



ACADEMY CENTER



FOR LEASE

3001 ACADEMY RD

SUITE 240 | DURHAM, NC 27707

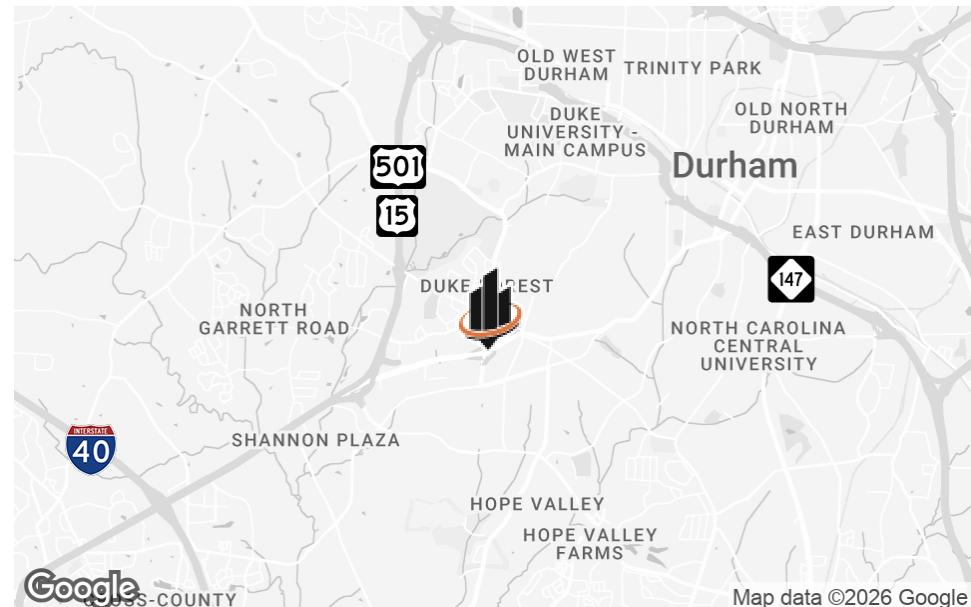
PRESENTED BY:



WHIT BRANNON

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PROPERTY SUMMARY



OFFERING SUMMARY

SUITE 240 SIZE:	±1,435 SF
LOT SIZE:	±2.96 Acres
ZONING:	Office Institutional (OI)
LEASE TYPE:	Modified Gross (MG)
LEASE RATE:	\$14.95/SF

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present this **±1,435 SF office space located just off 15-501 Business in Durham, NC.** This office park is nestled amongst the pine trees and provides a tranquil setting.

Suite 240 would work well for a variety of professional services, **with the owner preferring to avoid users with heavy plumbing needs as the space was recently remodeled.**

PROPERTY HIGHLIGHTS

- Four windowed offices, including two executive suites + two junior suites, offering abundant natural light
- Flexible layout with a conference room, bullpen office and/or breakroom options
- Kitchenette, closet storage, and two bathrooms for added convenience
- Fresh updates throughout, including new LVP flooring and paint
- Just minutes from Chapel Hill (±4 miles), downtown Durham (±3 miles), and Duke University (±2 miles)

