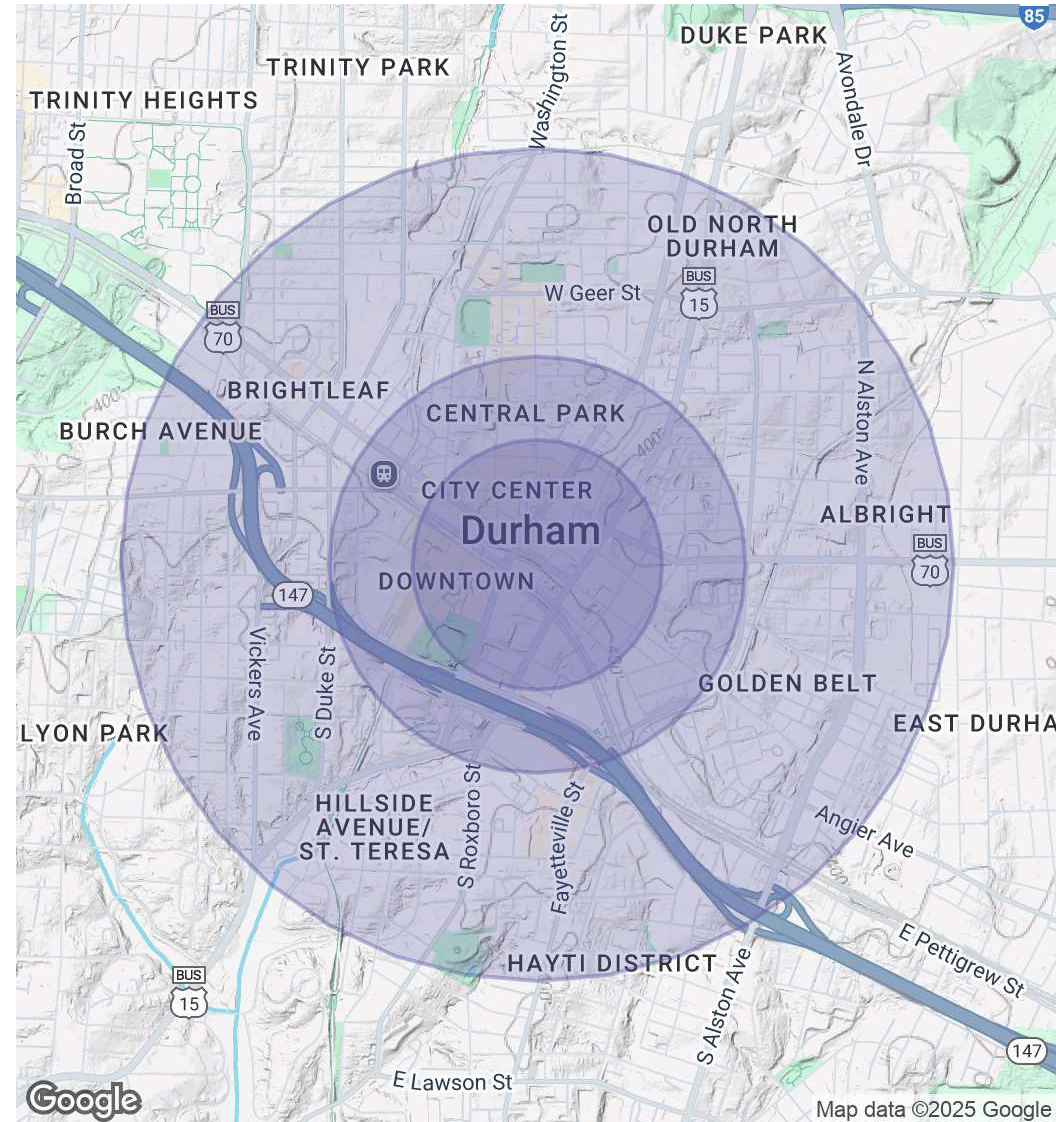


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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,790	5,505	18,228
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	917	2,820	8,548
# of Persons per HH	2	2	2.1
Average HH Income	\$106,658	\$101,907	\$96,852
Average House Value	\$548,126	\$578,610	\$537,832

Demographics data derived from AlphaMap



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ADVISOR BIO



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Commercial Broker

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PROFESSIONAL BACKGROUND

A long-time North Carolina resident, Daniel specializes in sales, leasing and advisory services for owners of historic, adaptive reuse and urban infill projects. Prior to his work at Maverick, Daniel (along with Maverick Partners president Brad Wiese) developed and co-owns The Durham Hotel – helping to resurrect and convert the iconic, mid-century Home Savings Bank into one of the nation’s premier boutique hotels. He has also worked for, consulted with, or owned a wide range of businesses, including Morgan Stanley, multiple medical device manufacturers, art advisory firms, a billiards hall and the International Storytelling Center.

Daniel earned a BA in art history from Duke University and an MBA from Wake Forest University. He has been a featured speaker and panelist for the United Nations Institute for Training and Research, the NC Center for Nonprofits, Fonkoze USA, the North Carolina Chamber of Commerce and the Krispy Kreme Foundation. In addition to his professional endeavors, Daniel has served on the boards of the Nasher Museum of Art at Duke University, Sevis Finansye Fonkoze (a Caribbean commercial bank), Durham’s Partnership for Children, and the Durham Community Land Trustees, among others. He lives with his wife, Cathy, in Durham, NC.

EDUCATION

BA - Art History, Duke University

MBA - Marketing, Wake Forest University

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