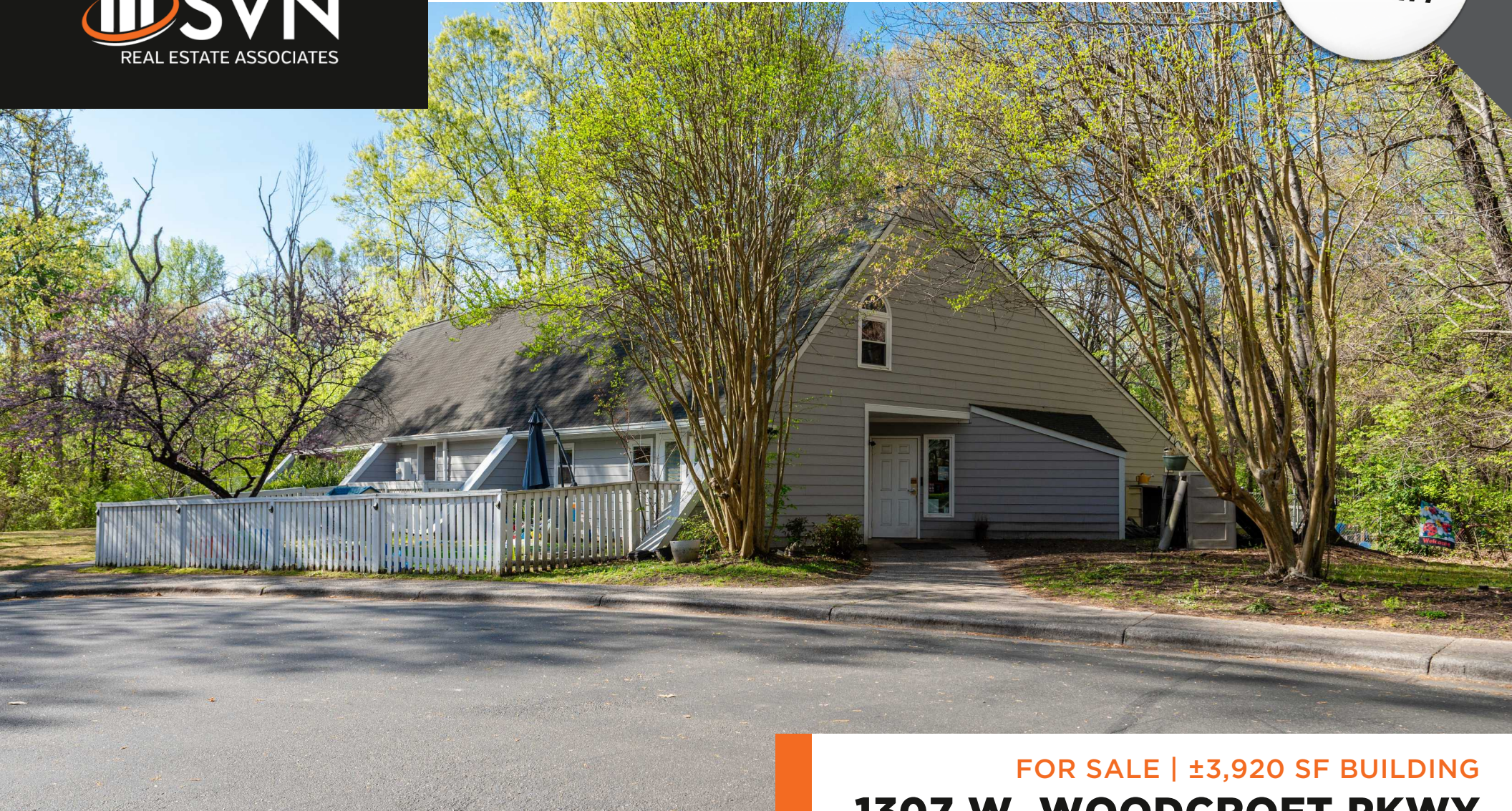




**DAYCARE
INVESTMENT
PROPERTY**



PRESENTED BY:

