

CENTURY 21
COMMERCIAL.

Triangle Group

FOR SALE

901 E TRINITY AVE DURHAM AVE, NC 27704



CEN
TUR
Y 21

PRICE:
\$1.2M

CEN
TUR
Y 21

SQF:
2,640

CEN
TUR
Y 21

YEAR:
1980

CEN
TUR
Y 21

ACRES:
.23AC

CEN
TUR
Y 21

ZONING:
LI

JOSE CRUZ

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PROPERTY OVERVIEW

CEN
TUR
Y 21

Two Rolling Doors providing easy access for vehicles and equipment, ideal for auto repair, detailing, or industrial operations.

CEN
TUR
Y 21

Dedicated Painting Room situated in the back of the property, this enclosed space is designed for automotive or equipment painting, ensuring a controlled work environment.

CEN
TUR
Y 21

Office Space well-maintained for comfortable environment for administrative tasks or client interactions.

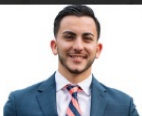
CEN
TUR
Y 21

Extensive Parking Lot for 50+ vehicles, accommodating both customers and operational needs.

CEN
TUR
Y 21

This property is ideal for automotive businesses, service providers, or light industrial operations seeking a turnkey solution in a high-demand area.

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PROPERTY PHOTOS



INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

87,367

Population

34,022

Households

32.8

Median Age

2.33

Avg Size Household

\$62,517

Median Household
Income

\$350,231

Median Home Value

61

Wealth Index

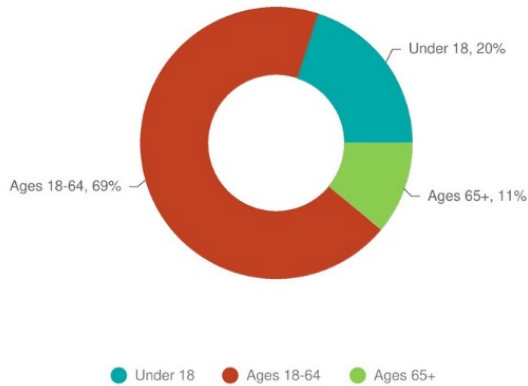
70

Housing Affordability

81

Diversity Index

POPULATION BY AGE



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.25%

2024-2029
Forecasted
