

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

# Durham Office Condo For Sale

3200 CROASDAILE DRIVE, SUITE 401, DURHAM, NC 27705

**Anna Jenkins**

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(919) 493-0395



3200 CROASDAILE DRIVE, SUITE 401, DURHAM, NC 27705



PROPERTY DESCRIPTION

This professional office condo is located in the highly-desirable Croasdaile Office Park, just minutes from Duke University, Duke Regional Hospital, I-85, US-15/501, and NC-147.

Suite 401 offers an efficient 970 SF layout ideal for medical, legal, financial, and other professional users. The space features a welcoming reception area, multiple private offices, and a flexible workspace configuration to support a variety of business needs. Large windows provide abundant natural light.

The property benefits from ample surface parking and excellent accessibility to major Durham corridors.

SQUARE FOOTAGE	970
PARCEL	130480
PRICE	\$210,000
ZONING	OI (Office Industrial)
PARKING	Ample surface parking with easy client access
YEAR BUILT	1985





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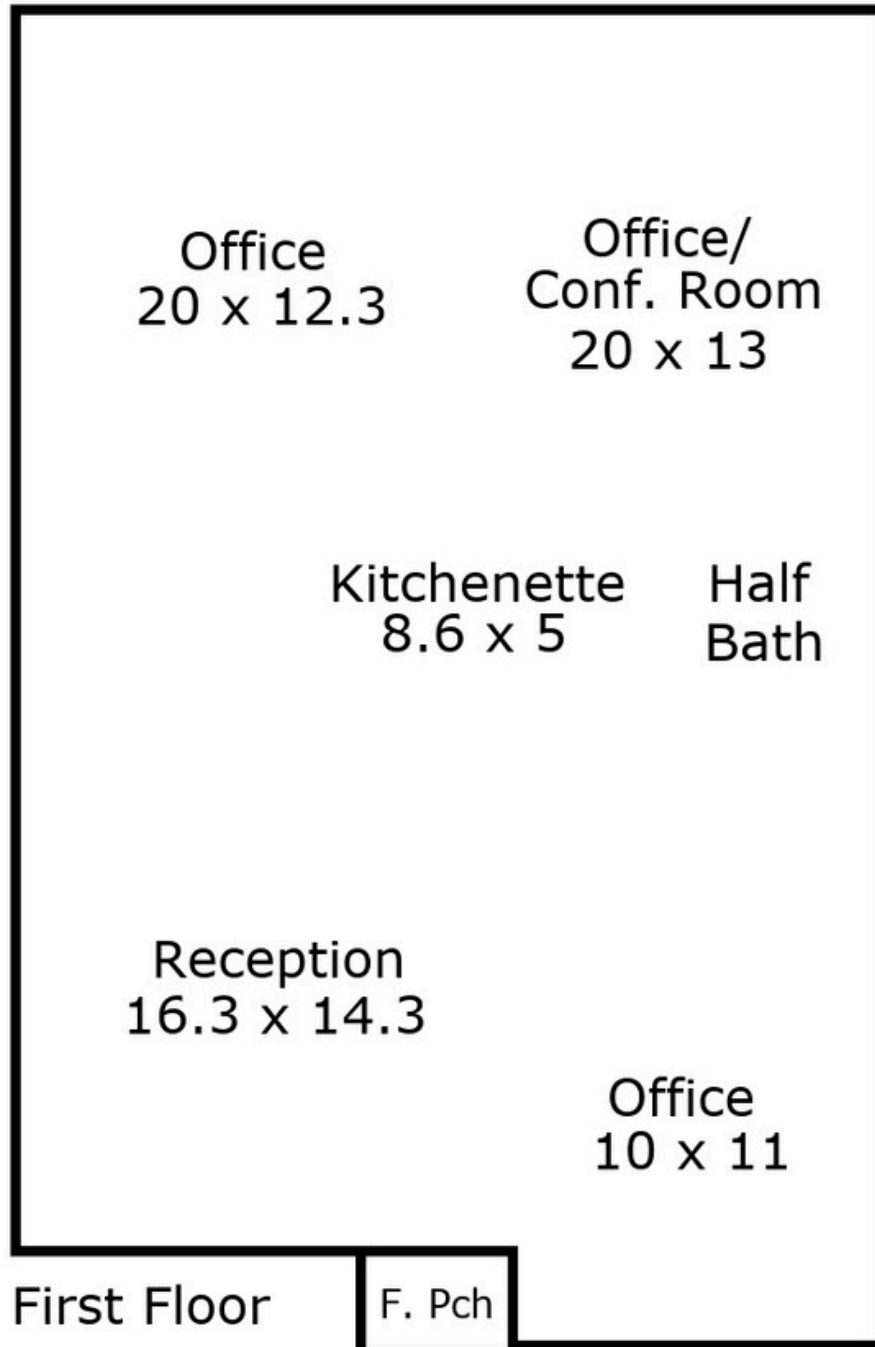
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\*Measured to commercial standards



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Duke  
Urgent Care  
Croasdaile

