



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

RALEIGH • DURHAM • WILMINGTON



MEDICAL OFFICE SPACE FOR LEASE

6216 FAYETTEVILLE RD

DURHAM, NC 27713

FAYETTEVILLE ROAD OFFICE PARK II

OVERVIEW

Single-story, professional office and medical condo park developed in 2001. This particular unit is built out as medical space with reception, waiting, several exam rooms, offices, lab area, x ray, washer/dryer connections and a break area for the staff.

PROPERTY HIGHLIGHTS

- Suite 104: 1,903 SF
- Available Immediately!
- Hard-to-find small built out medical space
- Great South Durham location
- Locally owned
- Signage available
- Great visibility
- Drive-up parking
- Traffic counts: 23,000 VPD on Fayetteville Rd
- Lease rate: \$22.00/SF, modified gross



Brian Farmer, SIOR

Managing Director, Principal

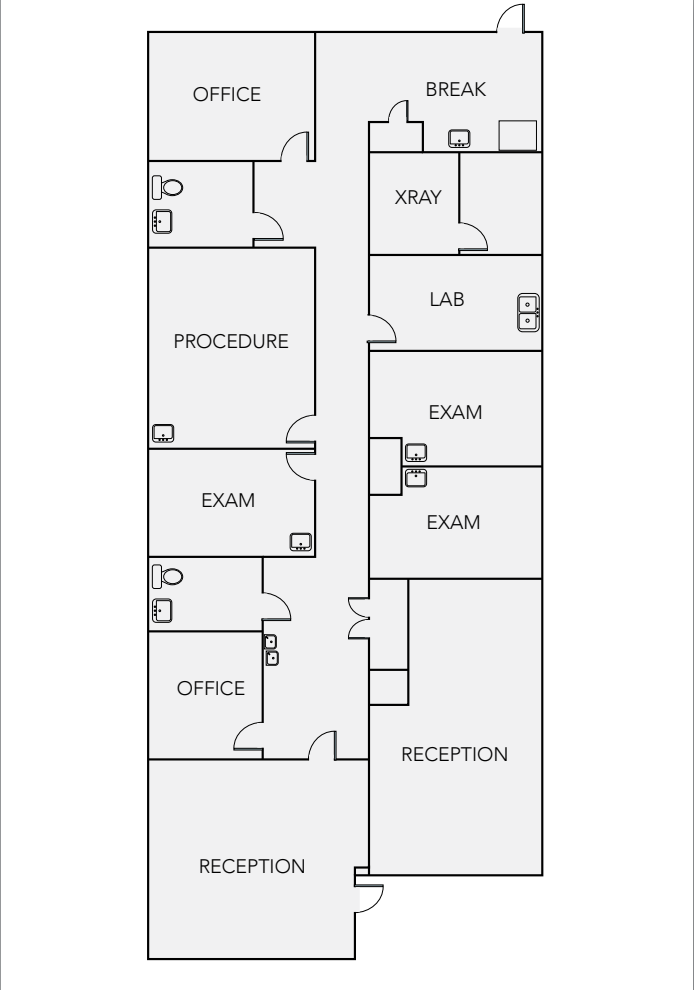
D 919.576.2503

C 919.730.6584

bfarmer@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUITE 104



1,903 SF AVAILABLE

Brian Farmer, SIOR
Managing Director, Principal
D 919.576.2503
C 919.730.6584
bfarmer@lee-associates.com



Area Amenities



6216 FAYETTEVILLE RD

DURHAM
PEDIATRICS
CHILDCARE

SOUTHPOINT
ANIMAL
HOSPITAL

BUA THAI CUISINE
BOCCI TRATTORIA
NANTUCKET GRILL
DULCE CAFE
PIANO ACADEMY
DUKE URGENT
CARE SOUTH

STATE FARM
REGIONAL
PEDIATRICS
BELLA TRIO
SALON
DURHAM
PHARMACY

- DUKE HEALTH CTR SOUTH**
0.4 MILES
- RESEARCH TRIANGLE PARK**
5.6 MILES
- DOWNTOWN DURHAM**
5.8 MILES
- DUKE HOSPITAL**
8.1 MILES
- RDU AIRPORT**
9.4 MILES
- RDU AIRPORT**
11.0 MILES

