

**CENTURY 21
COMMERCIAL.**

Triangle Group

AUTO

BODY & PAINT SHOP

901 E Trinity Ave
Durham, NC 27704



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Auto

Body & Paint Shop

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Durham, NC 27704



AUTO BODY & PAINT SHOP

PROPERTY INFORMATION

Purchase Price
\$650,000.00

Property Address
*901 E Trinity Ave
Durham, NC 27704*

Property Size
2,640 Sq. Ft.

Land Size
0.23 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY OVERVIEW

Exceptional investment opportunity in Durham's thriving market. This property is secured with a tenant paying \$5,500/month on a 5-year Double Net (NN) lease, delivering a 7.5% cap rate with no landlord responsibilities beyond structure. Automotive and light industrial spaces remain in high demand, and the scarcity of body shop-ready properties in Durham makes this asset highly attractive. Its prime location in a high-traffic corridor ensures excellent visibility, strong tenant demand, and long-term appreciation potential.

AUTO

BODY & PAINT SHOP

901 E Trinity Ave
Durham, NC 27704

PROPERTY DETAILS

Highlights

- Tenant paying **\$5,500/month** on a **5-year NN lease**
- **7.5% cap rate** with minimal landlord responsibility (structure only)
- Automotive/light industrial property
- Scarce body shop-ready property type in the Durham market
- Prime high-traffic location with excellent visibility and access
- Stable income stream plus long-term appreciation potential

