

OFFICE CONDO FOR SALE

SUITE A130 | HIGH-VISIBILITY OFFICE CONDO | DURHAM-CHAPEL HILL BLVD CORRIDOR



3326 Durham Chapel Hill Blvd, STE A130, Durham, NC 27705



OFFERING SUMMARY

Sale Price:	\$225,000
Building Size:	7,100 SF
Available SF:	1,050 SF
Lot Size:	0.63 Acres
Year Built:	1992
Zoning:	CG - Commercial General
Market:	Raleigh-Durham (Research Triangle)
Submarket:	South Durham (Duke Forest / South Square Area)

PROPERTY OVERVIEW

This is a rare opportunity to acquire a highly visible, income-producing office condo along one of Durham's most heavily traveled corridors. Suite 130A offers immediate cash flow with a strong in-place tenant and approximately 20 months remaining on the current lease, along with interest in extending. Its first-floor location and monument signage provide excellent exposure, making it attractive for both investors and future owner-users.

Surrounded by established retail and professional services, the property benefits from consistent traffic, strong accessibility, and proximity to Downtown Durham and major highways. Assets in this corridor are limited, secure a stabilized investment in a high-demand market while the opportunity remains.

Note: Suite 120 is also available for sale and can be purchased together for a larger investment footprint.

PROPERTY HIGHLIGHTS

- First-floor suite with direct access and strong visibility
- Stabilized income with tenant in place (~20 months remaining)
- Monument signage along high-traffic corridor
- Ample parking with 46 surface spaces
- Prime location near retail, highways, and Downtown Durham

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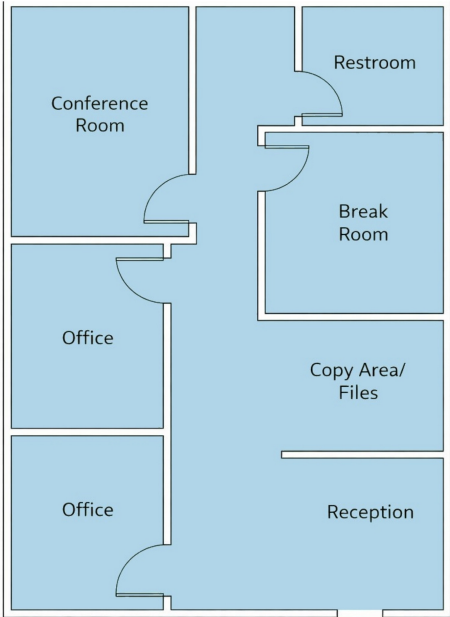
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Exterior Photo



