

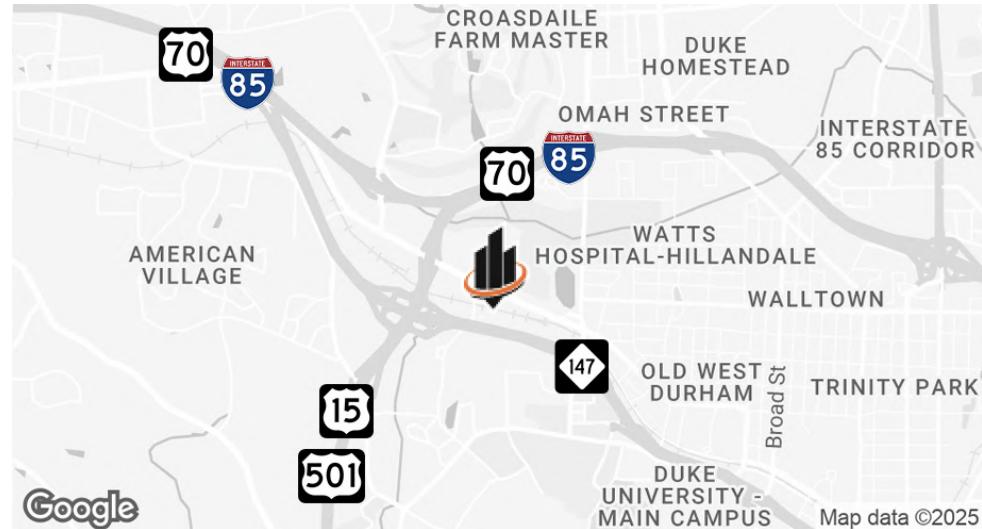


SUBLEASE OPPORTUNITY

2907 W. PETTIGREW STREET
±3,400 SF SPACE | DURHAM, NC 27705

CHARLES "SANDY" ALLEN, JR.
919.602.8891 | sandy.allen@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±10,000 SF
AVAILABLE SF:	±3,400 SF
ZONING:	IL (Industrial Light)
LEASE RATE:	\$15.00/SF (Full Service)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present the opportunity to **sublease ±3,400 SF of industrial flex space** at 2907 W. Pettigrew Street in Durham, NC. This space features **access to a common area that includes two dock-high doors and two restrooms**.

PROPERTY HIGHLIGHTS

- Portion of a ±10,000 SF industrial building
- Open space with concrete flooring and single entrance/exit
- Access to common area (two bathrooms + two dock high doors)

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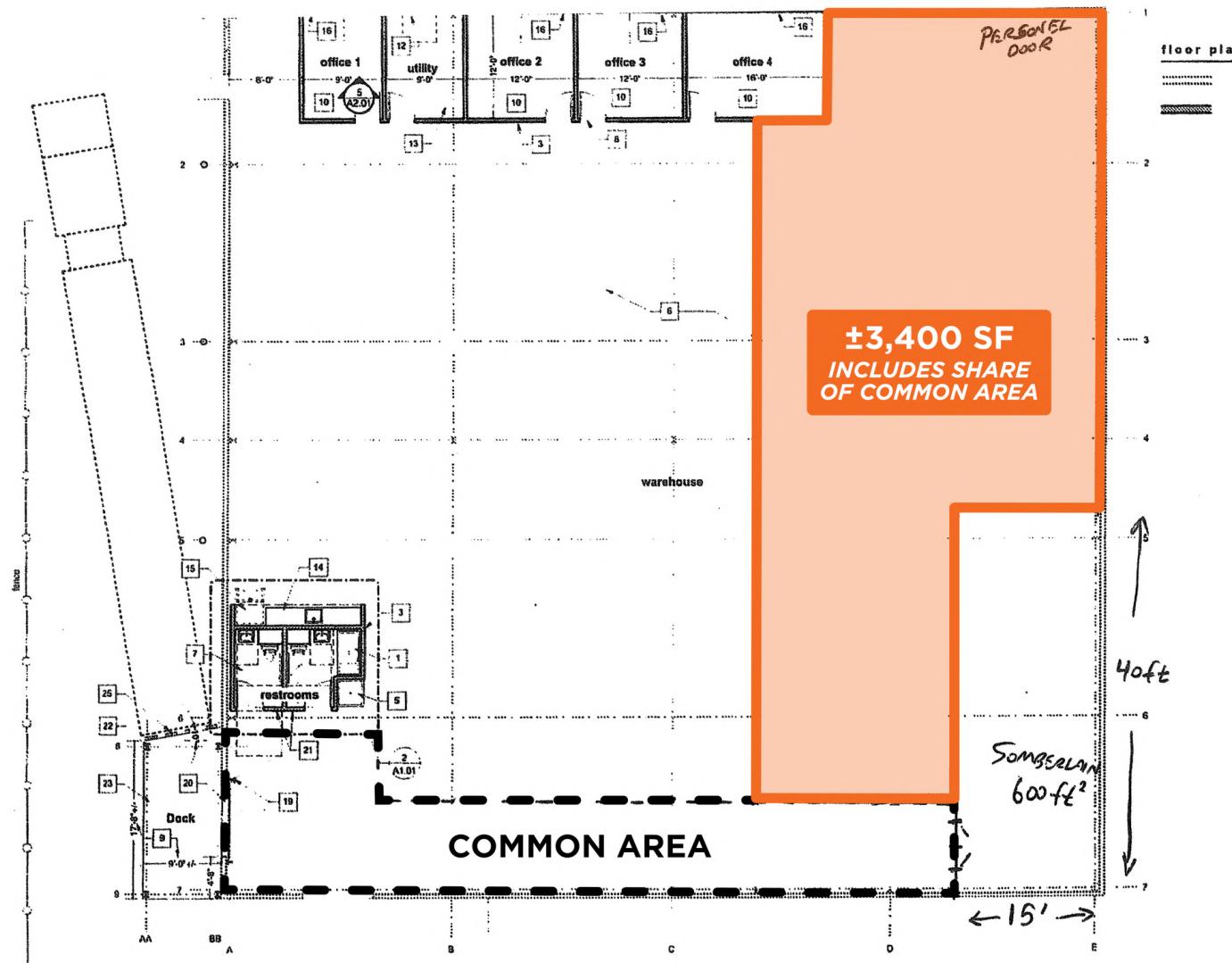
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FLOOR PLAN