PROPERTY PHOTOS



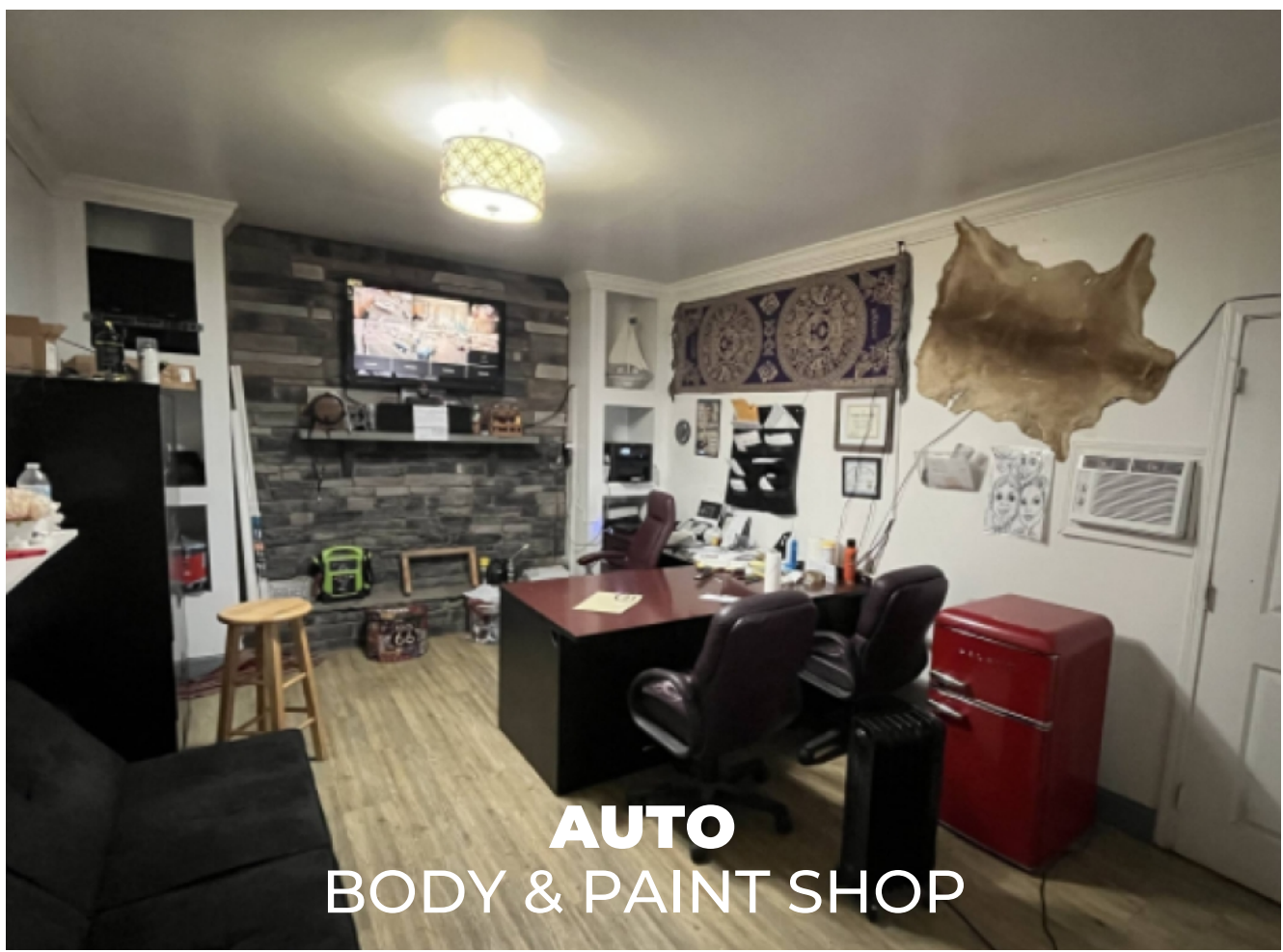
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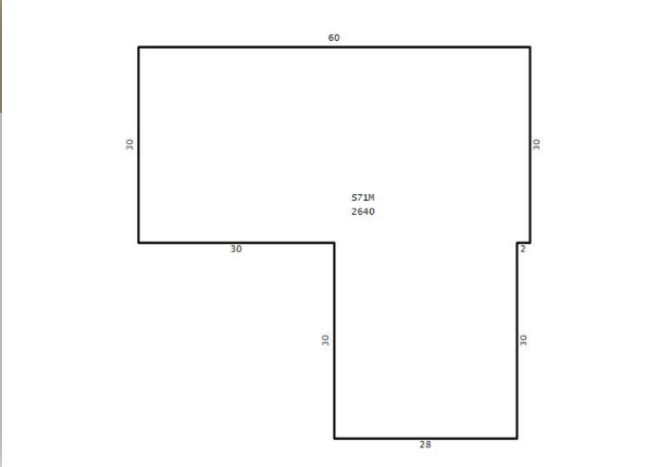
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PROPERTY PHOTOS