Hillandale  
Road

Watts  
College of  
Nursing

VA National  
Center

Hillandale Rd.  
VA Clinic

To 15/501

SUBJECT

Croasdaile  
Drive



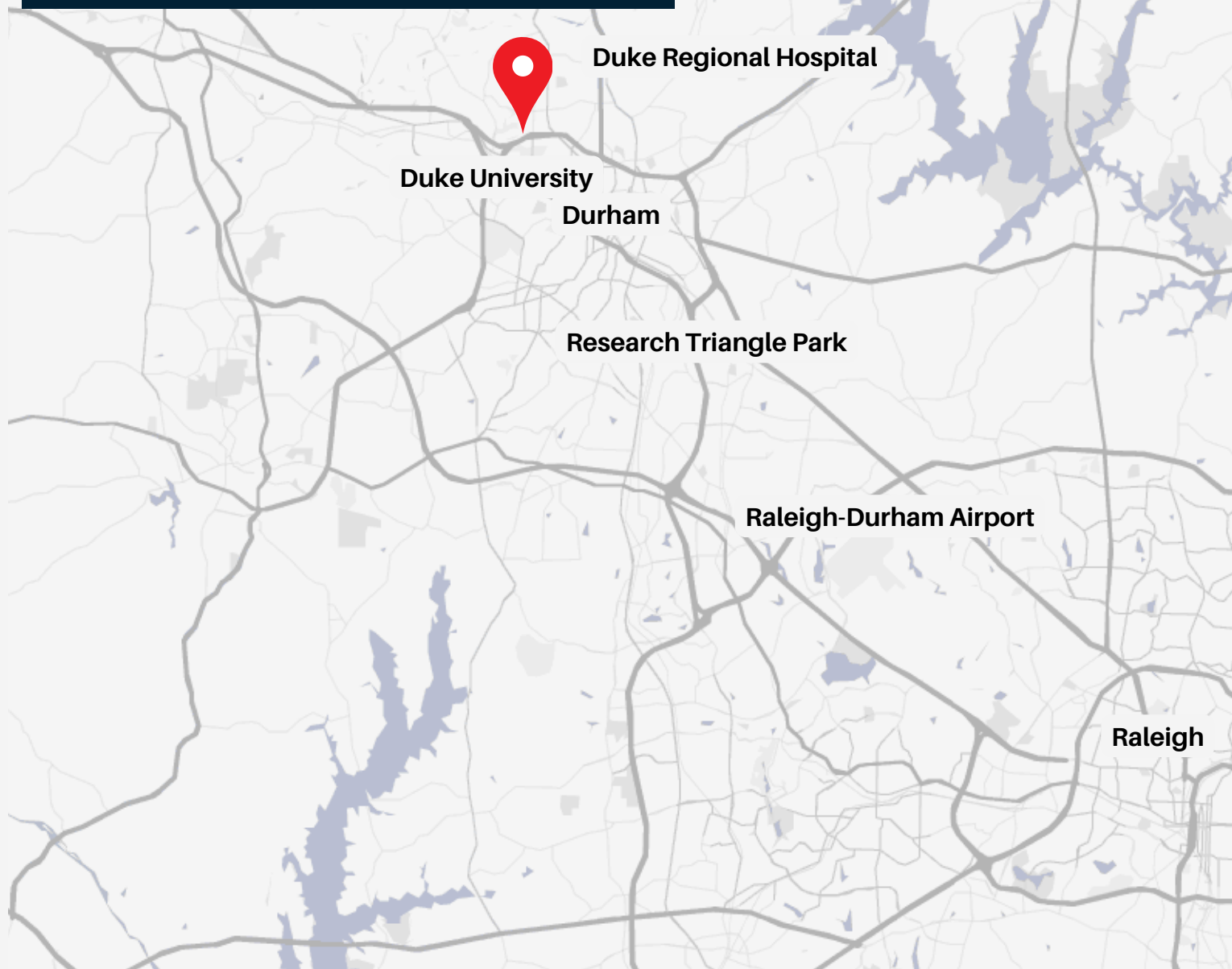
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## Drive Times

<b>DUKE UNIVERSITY/HOSPITAL</b>	7 minutes
<b>DUKE REGIONAL HOSPITAL</b>	10 minutes
<b>DOWNTOWN DURHAM</b>	11 minutes
<b>RESEARCH TRIANGLE PARK</b>	16 minutes
<b>RDU INTERNATIONAL AIRPORT</b>	20 minutes
<b>RALEIGH</b>	30 minutes



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# Demographics

Population	1 mile	3 miles	5 miles
2020 Population	6,931	60,014	153,838
2024 Population	7,000	62,294	161,030
2029 Population Projection	7,290	64,829	167,831
Annual Growth 2020-2024	0.3%	1.0%	1.2%
Annual Growth 2024-2029	0.8%	0.8%	0.8%
Median Age	34.6	33.8	35.2
Bachelor's Degree or Higher	51%	53%	45%
U.S. Armed Forces	0	12	91

Households	1 mile	3 miles	5 miles
2020 Households	3,375	26,330	63,377
2024 Households	3,391	27,060	65,829
2029 Household Projection	3,537	28,311	68,855
Annual Growth 2020-2024	1.9%	1.9%	1.9%
Annual Growth 2024-2029	0.9%	0.9%	0.9%
Owner Occupied Households	1,058	9,723	27,504
Renter Occupied Households	2,480	18,588	41,351
Avg Household Size	2	2.1	2.2
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$87.5M	\$748.3M	\$1.8B

Income	1 mile	3 miles	5 miles
Avg Household Income	\$79,331	\$87,258	\$86,786
Median Household Income	\$48,289	\$57,826	\$59,306
< \$25,000	656	5,318	12,845
\$25,000 - 50,000	1,078	6,614	15,510
\$50,000 - 75,000	481	4,422	10,842
\$75,000 - 100,000	262	2,639	6,426
\$100,000 - 125,000	285	2,089	5,628
\$125,000 - 150,000	118	1,870	4,733
\$150,000 - 200,000	263	1,564	4,266
\$200,000+	247	2,546	5,577





# Contact Us

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