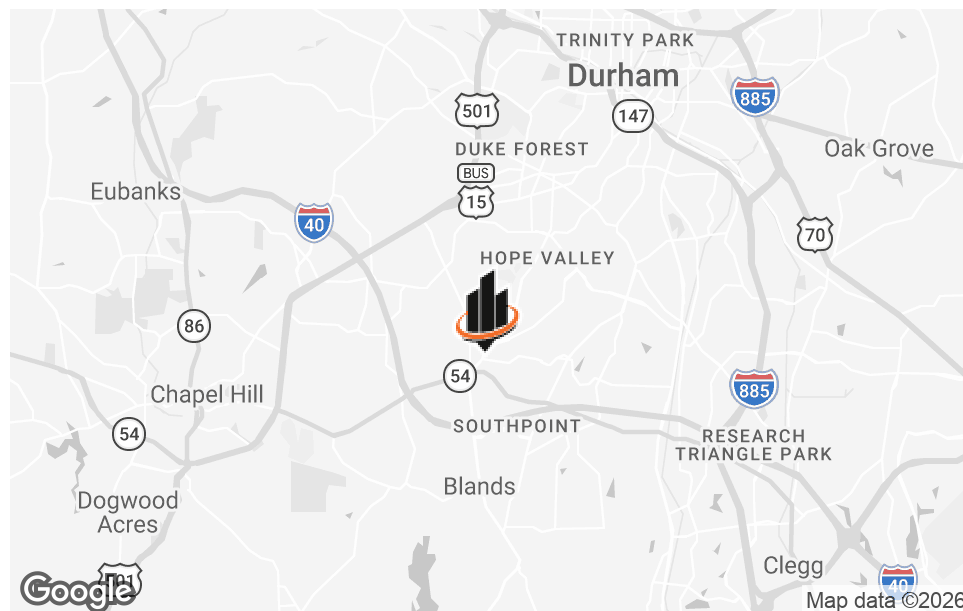


JOHNNY WEHMANN

919.287.3218 | johnny.wehmann@svn.com

FOR SALE | ±3,920 SF BUILDING
1307 W. WOODCROFT PKWY
DURHAM, NC 27713

PROPERTY SUMMARY



ASKING PRICE:

\$1,500,000

PROPERTY OVERVIEW

This fully leased, $\pm 3,920$ SF daycare investment property **features a longstanding tenant that consistently operates at full capacity and maintains an active waitlist**, demonstrating strong and sustained demand.

Situated within the **Woodcroft Master Association in the heart of South Durham's Woodcroft/Hope Valley corridor**, the highly walkable and accessible site benefits from a dense, affluent residential base, **proximity to high-performing neighborhood retail, and convenient access to RTP, I-40, and the broader Triangle** - while still offering a private, campus-like setting surrounded by mature woods.

PROPERTY HIGHLIGHTS

- New 7-year lease term in place with a longstanding daycare tenant
- Currently zoned RS-M with a minor special use permit in place - long-term plans indicate a transition to Commercial Neighborhood (CN) zoning
- Siding, windows, exterior doors, and gutters (with gutter guards) were all replaced in June 2024
- Both AC units were replaced in recent years - one ± 3 years ago and the other ± 6 years ago

OFFERING SUMMARY

BUILDING SIZE:	$\pm 3,920$ SF
LOT SIZE:	± 1.54 Acres
CURRENT USE:	Daycare
YEAR BUILT:	1987
PARCEL ID:	135690
ZONING:	RS-M
PRICE/SF:	\$382.65/SF