Growth Rate

1.06%



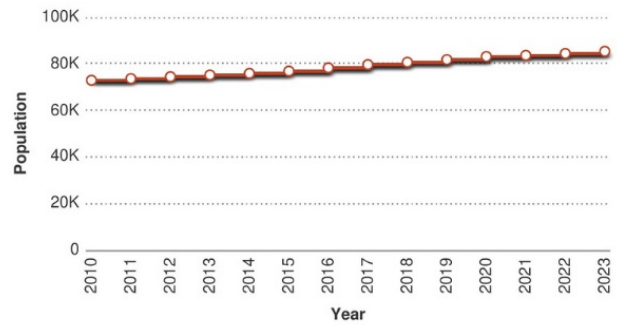
Household
Population

84,318



Population
Density

3,270



DAYTIME POPULATION



106,291

2024 Total Daytime Population



45,275

2024 Daytime Pop: Residents



61,016

2024 Daytime Pop: Workers



3,760

2024 Daytime Pop Density

POPULATION BY GENERATION



2.37%

Greatest Gen: Born
1945/Earlier



13.25%

Baby Boomer: Born
1946 to 1964



16.72%

Generation X: Born
1965 to 1980



30.75%

Millennial: Born 1981
to 1998



27.58%

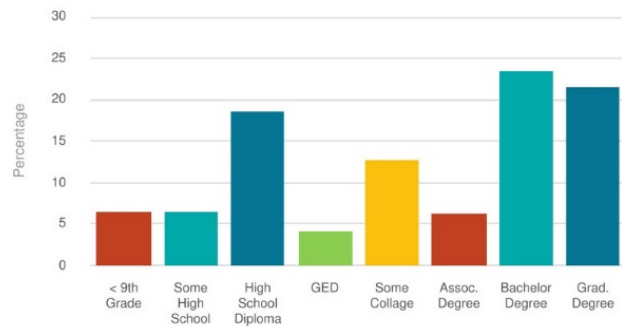
Generation Z: Born
1999 to 2016



9.32%

Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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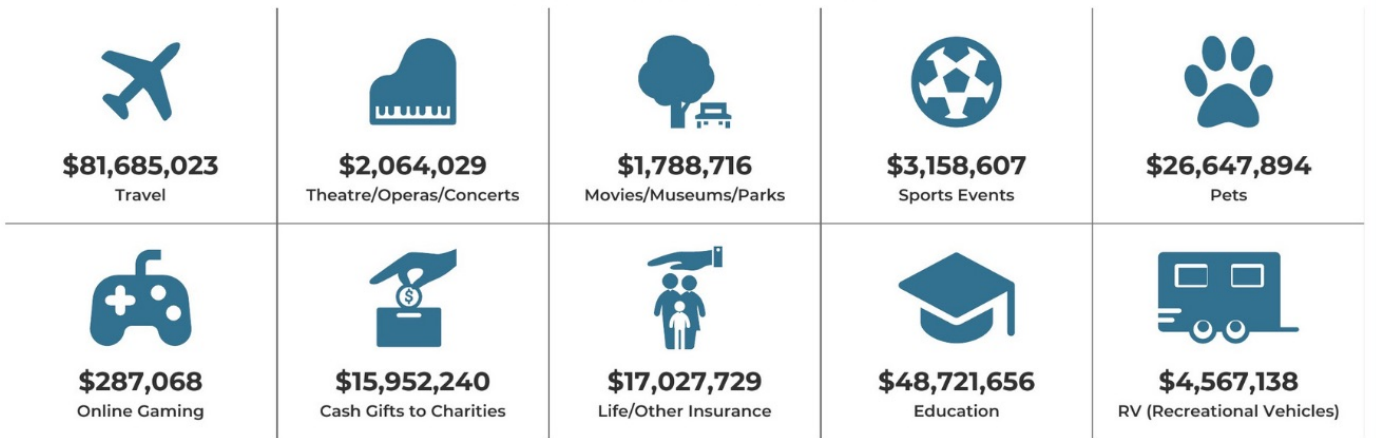
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



11E

LifeMode Group: Midtown Singles
City Commons
5,415 households
Household Percentage: 15.92%
Average Household Size: 2.67
Median Age: 28.5
Median Household Income: \$18,300



3B

LifeMode Group: Uptown Individuals
Metro Renters
4,031 households
Household Percentage: 11.85%
Average Household Size: 1.67
Median Age: 32.5
Median Household Income: \$67,000



11C

LifeMode Group: Midtown Singles
Metro Fusion
3,959 households
Household Percentage: 11.64%
Average Household Size: 2.65
Median Age: 29.3
Median Household Income: \$35,700



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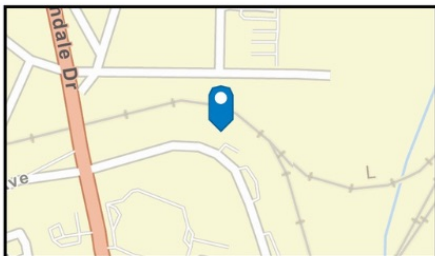
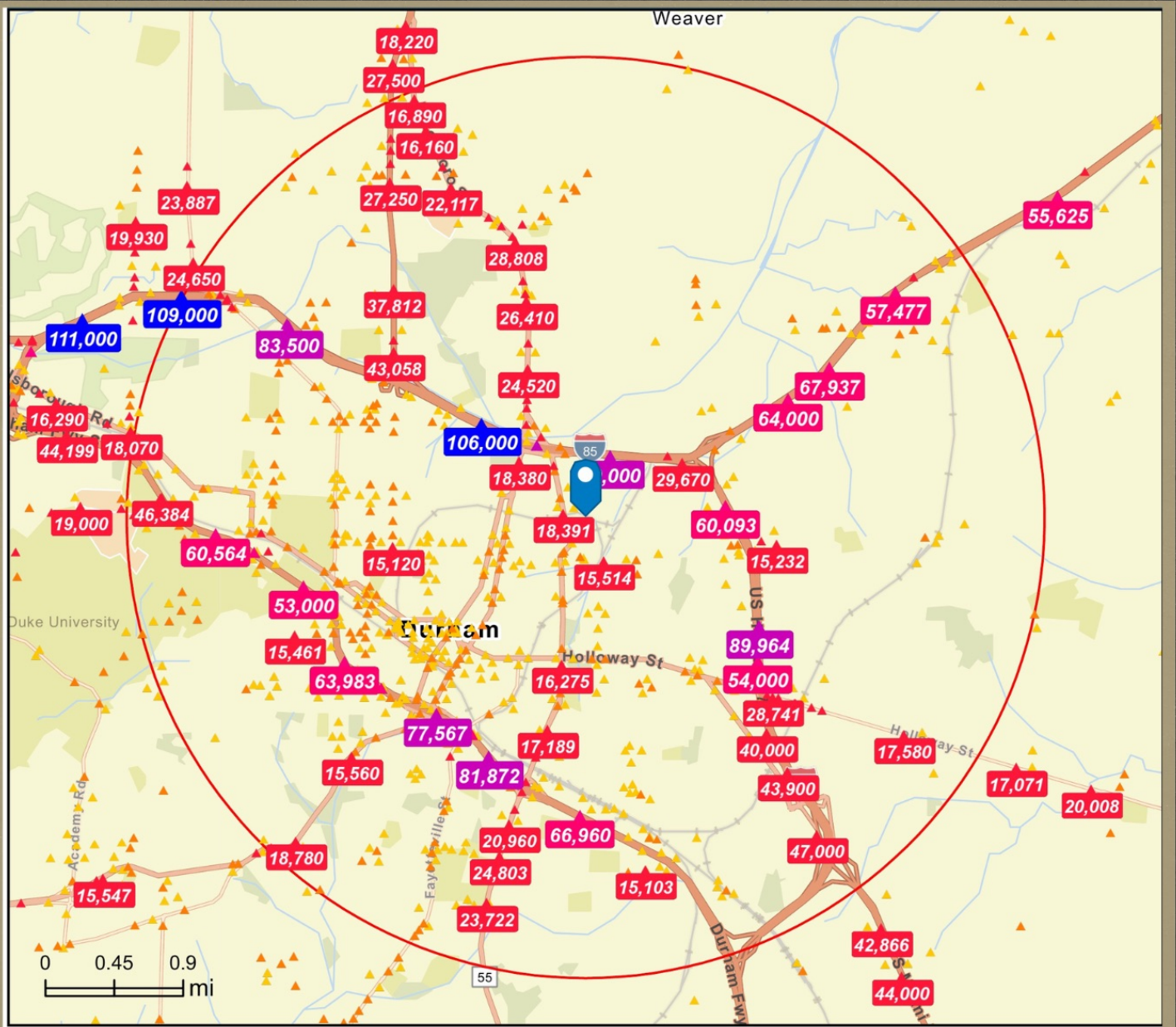
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TRAFFIC COUNT(RING: 3 MILE RADIUS)



