

## OFFICE FOR LEASE

MADISON CENTRE - 1804 MLK JUNIOR PKWY, STE 111

1804 Martin Luther King Junior Parkway, Durham, NC 27707



### OFFERING SUMMARY

Lease Rate:	\$2200/MO Plus Utilities
Available SF:	1,000 SF
Lot Size:	2.53 Acres
Year Built:	1986
Zoning:	OI
Market:	Raleigh/Durham
Submarket:	NC - S Durham

### PROPERTY OVERVIEW

The perfect space for a small office or clinic in the midst of shopping centers and residential complexes. The suite includes three individual offices, a good-size meeting room, bathroom and large reception area. Walking distance to restaurants, grocery stores, cinemas, and banks. 3 miles to Duke University, 8 miles to UNC, 8 miles to Research Triangle Park, and 15 miles to Raleigh-Durham International Airport.

### PROPERTY HIGHLIGHTS

- Exclusive First Floor Suite
- Three Individual Offices
- Spacious Reception Area
- Well-Equipped Meeting Room
- Accessible Handicap Bathroom
- Convenient Private Kitchenette
- Ample Storage Space

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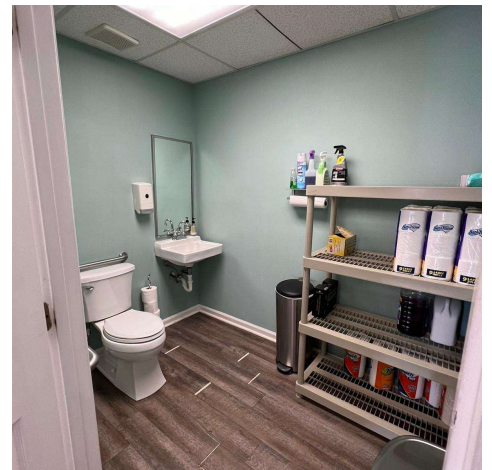
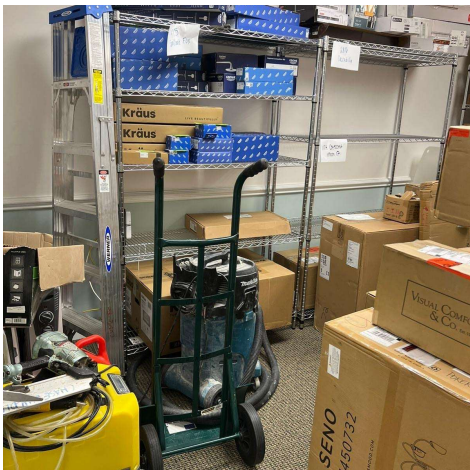
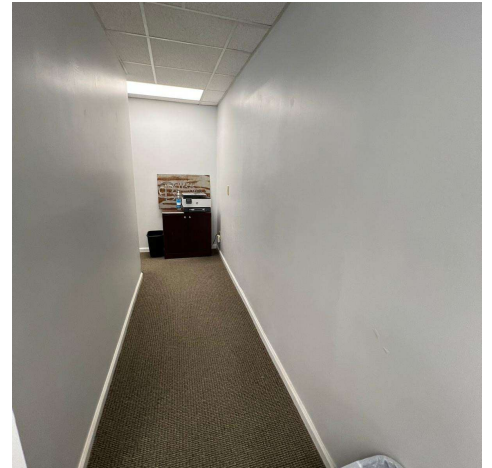
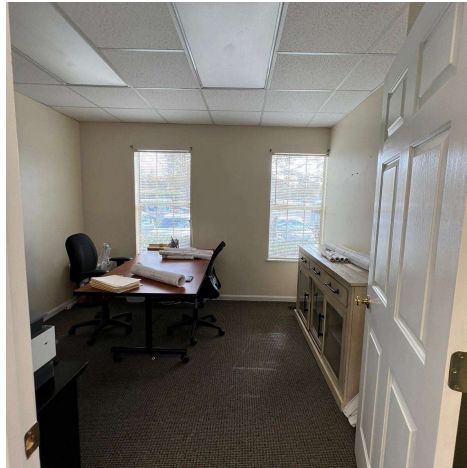
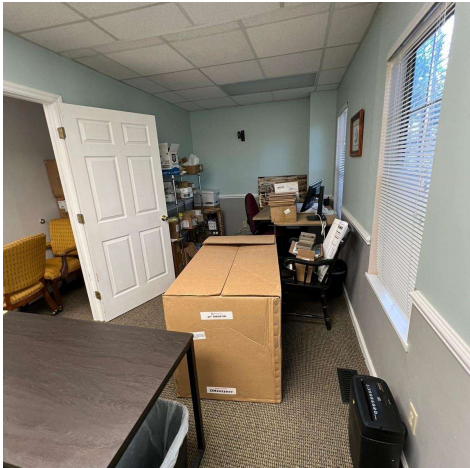
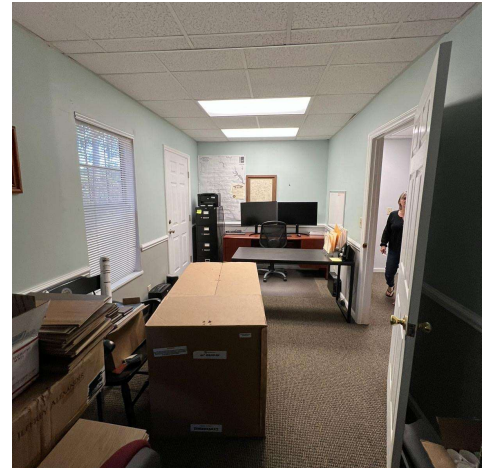
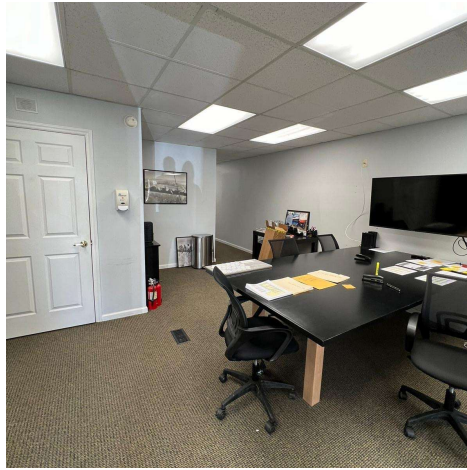
