

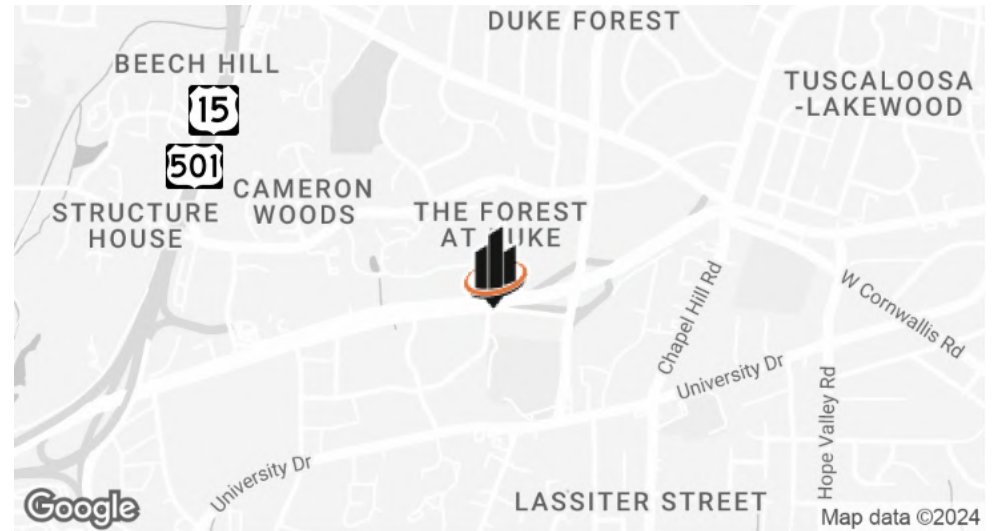


**FOR LEASE**

**3333 DURHAM-CHAPEL HILL BLVD**  
SUITE A-200 | DURHAM, NC 27707

CHARLES "SANDY" ALLEN, JR.  
919.602.8891 | sandy.allen@svn.com

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±25,612 SF
<b>AVAILABLE SF:</b>	±2,000 RSF
<b>AVAILABLE:</b>	January 2025
<b>ZONING:</b>	CG
<b>LEASE RATE/TYPE:</b>	\$22.00/SF (Full Service)

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suite A-200 at 3333 Durham-Chapel Hill Blvd in south Durham, NC.**

**This ±2,000 RSF, second floor office space features a reception area, five private offices, a shared work area, breakroom, and storage closet,** with shared bathrooms located outside the front entrance to the suite.

## PROPERTY HIGHLIGHTS

- Monument signage available
- Abundant on-site parking for employees and visitors
- Located right off Durham-Chapel Hill Blvd near South Square retail center and University Hill
- Minutes from downtown Durham (±3 miles) and Chapel Hill (±4 miles)

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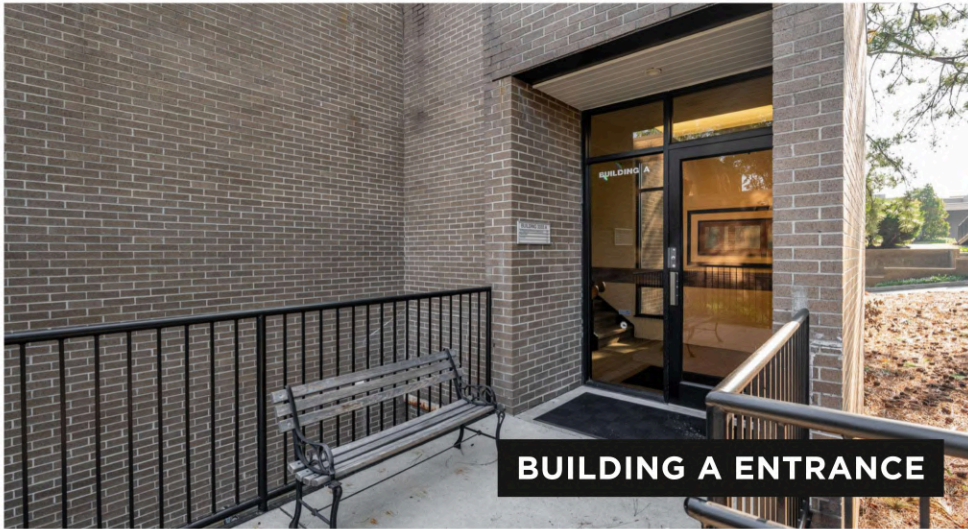
# PROPERTY PHOTOS



