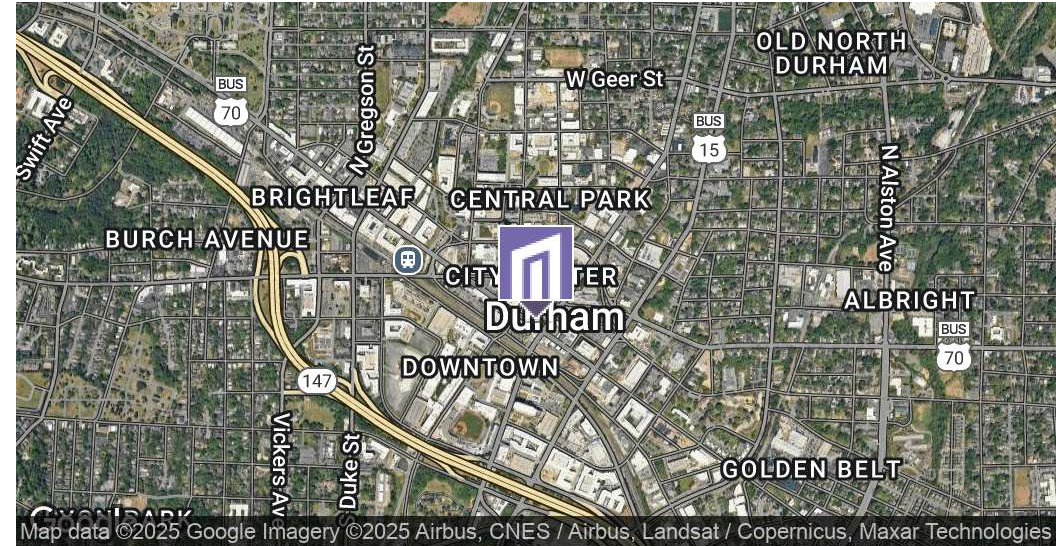


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OFFERING SUMMARY

Sale Price:	\$2,950,000
Building Size:	9,250 SF
Lot Size:	0.11 Acres
Number of Units:	3
Zoning:	DD-C
Submarket:	Downtown Durham

PROPERTY OVERVIEW

112 W. Main St. is located in the vibrant Downtown core surrounded by numerous residential developments, award-winning restaurants, bars, and is situated within the newly designated Bullpen Social District. Walk to the American Tobacco Campus, Durham Performing Arts Center, and other notable Districts in minutes. The building is anchored by popular Luna Restaurant along W. Main St. and Durham Vintage Collective on Black Wall Street's Parrish St. side. The second floor is vacant ready for its next iteration as retail, office, or residential ideally for an owner-occupant or for investors to reimagine.

PROPERTY HIGHLIGHTS

- "First and Main" location with frontage along Black Wall Street on Parrish St.
- Excellent condition
- Great opportunity for a business to occupy space plus income
- Surrounded by numerous shops, bars, restaurants, residential