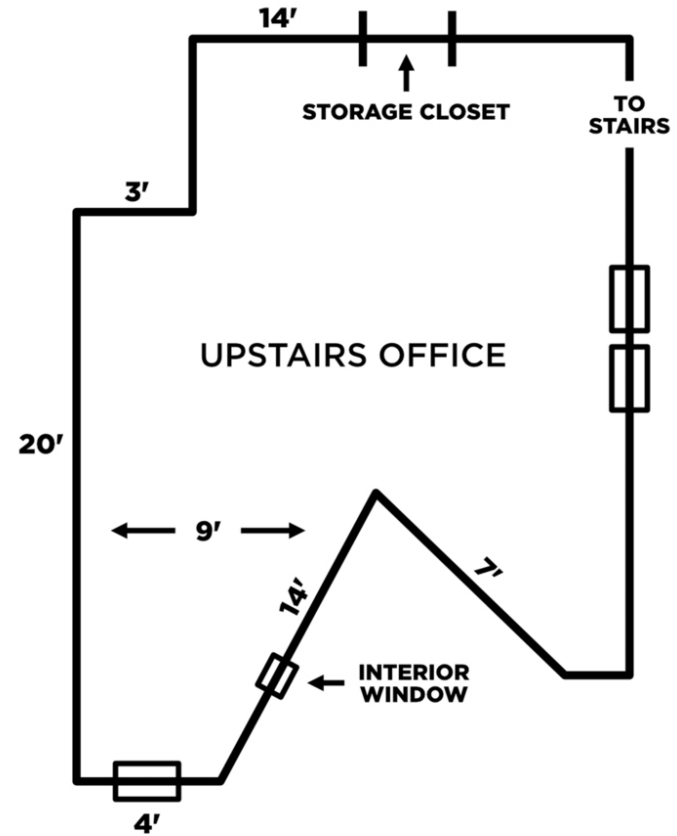
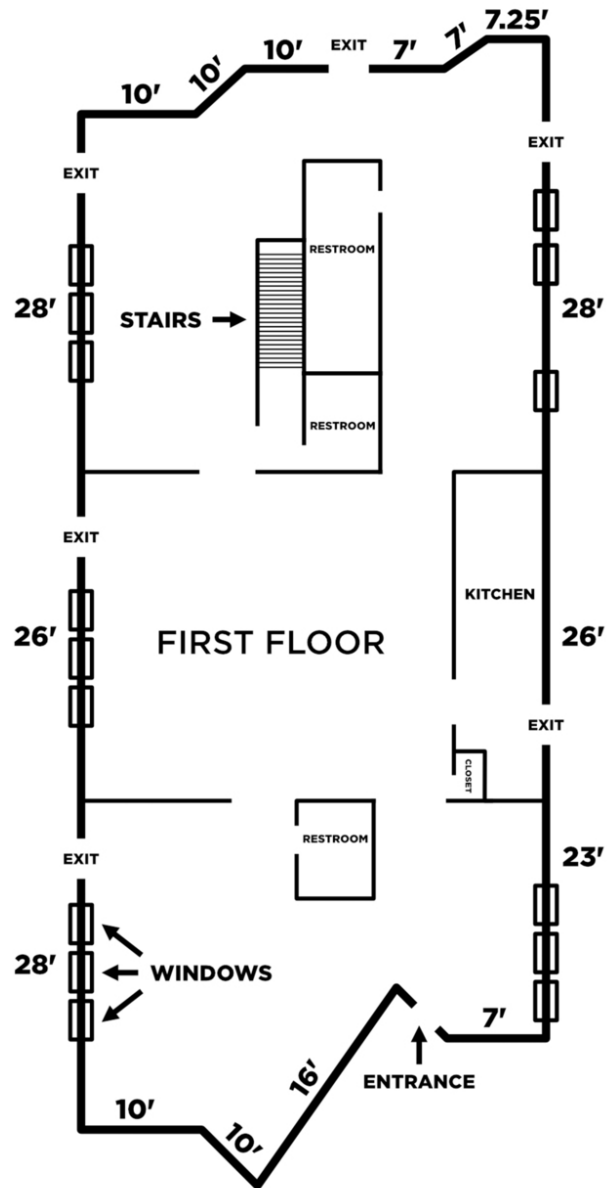
PARCEL OVERVIEW