EXTERIOR PHOTOS



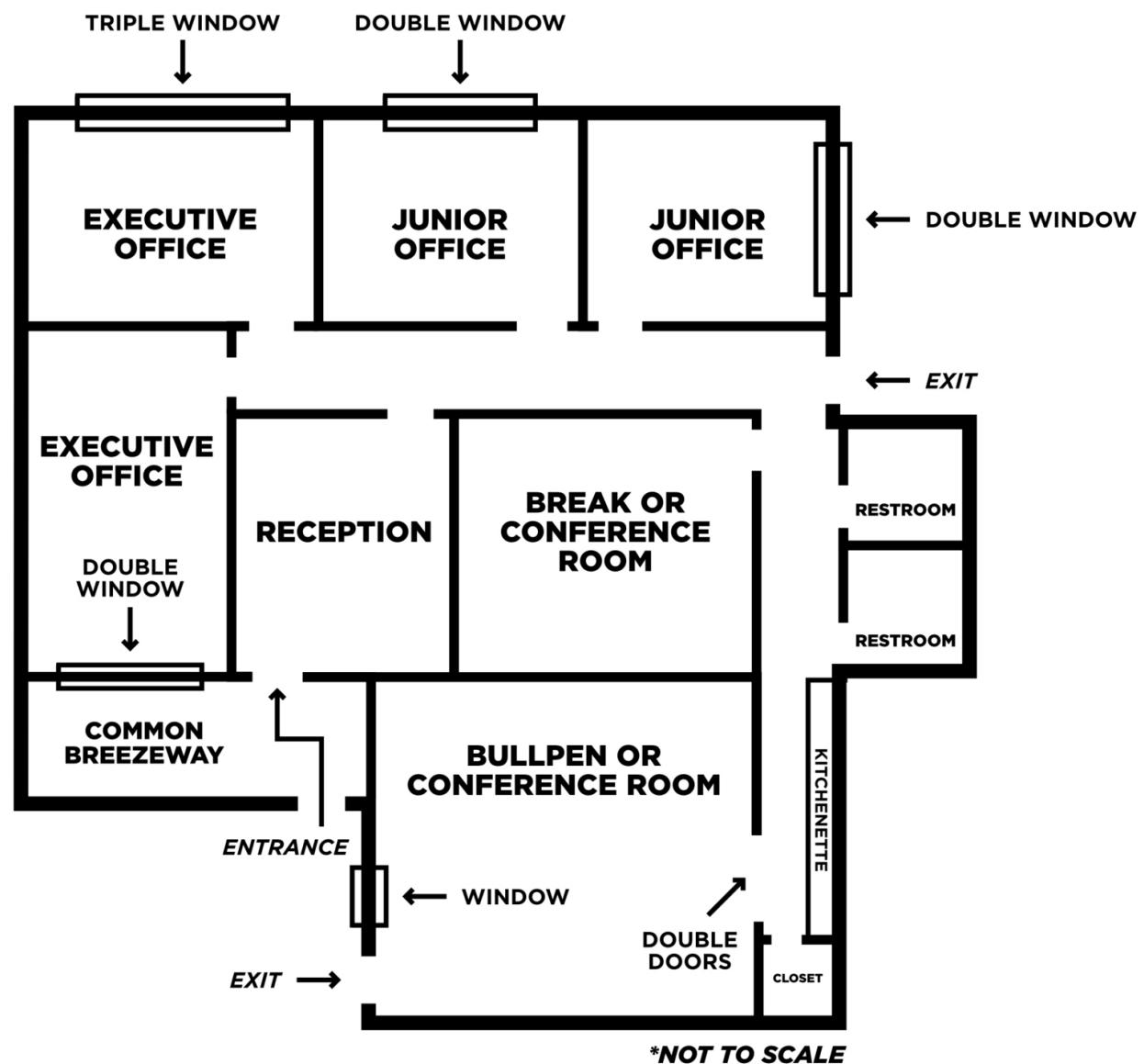
SUITE 240 PHOTOS



SUITE 240 PHOTOS



FLOOR PLAN



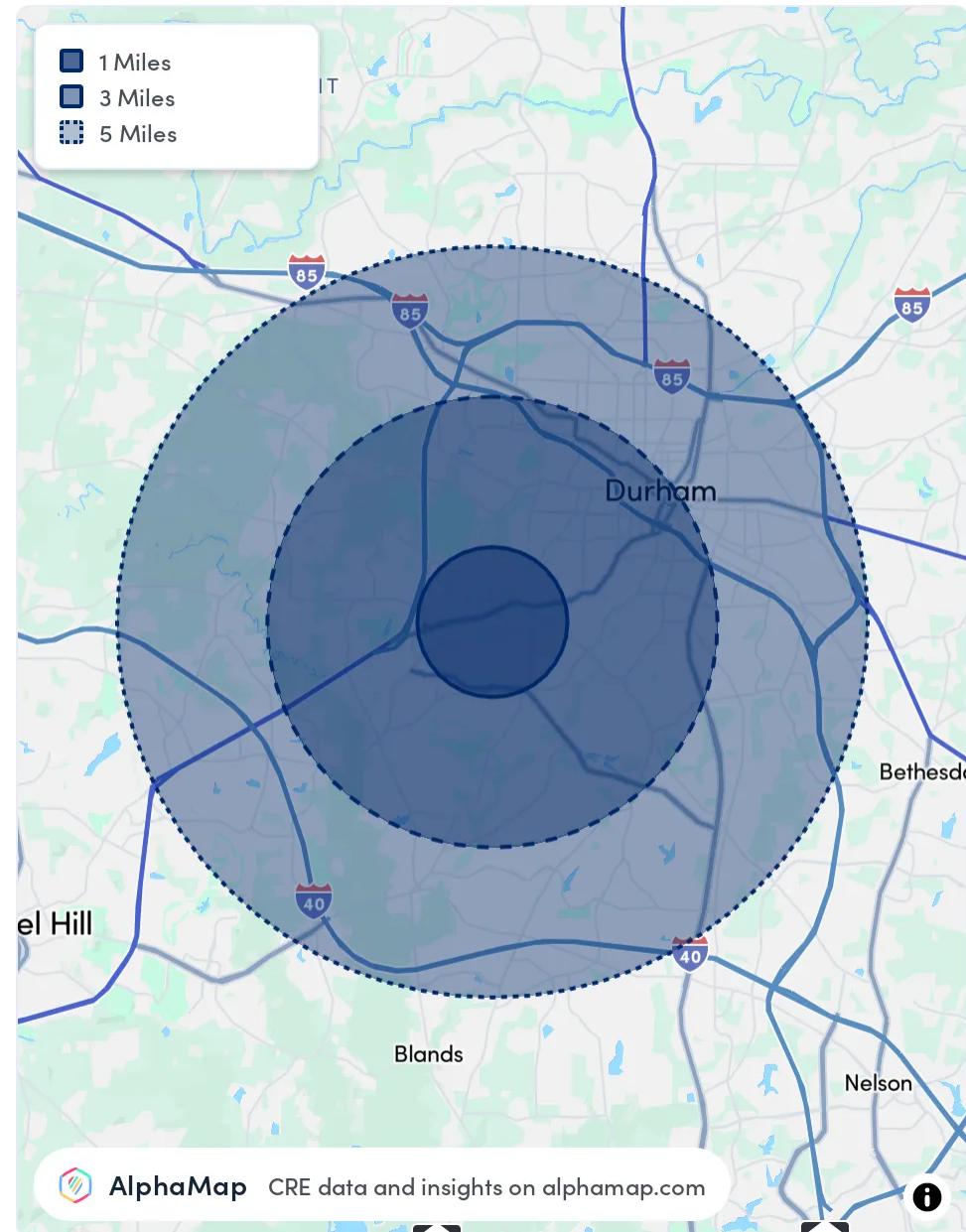
RETAILER MAP



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,873	85,232	206,308
AVERAGE AGE	39	36	37
AVERAGE AGE (MALE)	38	35	36
AVERAGE AGE (FEMALE)	40	37	38
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,805	35,053	87,690
PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$104,845	\$97,773	\$102,404
AVERAGE HOUSE VALUE	\$466,506	\$434,794	\$431,751
PER CAPITA INCOME	\$45,584	\$40,738	\$42,668

Map and demographics data derived from AlphaMap





Local **Expertise.**
National **Reach.**

SVN | Real Estate Associates

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