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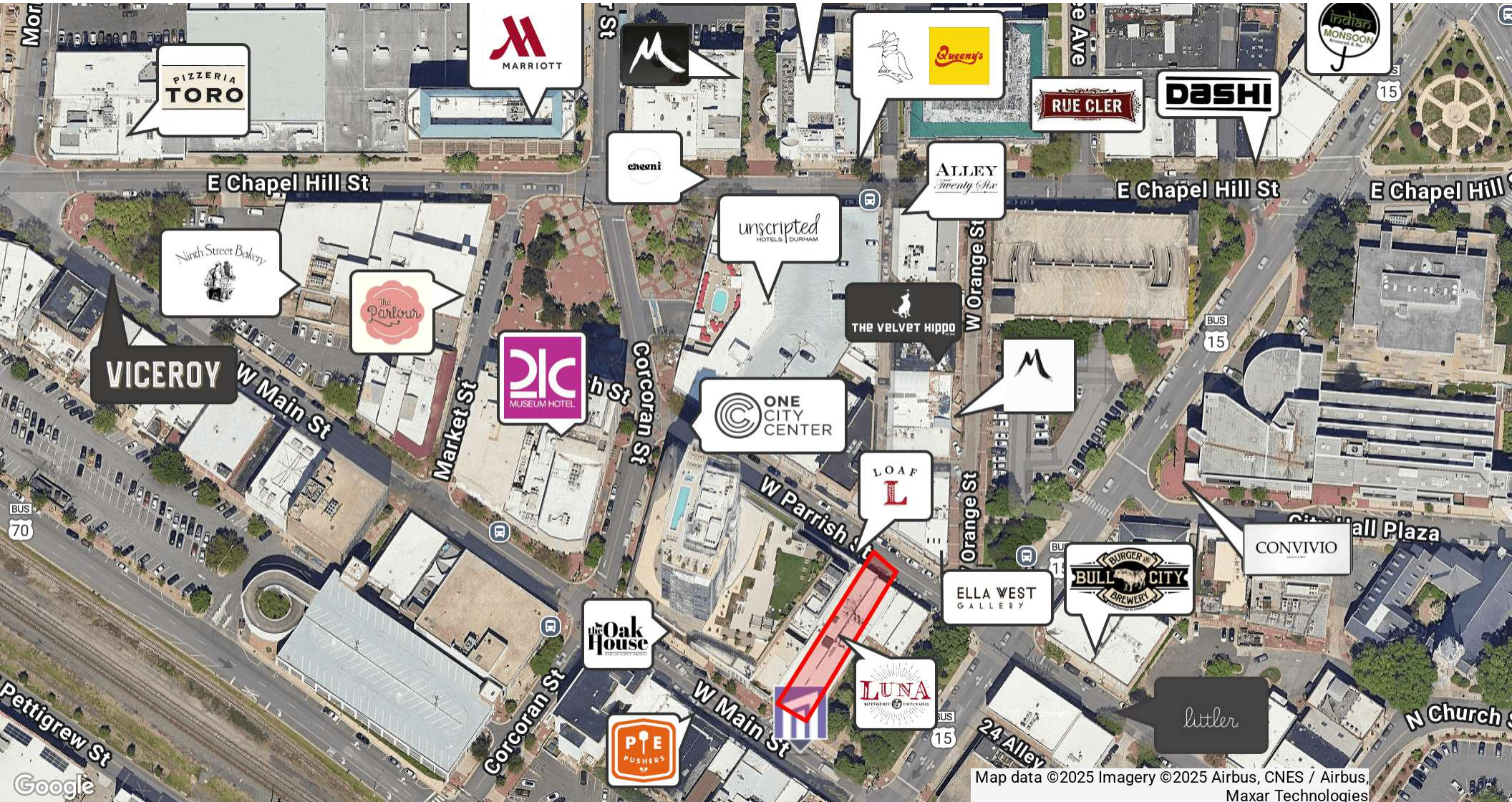
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2nd
Floor:

Office, Retail, Residential
(4,228 RSF; Vacant)

1st
Floor:

Luna Rotisserie and Empanadas
(2,495 RSF)

Durham Vintage Collective
(1,527 RSF)

Basement
Floor:

Durham Vintage Collective
(1,000 SF)