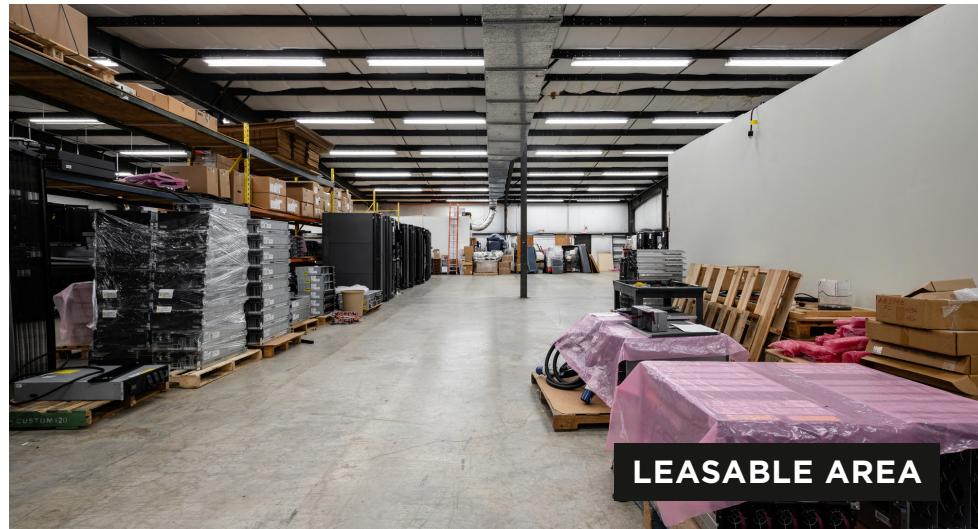
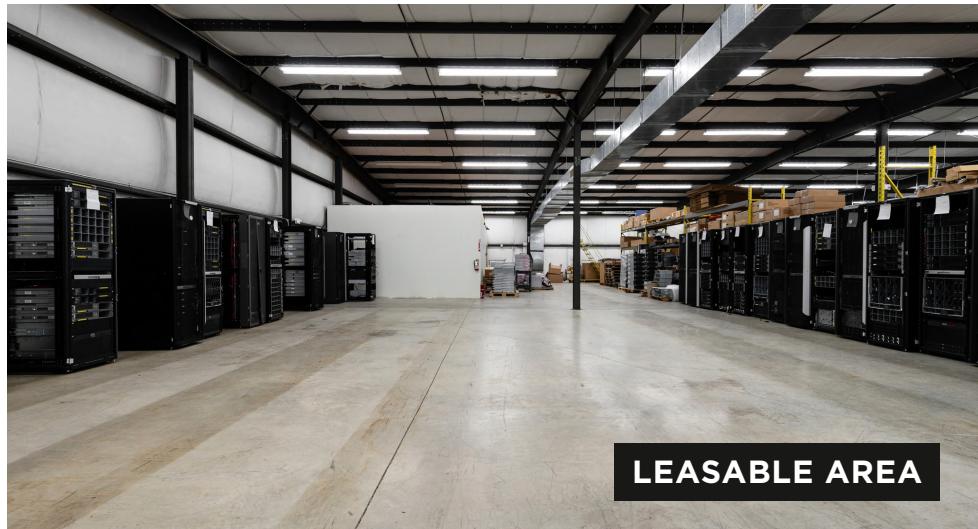
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LEASABLE & COMMON AREA PHOTOS



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 SVN
REAL ESTATE ASSOCIATES

RETAILER MAP



CHARLES "SANDY" ALLEN JR.