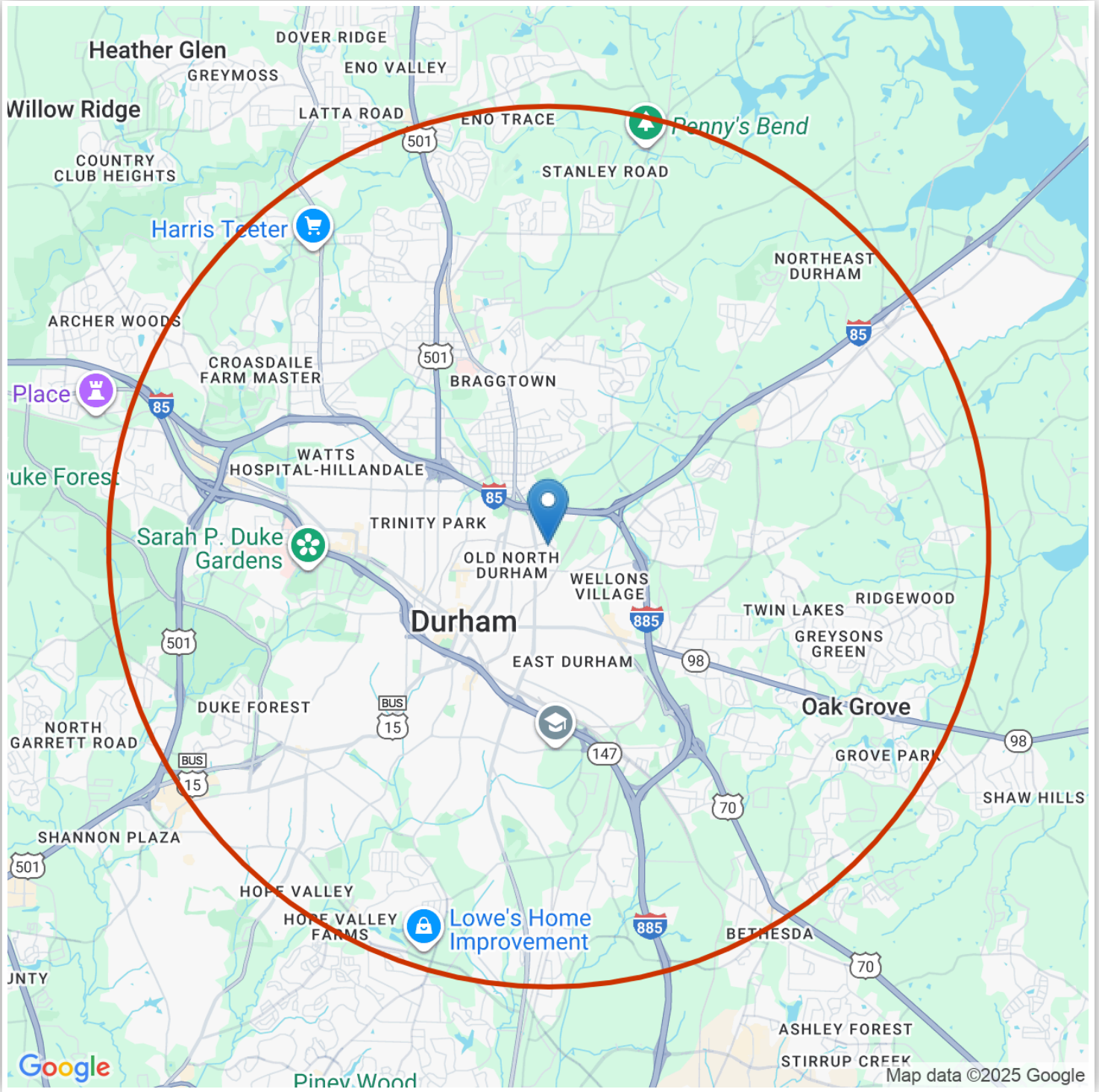


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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

191,977 Population	76,887 Households	33.5 Median Age
2.33 Avg Size Household	\$67,516 Median Household Income	\$351,861 Median Home Value
69 Wealth Index	75 Housing Affordability	80.2 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate


1.27%



2024-2029
Forecasted
Growth Rate

0.97%



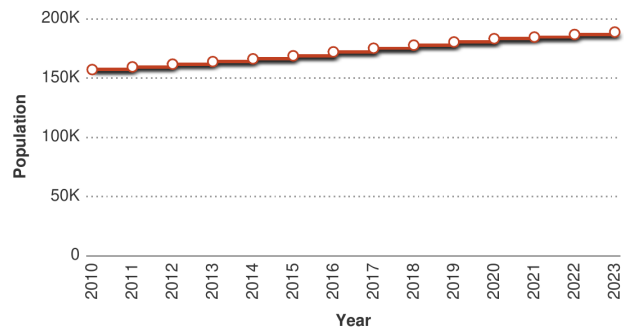
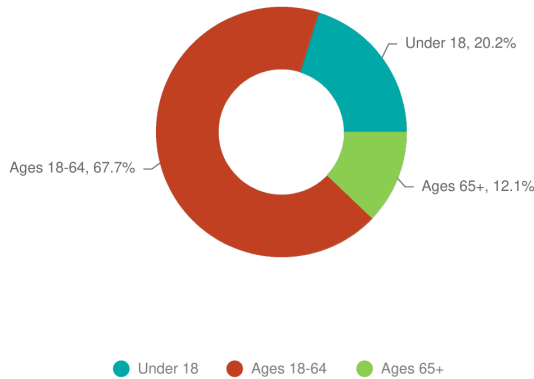