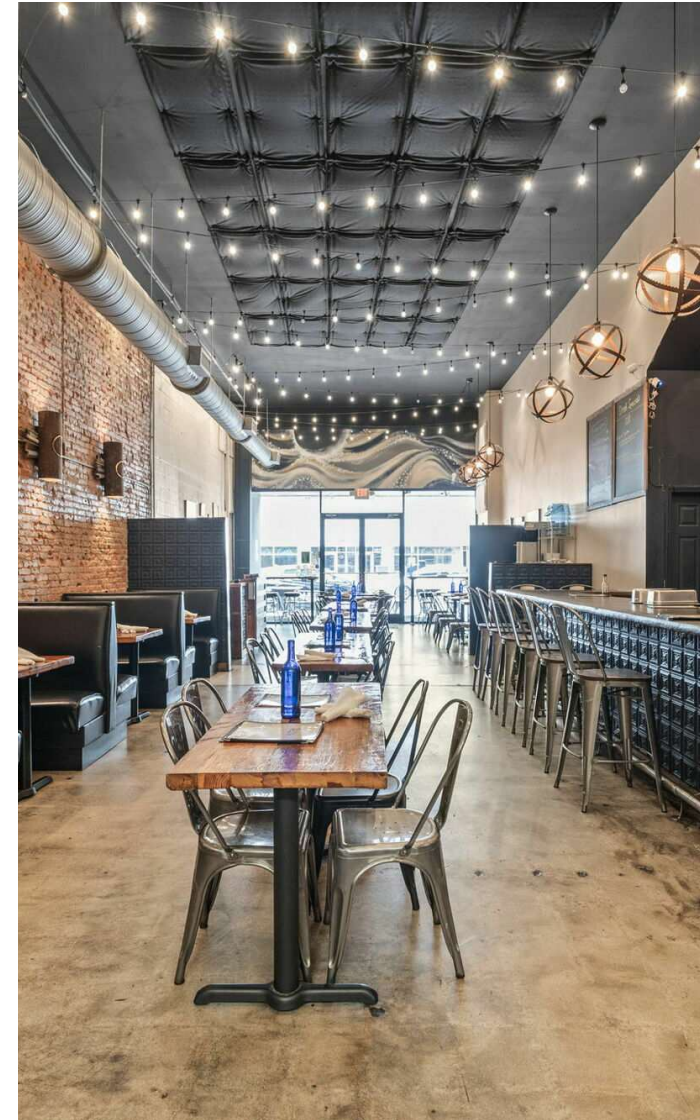
<https://lunarotisserie.com/>

At Luna, patrons can indulge in a fusion of South American and American Southern cuisine, where the menu is characterized by authenticity, freshness, and healthiness. One can opt for their hearty grain bowls, featuring rotisserie meats and locally sourced ingredients such as steamed kale and sweet corn. Meanwhile, the restaurant boasts a full bar of South American-inspired cocktails and house-made Agua Frescas. By honoring the diverse culinary traditions of South America while staying true to its Southern roots, Luna presents a unique and varied menu. Additionally, the restaurant is committed to improving local sustainability by actively promoting environmental, social, and economic wellbeing within the community.

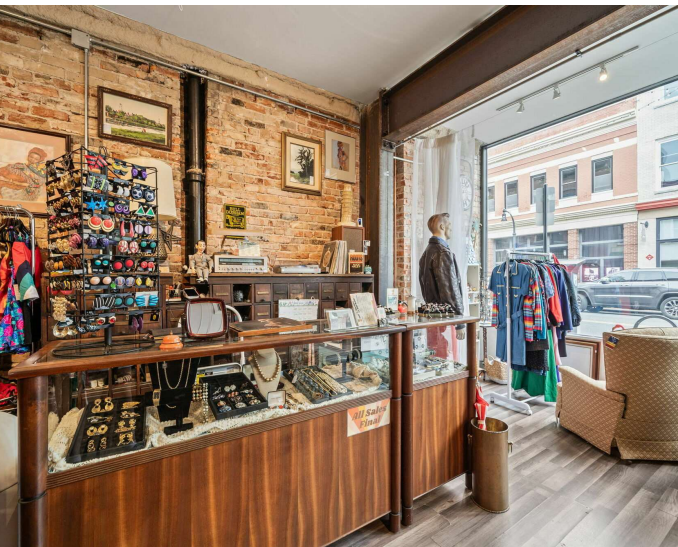
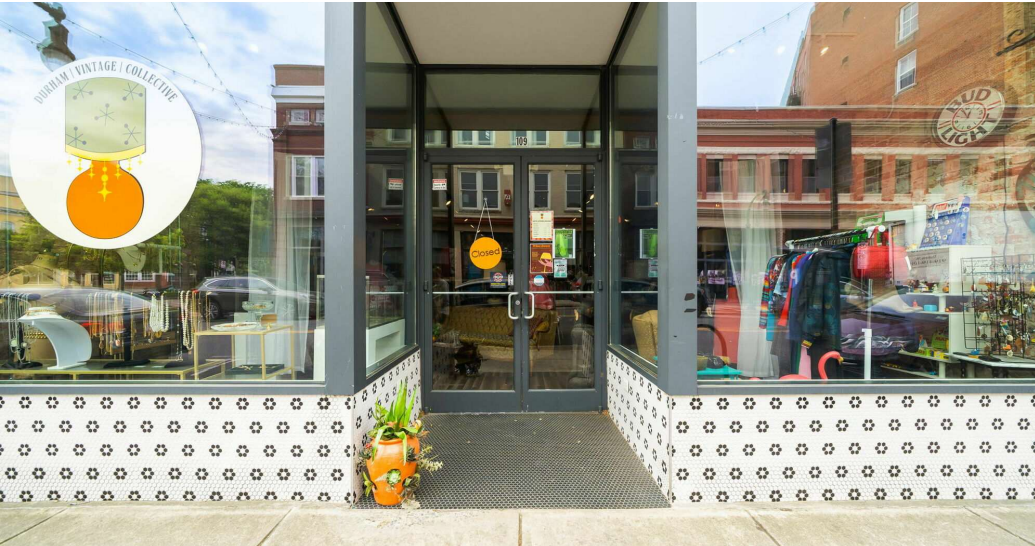