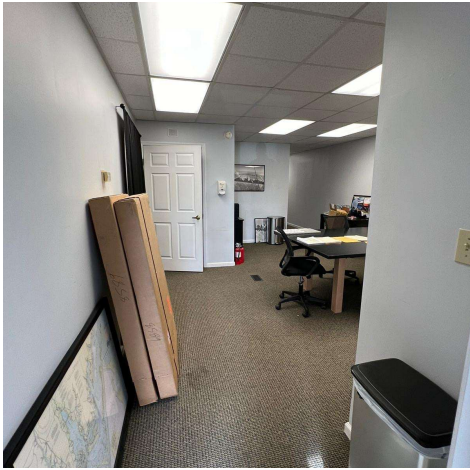
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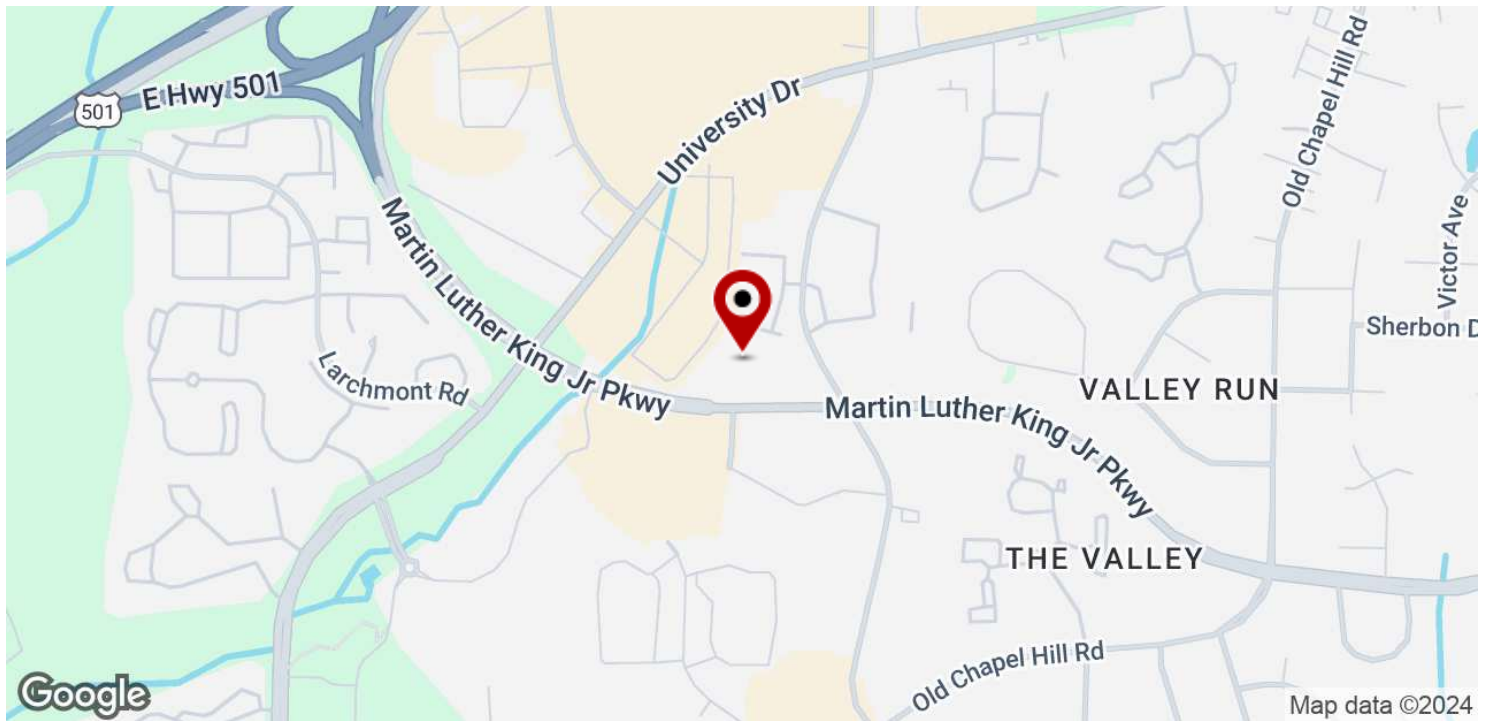
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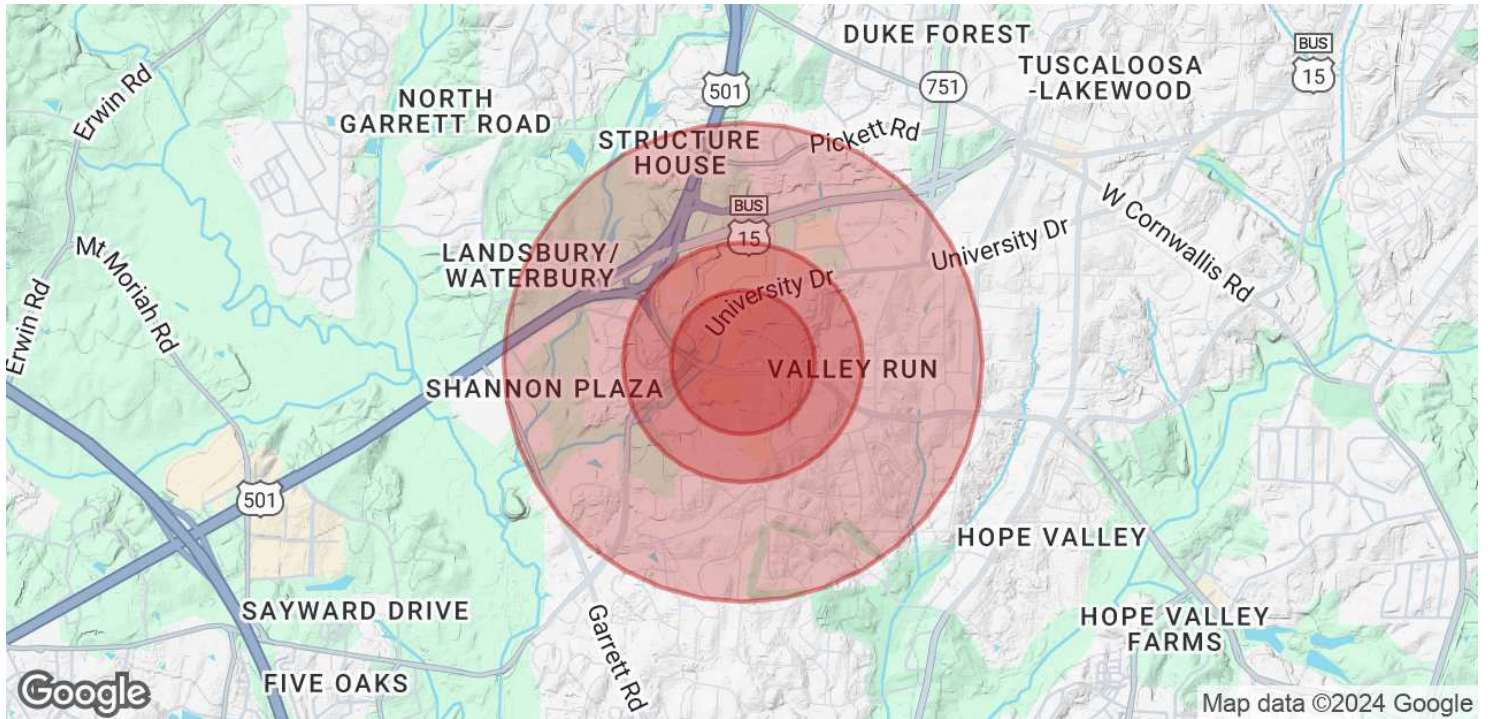
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	664	2,617	9,801
Average Age	35	34	37
Average Age (Male)	33	33	36
Average Age (Female)	36	35	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	335	1,335	4,780
# of Persons per HH	2	2	2.1
Average HH Income	\$98,633	\$95,768	\$103,214
Average House Value	\$537,696	\$485,618	\$447,590

Demographics data derived from AlphaMap

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