Monument Signage



Floor Plan - STE A130

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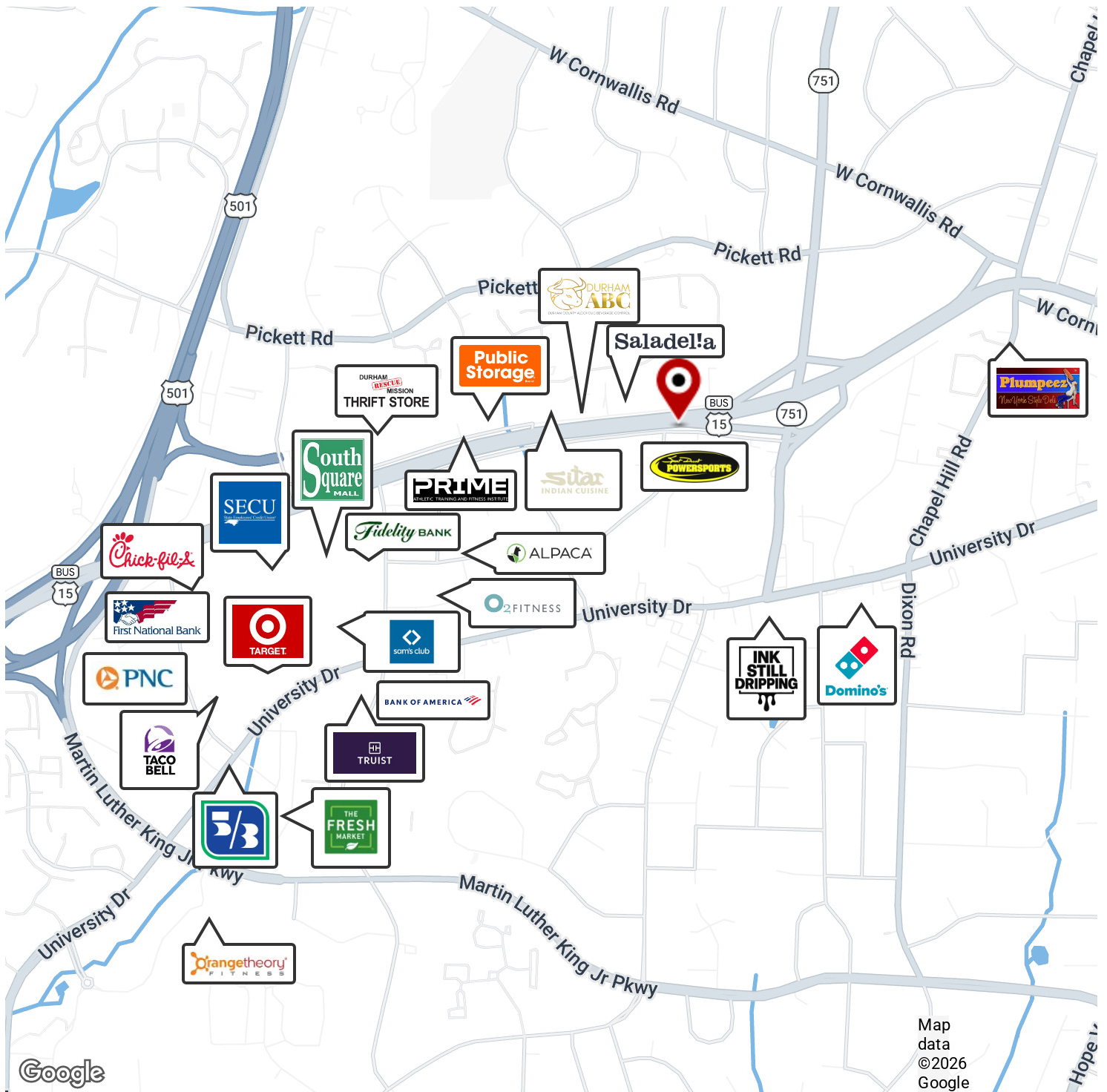
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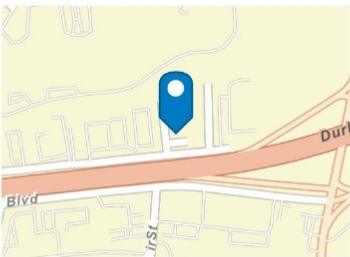
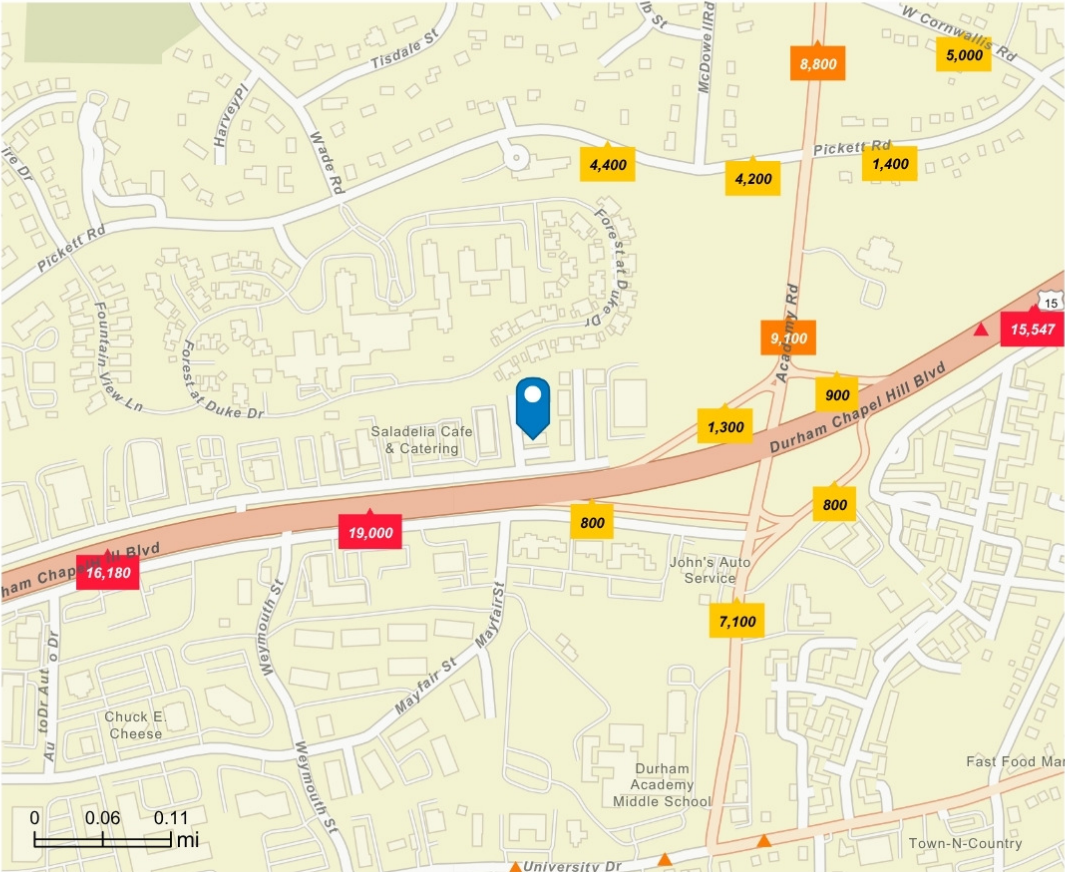
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Traffic Count Map - Close Up