<https://www.instagram.com/durhamvintagecollective/>

Durham Vintage Collective boasts a wide range of home goods and clothing options for all sizes. The team behind the collective has established a significant presence in the Durham community, regularly appearing at local markets and events. Fans of the group's unique offerings were ecstatic when news broke that they would be opening their own brick-and-mortar store in the bustling downtown district. Peruse their eclectic collection, which includes nostalgic items, tasteful decor, and a carefully curated selection of apparel and accessories.



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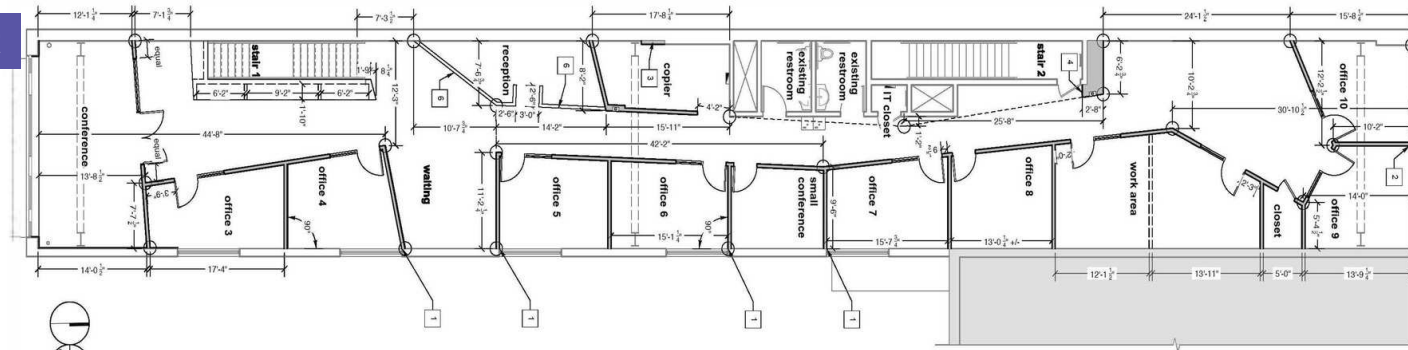
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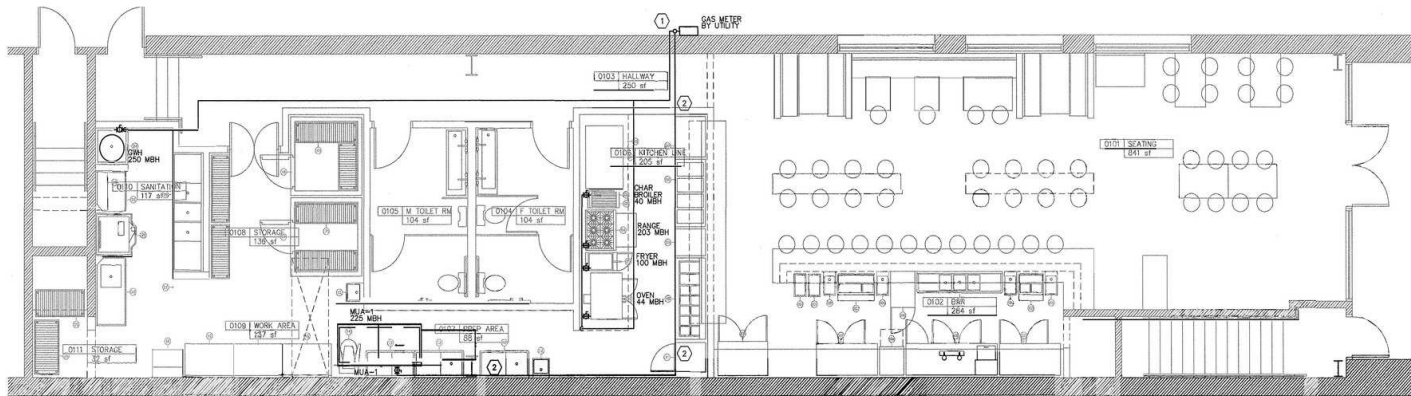
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360° VIRTUAL TOUR

