



3742 DURHAM CHAPEL HILL BLVD, SUITE D-1, DURHAM, NC



RETAIL SUITE FOR LEASE IN DURHAM

2,832 SF | \$20/SF

PROPERTY OVERVIEW

SQUARE FOOTAGE	2,830
ADDRESS	3742 Durham Chapel Hill Blvd., Durham, NC
CURRENT ZONING	CG - Commercial General
PARCEL NUMBER	121539
BEST USE	Retail, Professional Services, Fitness Center
ROAD FRONTAGE	Durham-Chapel Hill Boulevard
PRICE	\$20/SF = \$2.37/SF TICAM



2,800 square feet of well-maintained commercial space available along the highly trafficked Durham-Chapel Hill Boulevard corridor, offering exceptional visibility and convenient access between Durham and Chapel Hill. Positioned in an established commercial area with significant drive-by exposure, this location is ideal for retail, showroom, service, or office users. With approximately 400 apartment units under construction directly across the street, the property is poised to benefit from continued growth and increased consumer traffic in the immediate area.







AREA OVERVIEW



15/501, MLK JR. PKWY
VPD - 18,300



Office DEPOT
OfficeMax



DURHAM
RESCUE MISSION



DURHAM CHAPEL HILL BLVD
VPD - 8,300

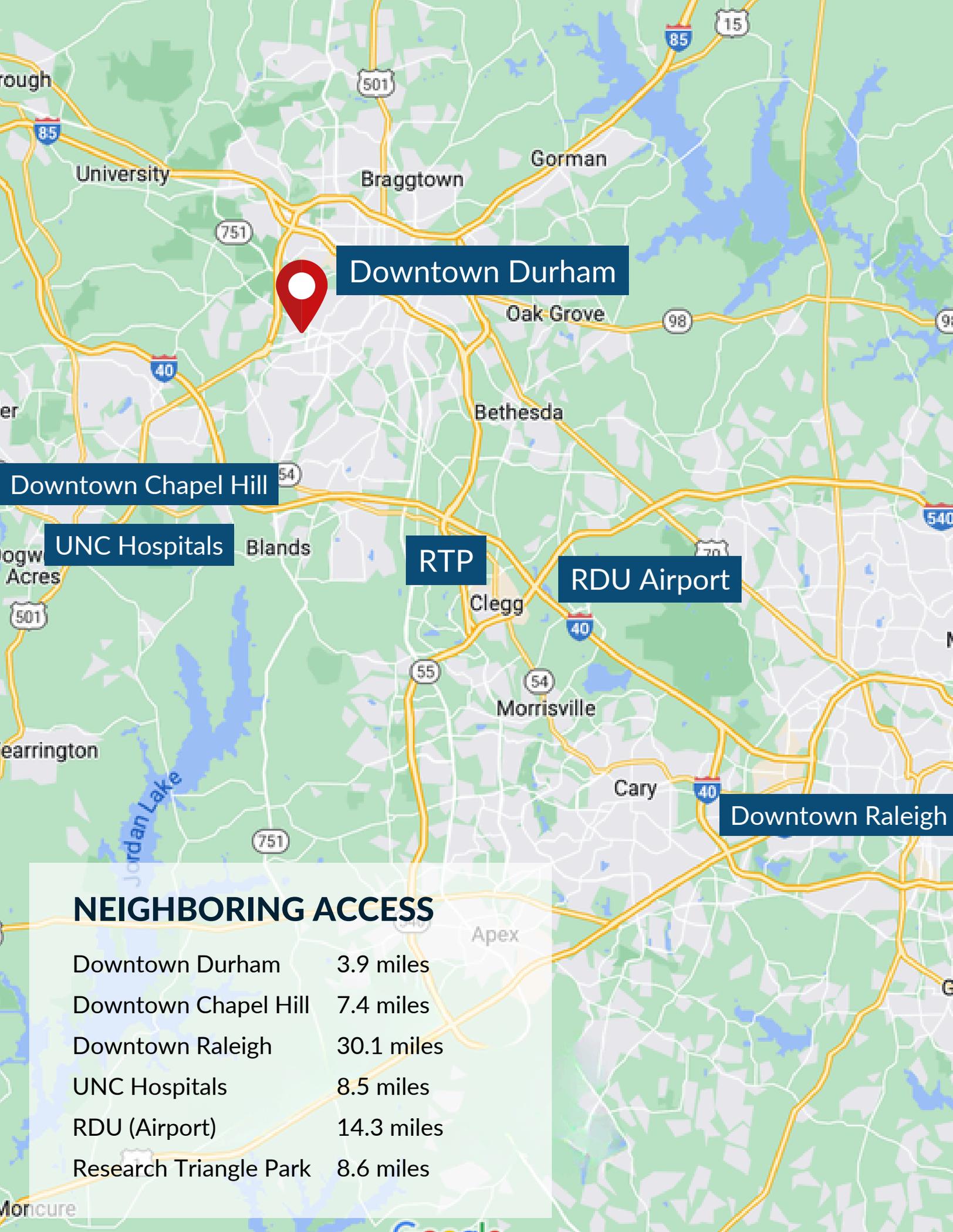
SUBJECT



DOWNTOWN
DURHAM
3.9 MILES

PROPERTY
AVAILABLE
CONTACT BROKER
FOR INFORMATION





Downtown Durham

Downtown Chapel Hill

UNC Hospitals

RTP

RDU Airport

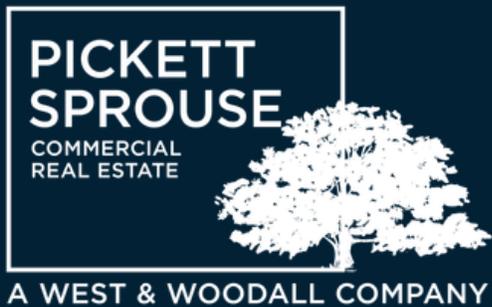
Downtown Raleigh

NEIGHBORING ACCESS

Downtown Durham	3.9 miles
Downtown Chapel Hill	7.4 miles
Downtown Raleigh	30.1 miles
UNC Hospitals	8.5 miles
RDU (Airport)	14.3 miles
Research Triangle Park	8.6 miles

DEMOGRAPHIC OVERVIEW

	2 MILE	5 MILE	10 MILE
2020 Population	28,390	179,295	437,450
2024 Population	29,183	187,214	448,575
2029 Population Projection	30,458	193,905	458,564
Annual Growth 2020-2024	0.7%	1.1%	0.6%
Annual Growth 2024-2029	0.9%	0.7%	0.4%
	2 MILE	5 MILE	10 MILE
Avg Household Income	\$100,815	\$93,700	\$103,965
Median Household Income	\$69,867	\$65,907	\$75,958
< \$25,000	1,676	13,806	27,994
\$25,000 - 50,000	2,809	17,376	35,788
\$50,000 - 75,000	2,298	12,945	27,083
\$75,000 - 100,000	1,197	8,976	22,369
\$100,000 - 125,000	1,287	6,916	17,352
\$125,000 - 150,000	880	5,535	13,188
\$150,000 - 200,000	852	6,273	17,015
\$200,000+	1,509	7,853	22,655



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