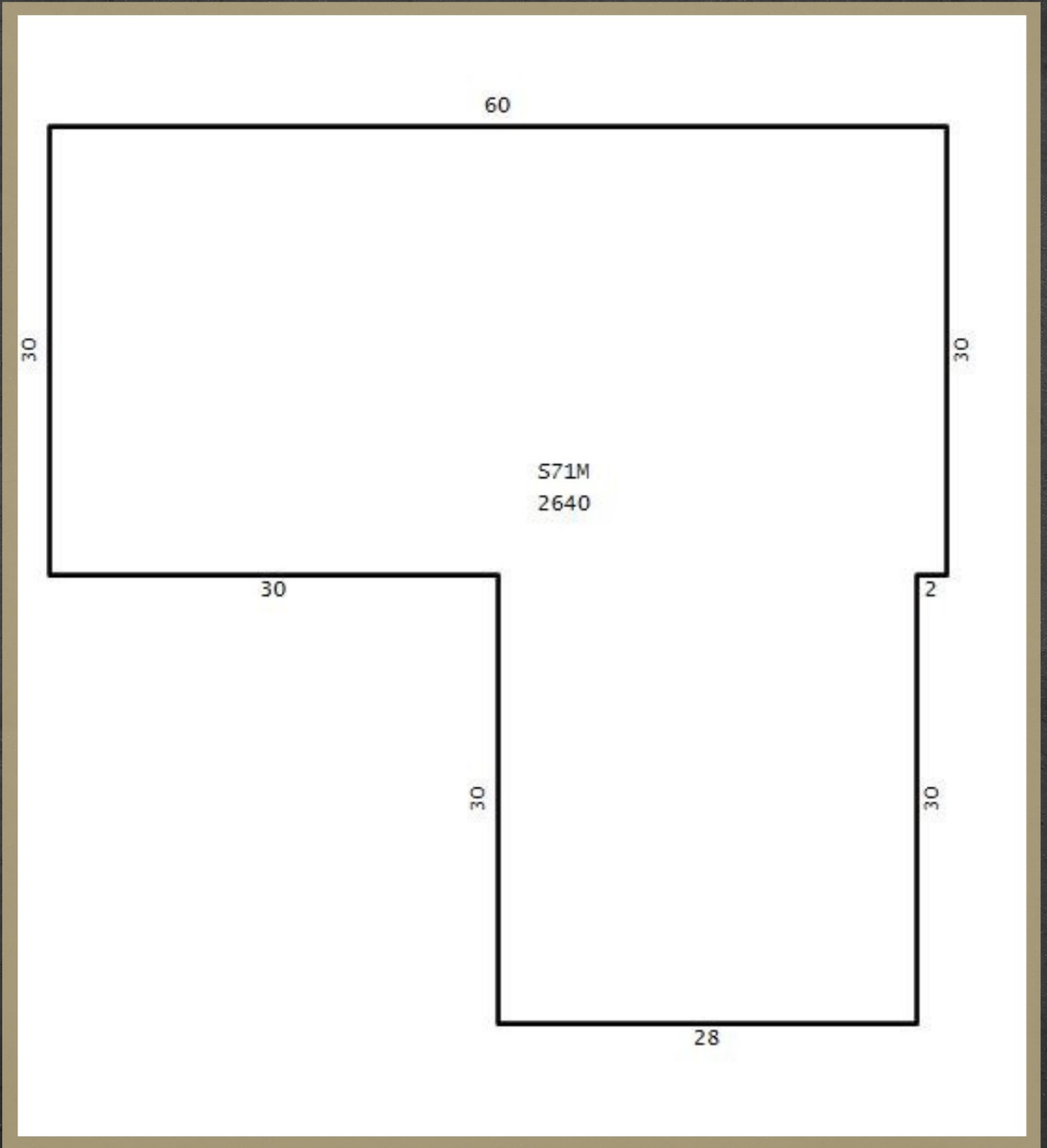
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).



FLOOR PLAN



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