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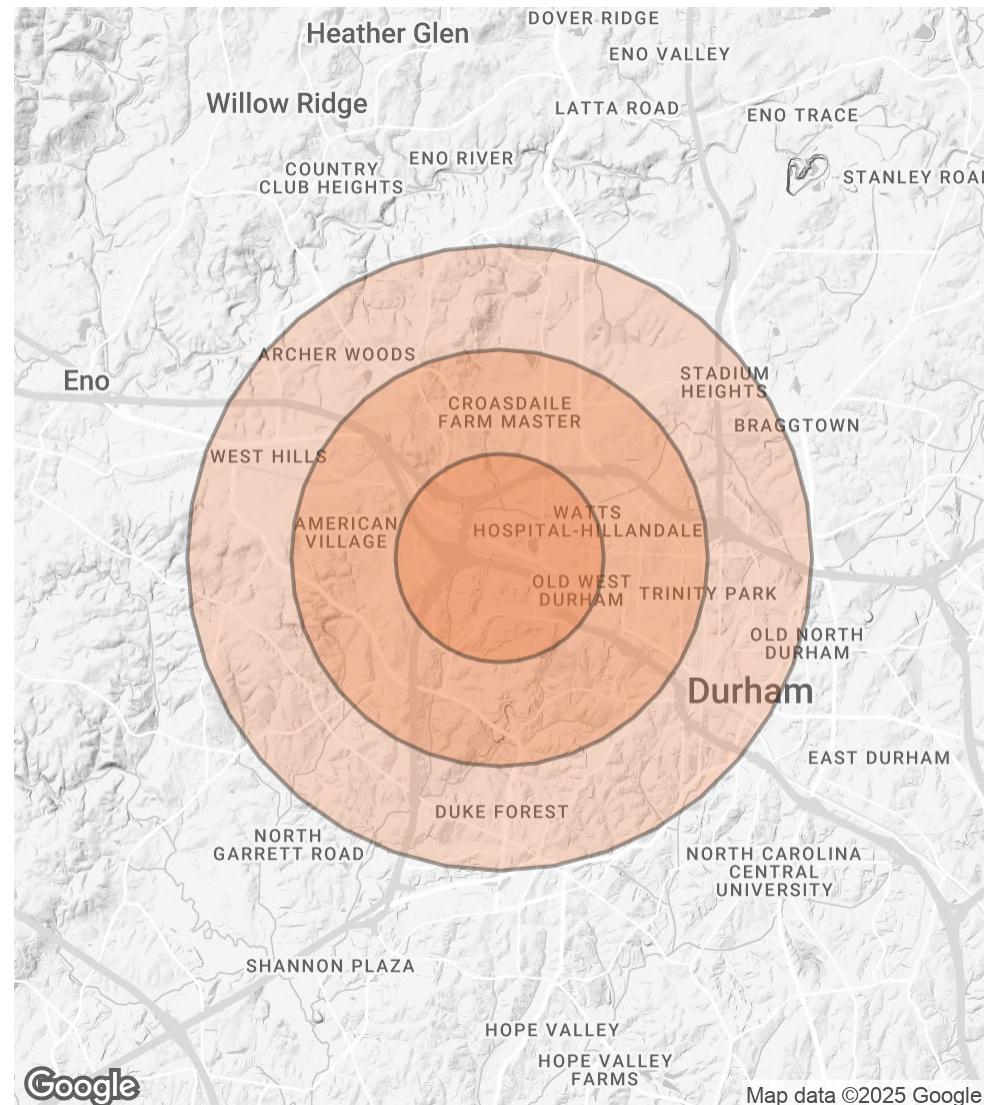
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,088	37,137	72,859
AVERAGE AGE	33	34	37
AVERAGE AGE (MALE)	33	34	37
AVERAGE AGE (FEMALE)	33	34	38
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,823	14,859	31,263
# OF PERSONS PER HH	2.2	2.5	2.3
AVERAGE HH INCOME	\$63,892	\$85,275	\$100,135
AVERAGE HOUSE VALUE	\$356,005	\$415,797	\$469,230

Demographics data derived from AlphaMap



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