SPROUTS
HARRIS TEETER
MILKLAB
CITY BBQ

WALGREENS
THE MELTING
POT
SHIKI SUSHI

DUKE HEALTH
CENTER SOUTH
DURHAM



131,000 VPD

AMERICAN TOBACCO TRAIL

STREETS AT
SOUTHPOINT

RENAISSANCE
VILLAGE

RENAISSANCE
CENTER

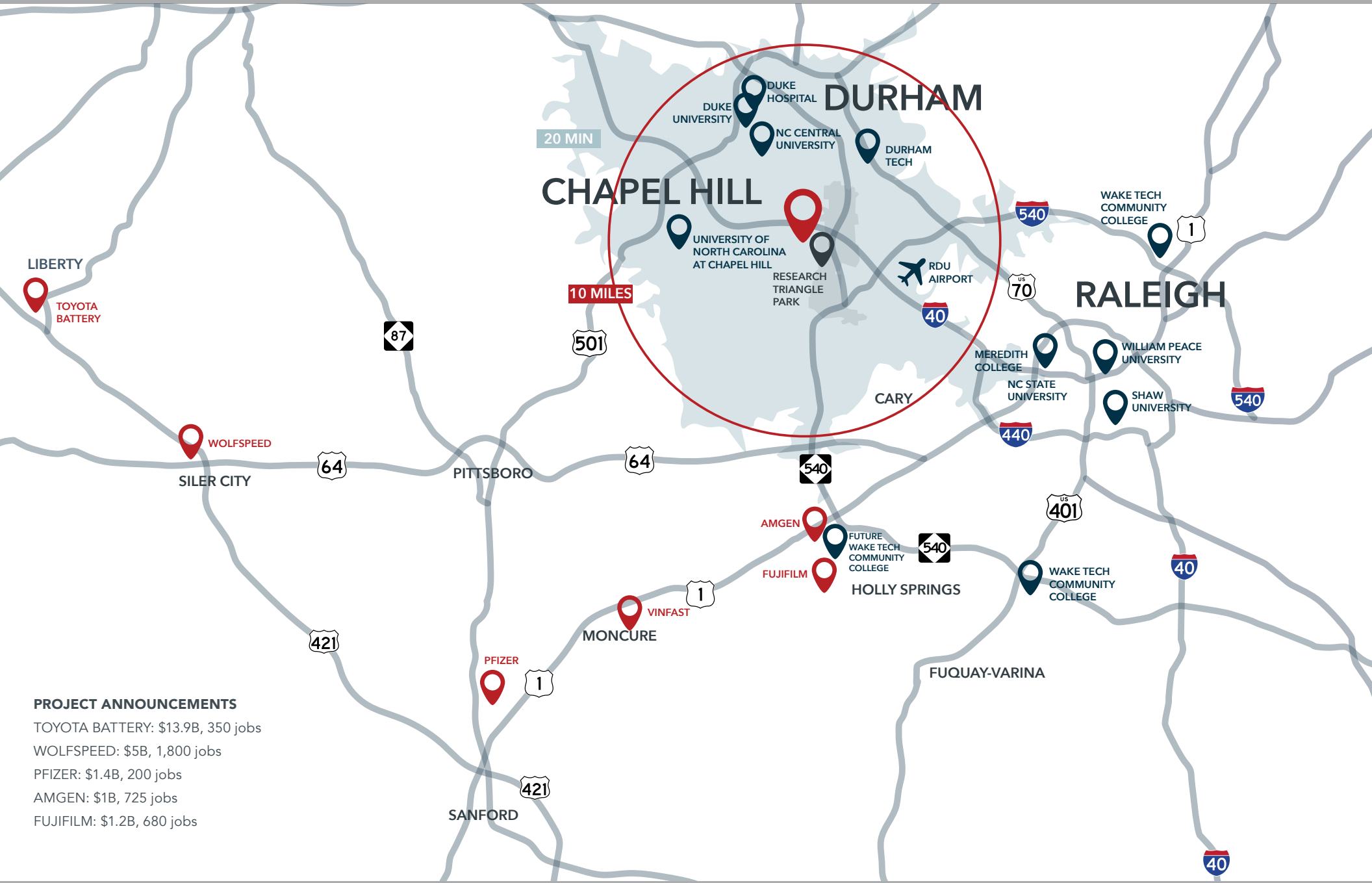
AUTO MALL

FAYETTEVILLE RD
34,000 VPD

NORDSTROM
MICHAEL
KORS
APPLE
BEST BUY
RUTH'S CHRIS
TARGET

REI
BARNES &
NOBLE
AMC
THEATRES
SEPHORA
WEST ELM

Raleigh Durham Information



PROJECT ANNOUNCEMENTS

TOYOTA BATTERY: \$13.9B, 350 jobs

WOLFSPEED: \$5B, 1,800 jobs

PFIZER: \$1.4B, 200 jobs

AMGEN: \$1B, 725 jobs

FUJIFILM: \$1.2B, 680 jobs

Demographics

	1 MILE	3 MILES	5 MILES
Population (2024)	10,474	62,719	139,840
Daytime Population	14,885	65,872	159,899
Median Age	36.6	37.0	35.5
Average Household Income	\$113,287	\$132,498	\$122,949
Average Home Value	\$376,931	\$452,569	\$476,770
Bachelor's Degree or Higher	68.2%	70.0%	65.5%

Downtown Durham, NC, offers a dynamic and rapidly growing commercial real estate market, making it an ideal location for businesses looking to establish or expand their presence. With a thriving innovation ecosystem anchored by Research Triangle Park, top-tier universities like Duke, and a strong entrepreneurial community, the area attracts a diverse talent pool. The revitalized downtown features modern office spaces, historic architecture, and vibrant amenities, including award-winning restaurants, arts venues, and green spaces, creating a lively work-play environment. Additionally, Durham's strategic location, with easy access to major highways and RDU International Airport, enhances connectivity and business opportunities.

TOP 50
Places to Live in the U.S.
(Durham)

Money Magazine, 2024

#3 BEST PLACE
to Live in the U.S. 2023-2024
(Raleigh-Durham)

US News & World Report, 2024

#6 BEST RUN
Cities in America (Durham)

WalletHub, 2024