Household
Population
188,778



Population
Density
2,568

POPULATION BY AGE



DAYTIME POPULATION



215,444
2024 Total Daytime Population



95,195
2024 Daytime Pop: Residents




120,249
2024 Daytime Pop: Workers




2,744
2024 Daytime Pop Density


POPULATION BY GENERATION




3.16%
Greatest Gen: Born
1945/Earlier




13.95%
Baby Boomer: Born
1946 to 1964




16.87%
Generation X: Born
1965 to 1980



30.02%
Millennial: Born 1981
to 1998

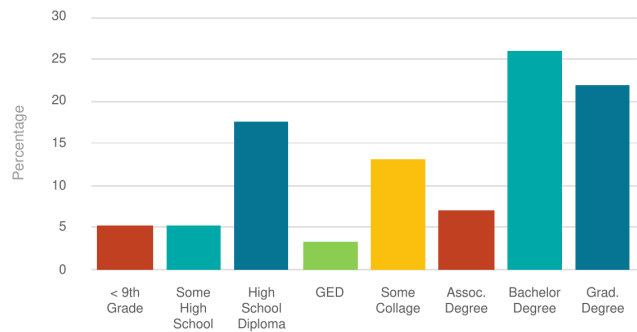


26.71%
Generation Z: Born
1999 to 2016



9.3%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



191,977
Population
Total

1.27%
Population
Growth

2.33
Average
HH Size

33.5
Median
Age

80.2
Diversity
Index

\$67,516
Median HH
Income

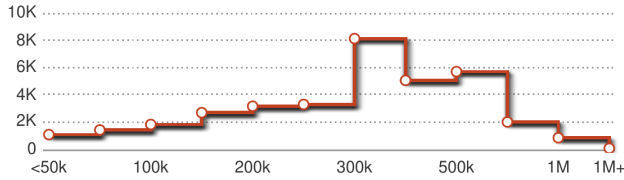
\$351,861
Median Home
Value

20.37%
Under 18

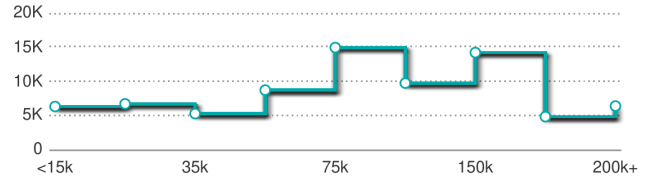
67.21%
Ages 18
to 65

12.42%
Aged 66+

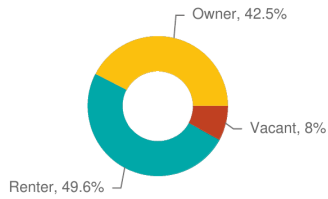
HOME VALUE



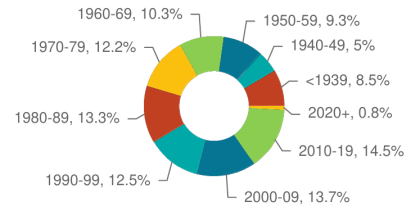
HOUSEHOLD INCOME



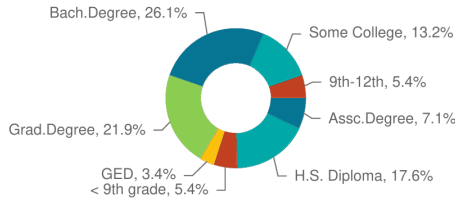
HOME OWNERSHIP



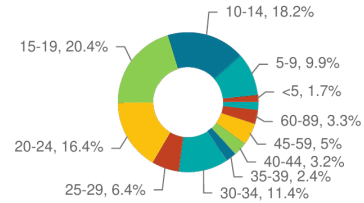
HOUSING: YEAR BUILT



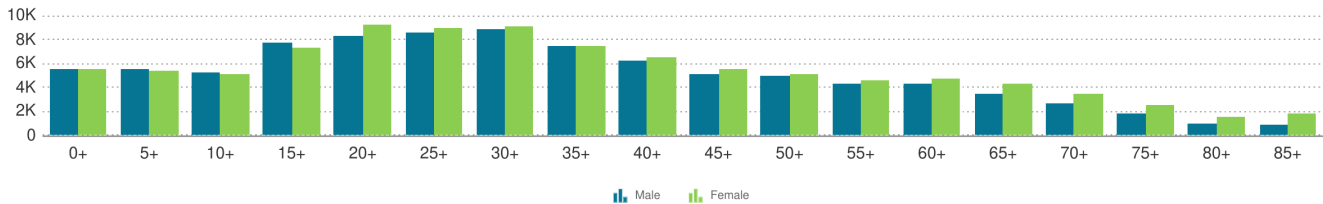
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Population

2010 Population	155,997
2020 Population	181,920
2025 Population	192,419
2030 Population	199,596
2010-2020 Annual Rate	1.55%
2020-2025 Annual Rate	1.07%
2025-2030 Annual Rate	0.74%
2020 Male Population	47.6%
2020 Female Population	52.4%
2020 Median Age	32.8
2025 Male Population	48.2%
2025 Female Population	51.8%
2025 Median Age	33.8

In the identified area, the current year population is 192,419. In 2020, the Census count in the area was 181,920. The rate of change since 2020 was 1.07% annually. The five-year projection for the population in the area is 199,596 representing a change of 0.74% annually from 2025 to 2030. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	31.9%
2025 Black Alone	40.7%
2025 American Indian/Alaska Native Alone	1.0%
2025 Asian Alone	4.3%
2025 Pacific Islander Alone	0.1%
2025 Other Race	14.4%
2025 Two or More Races	7.6%
2025 Hispanic Origin (Any Race)	20.9%