**MONUMENT SIGNAGE**



**BUILDING A WALKWAY**



**BUILDING A ENTRANCE**



**SUITE A-200 (2ND FLOOR)**

**CHARLES "SANDY" ALLEN JR.**

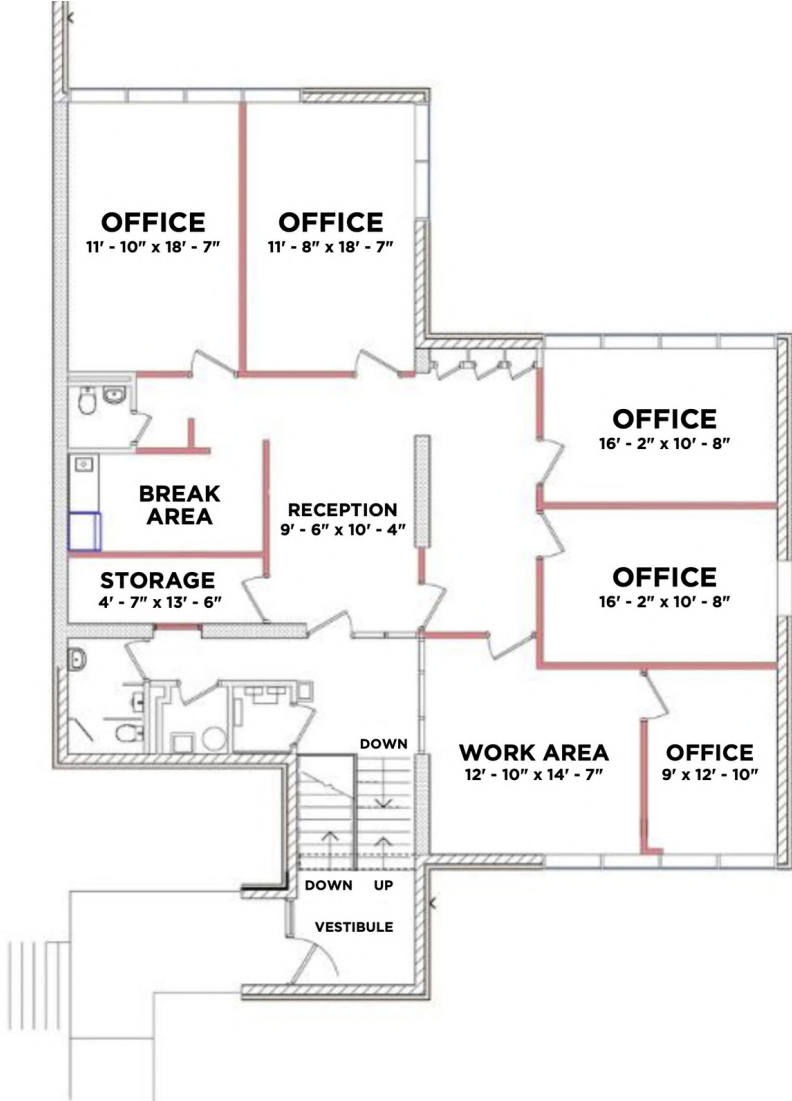
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**FLOOR PLAN (SUITE A-200)**



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**INTERIOR PHOTOS (SUITE A-200)**

**PHOTOS COMING SOON**

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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