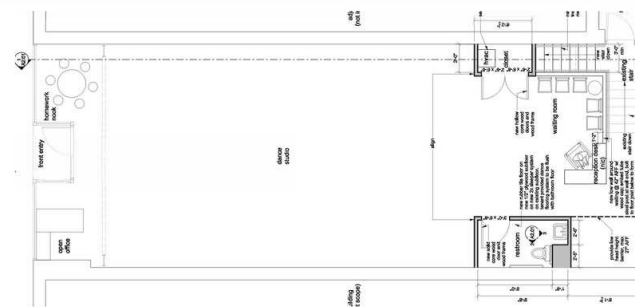
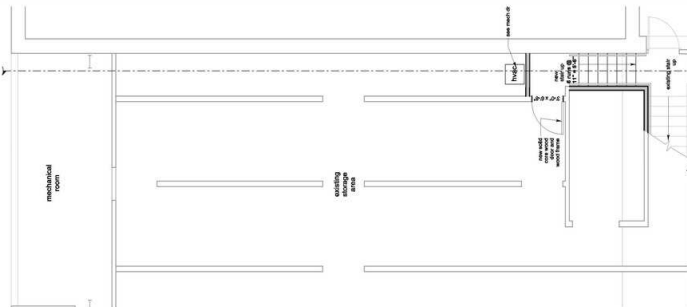
VIDEO TOUR



2nd Fl
Vacant
4,228 SF



1st Fl
Luna
2,495 SF



1st Fl
DVC
1,527 SF
w/Bsmt
1,000 SF

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Best Places to Live in the U.S. in 2022-2023