Persons of Hispanic origin represent 20.9% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.2 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	69
2010 Households	60,611
2020 Households	72,195
2025 Households	78,172
2030 Households	82,741
2010-2020 Annual Rate	1.76%
2020-2025 Annual Rate	1.53%
2025-2030 Annual Rate	1.14%
2025 Average Household Size	2.29

The household count in this area has changed from 72,195 in 2020 to 78,172 in the current year, a change of 1.53% annually. The five-year projection of households is 82,741, a change of 1.14% annually from the current year total. Average household size is currently 2.29, compared to 2.36 in the year 2020. The number of families in the current year is 41,077 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Mortgage Income	
2025 Percent of Income for Mortgage	33.1%
Median Household Income	
2025 Median Household Income	\$70,304
2030 Median Household Income	\$82,307
2025-2030 Annual Rate	3.20%
Average Household Income	
2025 Average Household Income	\$99,294
2030 Average Household Income	\$112,434
2025-2030 Annual Rate	2.52%
Per Capita Income	
2025 Per Capita Income	\$40,556
2030 Per Capita Income	\$46,822
2025-2030 Annual Rate	2.92%
GINI Index	
2025 Gini Index	46.7

Households by Income

Current median household income is \$70,304 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$82,307 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$99,294 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$112,434 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$40,556 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$46,822 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	71
2010 Total Housing Units	67,636
2010 Owner Occupied Housing Units	28,104
2010 Renter Occupied Housing Units	32,507
2010 Vacant Housing Units	7,025
2020 Total Housing Units	78,558
2020 Owner Occupied Housing Units	31,753
2020 Renter Occupied Housing Units	40,442
2020 Vacant Housing Units	6,408
2025 Total Housing Units	85,307
2025 Owner Occupied Housing Units	35,454
2025 Renter Occupied Housing Units	42,718
2025 Vacant Housing Units	7,135
2030 Total Housing Units	90,219
2030 Owner Occupied Housing Units	36,936
2030 Renter Occupied Housing Units	45,805
2030 Vacant Housing Units	7,478