EXTERIOR PHOTOS



FLOOR PLANS



INTERIOR PHOTOS



INTERIOR PHOTOS



NEARBY RETAILERS

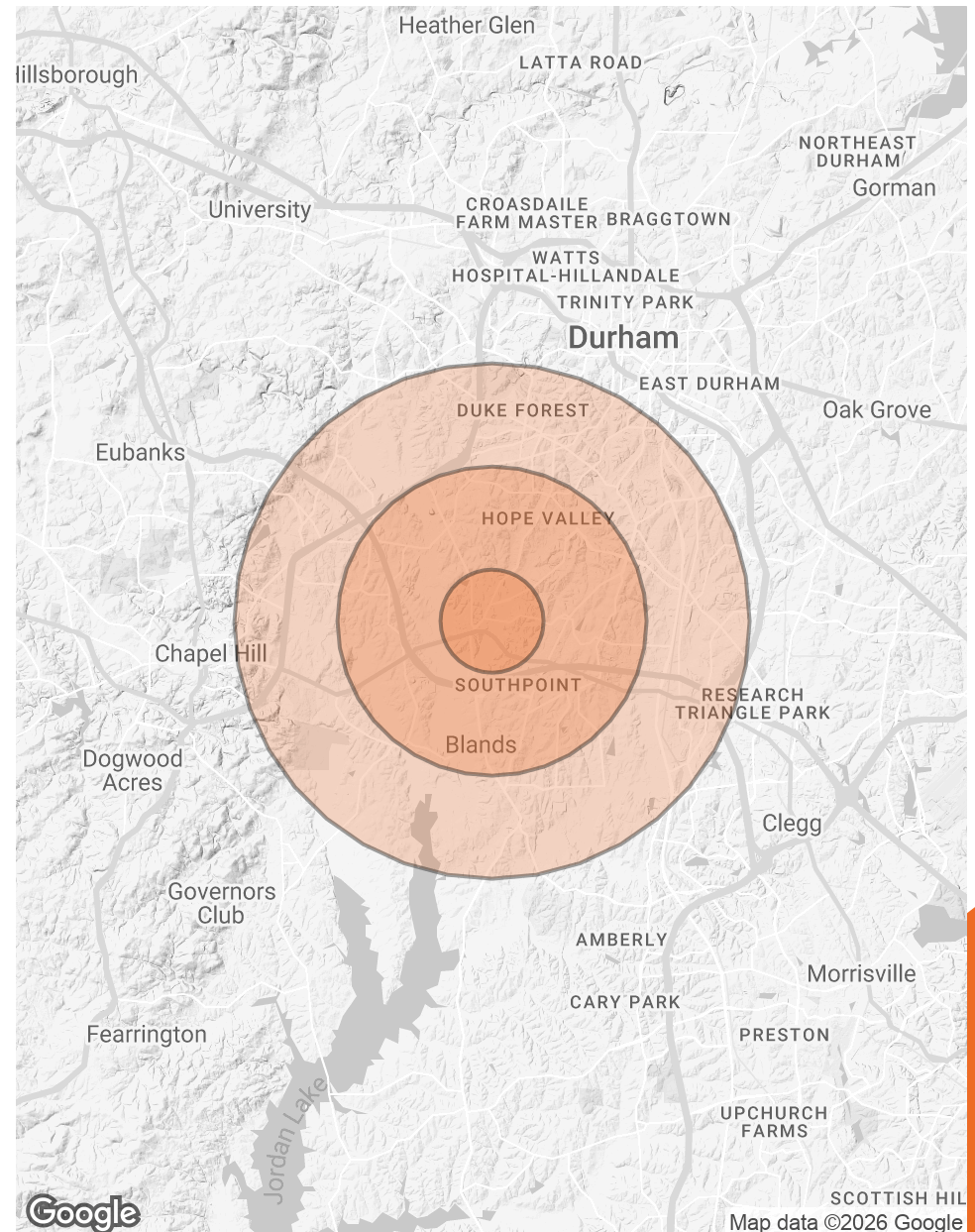


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,042	65,221	139,768
AVERAGE AGE	38.8	37.6	37.4
AVERAGE AGE (MALE)	35.6	36.1	36.0
AVERAGE AGE (FEMALE)	41.4	39.0	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,437	29,206	60,324
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$126,214	\$128,500	\$126,904
AVERAGE HOUSE VALUE	\$380,921	\$449,837	\$469,274

2023 American Community Survey (ACS)



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