2021 Trending Destination



RTP is **Nation's #4 Biotech Hub**



#2 Smallest Gender Wage Gap in the Nation



Washington Duke Inn & Golf Club Wins 2022 Star Award



Top 10 City Where Black Americans Fare Best Economically



Chef Ricky of Saltbox Seafood Joint Awarded Best Chef: Southeast



#10 Best-Run City in America



M Sushi is NC's Only Spot on the Top 100 Restaurants in America List



Duke University ranked **10th Best University in the Nation**



#1 City for College Basketball Fans



#2 Best Thing to do in NC: Sarah P. Duke Gardens



#4 Best Place to Start a Business



Top 5 Best Cities for Artists



Durham Distillery named **Best Craft Gin Distillery in America**



4th Best Large Airport in the Country



Durham Bulls named Best Team of 2021



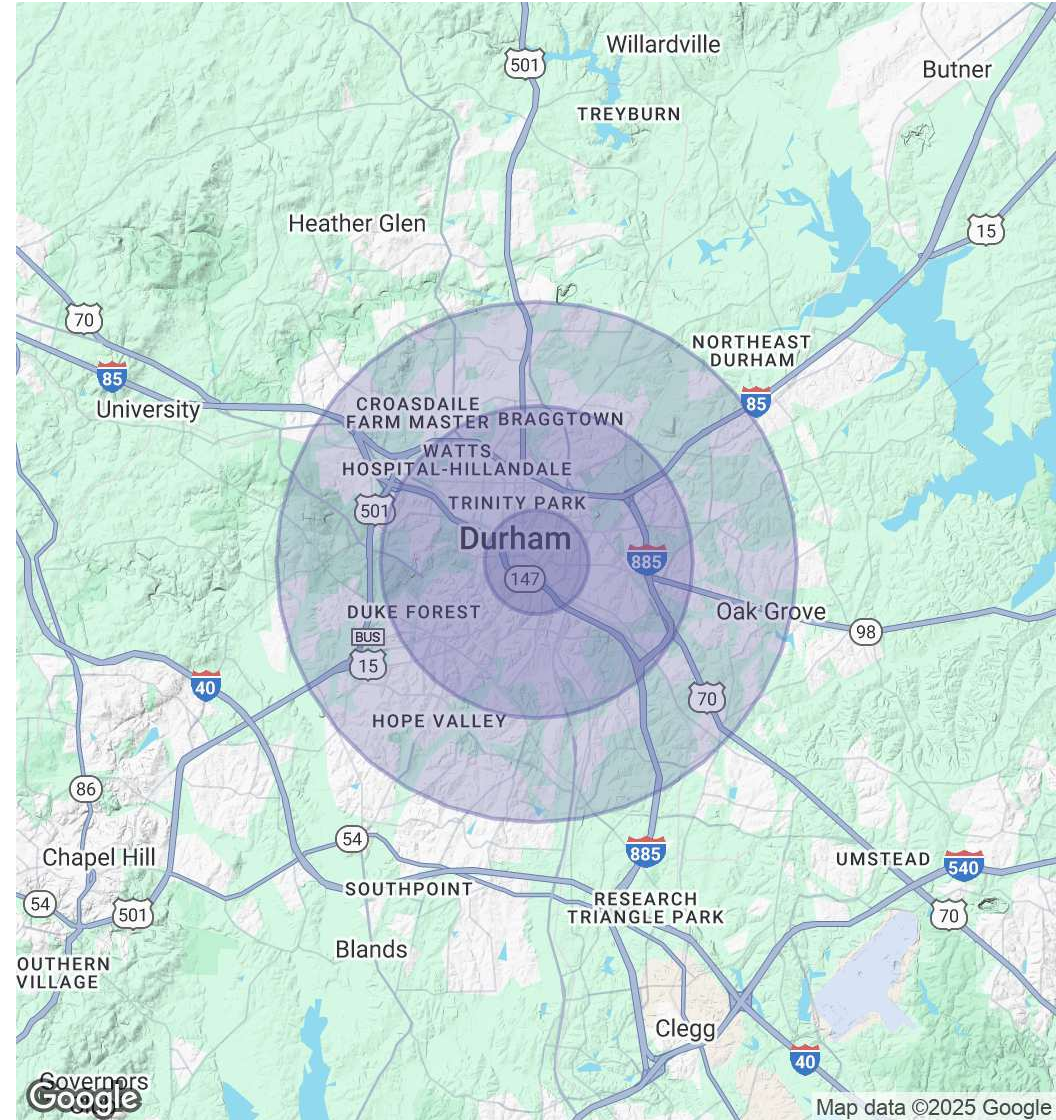
DPAC #2 in Attendance in the US (Mid-Year 2022)



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,359	98,874	197,945
Average Age	37	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,606	38,319	79,598
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$99,766	\$80,396	\$91,493
Average House Value	\$542,733	\$407,877	\$395,501

Demographics data derived from AlphaMap



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