3326 Durham Chapel Hill Blvd Durham, NC 27707



Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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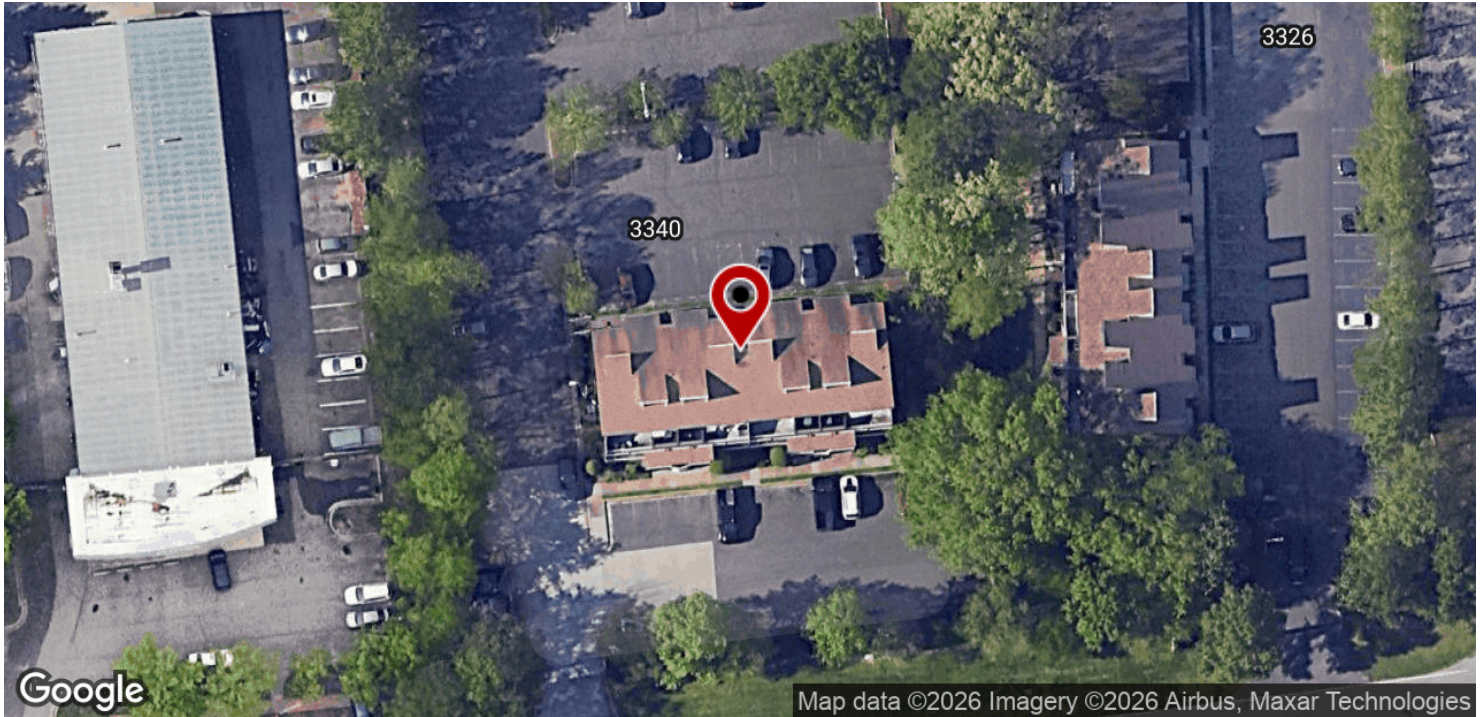
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1 MILE 3 MILES 5 MILES

2025 Estimated Population	9,244	85,306	195,317	 POPULATION
2030 Projected Population	10,393	88,091	203,266	
2025 Estimated Household	4,204	35,351	84,866	 HOUSEHOLD
2030 Projected Household	4,745	37,333	90,037	
2030 Estimated Owner Occupied Housing	1,592	13,134	37,071	 HOUSING
2030 Estimated Renter Occupied Housing	3,153	24,199	52,966	
2025 Estimated Total Business	745	3,520	8,958	 BUSINESS
2025 Estimated Total Employees	8,141	49,145	107,331	 EMPLOYEES

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