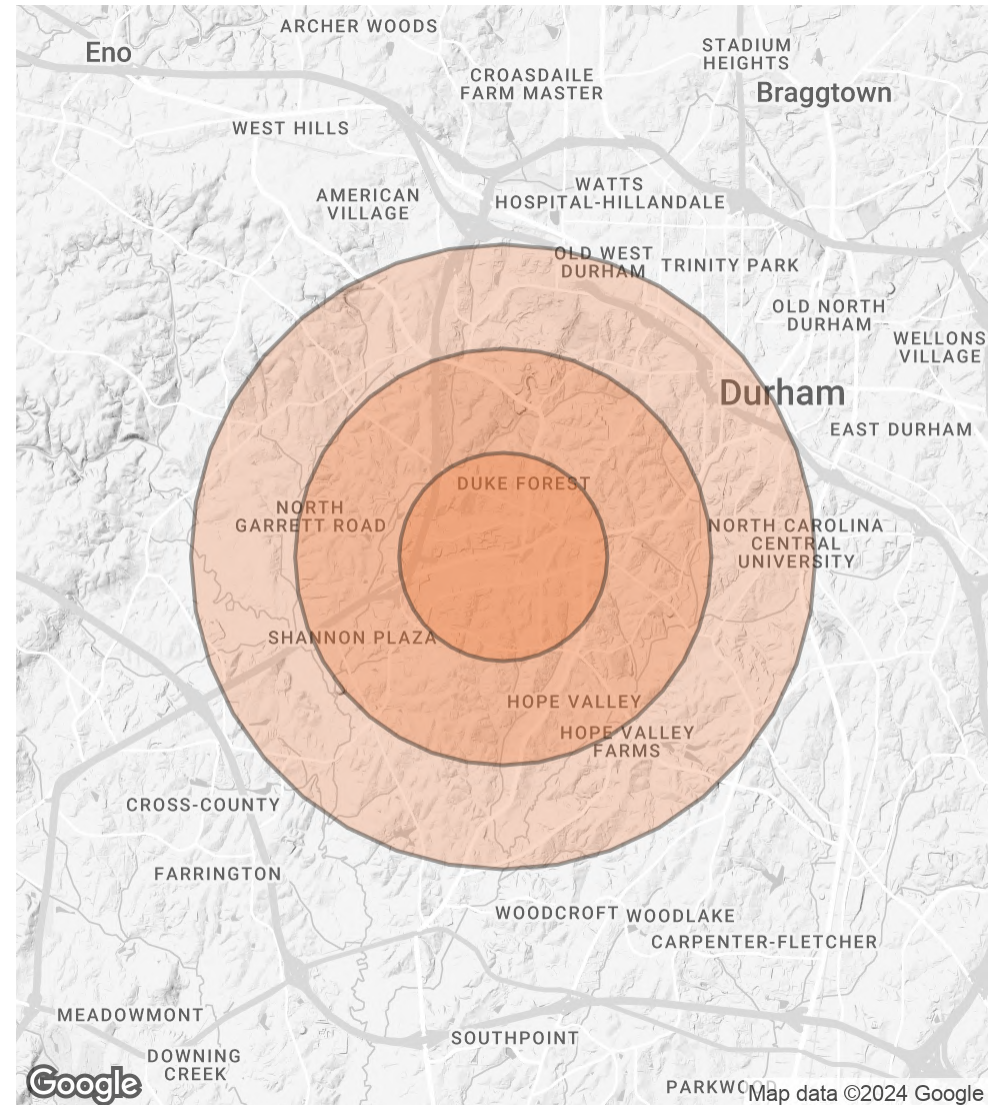
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	9,475	32,350	83,152
<b>AVERAGE AGE</b>	39	38	36
<b>AVERAGE AGE (MALE)</b>	38	37	35
<b>AVERAGE AGE (FEMALE)</b>	40	39	37

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	4,258	14,196	33,821
<b># OF PERSONS PER HH</b>	2.2	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$103,500	\$109,181	\$98,816
<b>AVERAGE HOUSE VALUE</b>	\$469,682	\$479,558	\$428,332

Demographics data derived from AlphaMap



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