Socioeconomic Status Index

2025 Socioeconomic Status Index	45.0
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Currently, 41.6% of the 85,307 housing units in the area are owner occupied; 50.1%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 78,558 housing units in the area and 8.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.58%. Median home value in the area is \$371,992, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.70% annually to \$446,116.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2025	2030				
Population	155,997	181,920	192,419	199,596				
Households	60,611	72,195	78,172	82,741				
Families	34,271	39,387	41,077	42,758				
Average Household Size	2.41	2.36	2.29	2.25				
Owner Occupied Housing Units	28,104	31,753	35,454	36,936				
Renter Occupied Housing Units	32,507	40,442	42,718	45,805				
Median Age	31.6	32.8	33.8	34.8				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	0.74%	0.80%	0.42%					
Households	1.14%	1.10%	0.64%					
Families	0.81%	0.94%	0.54%					
Owner HHs	0.82%	1.21%	0.91%					
Median Household Income	3.20%	2.61%	2.53%					
Households by Income			2025	2030				
			Number	Percent				
<\$15,000			8,375	10.7%				
\$15,000 - \$24,999			5,362	6.9%				
\$25,000 - \$34,999			5,046	6.5%				
\$35,000 - \$49,999			9,010	11.5%				
\$50,000 - \$74,999			13,568	17.4%				
\$75,000 - \$99,999			7,829	10.0%				
\$100,000 - \$149,999			14,030	17.9%				
\$150,000 - \$199,999			7,366	9.4%				
\$200,000+			7,586	9.7%				
			Number	Percent				
Median Household Income			\$70,304	\$82,307				
Average Household Income			\$99,294	\$112,434				
Per Capita Income			\$40,556	\$46,822				
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,821	7.6%	10,894	6.0%	10,884	5.7%	10,985	5.5%
5 - 9	10,161	6.5%	10,911	6.0%	10,861	5.6%	10,350	5.2%
10 - 14	9,070	5.8%	11,067	6.1%	10,549	5.5%	10,548	5.3%
15 - 19	12,882	8.3%	14,254	7.8%	15,800	8.2%	15,339	7.7%
20 - 24	15,847	10.2%	16,438	9.0%	18,535	9.6%	19,769	9.9%
25 - 34	27,169	17.4%	34,671	19.1%	33,786	17.6%	33,378	16.7%
35 - 44	21,137	13.5%	24,740	13.6%	27,716	14.4%	29,056	14.6%
45 - 54	18,754	12.0%	19,522	10.7%	21,260	11.0%	23,241	11.6%
55 - 64	14,599	9.4%	18,222	10.0%	17,709	9.2%	17,949	9.0%
65 - 74	7,240	4.6%	13,141	7.2%	14,810	7.7%	15,484	7.8%
75 - 84	4,861	3.1%	5,611	3.1%	7,785	4.0%	9,979	5.0%
85+	2,456	1.6%	2,451	1.3%	2,724	1.4%	3,516	1.8%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	53,638	34.4%	57,916	31.8%	61,475	31.9%	61,595	30.9%
Black Alone	75,021	48.1%	76,600	42.1%	78,343	40.7%	80,744	40.5%
American Indian Alone	905	0.6%	1,630	0.9%	2,012	1.0%	2,184	1.1%
Asian Alone	5,345	3.4%	7,017	3.9%	8,222	4.3%	9,213	4.6%
Pacific Islander Alone	117	0.1%	95	0.1%	106	0.1%	114	0.1%
Some Other Race Alone	17,035	10.9%	25,417	14.0%	27,724	14.4%	30,083	15.1%
Two or More Races	3,936	2.5%	13,246	7.3%	14,537	7.6%	15,661	7.8%
Hispanic Origin (Any Race)	27,359	17.5%	37,035	20.4%	40,188	20.9%	43,434	21.8%

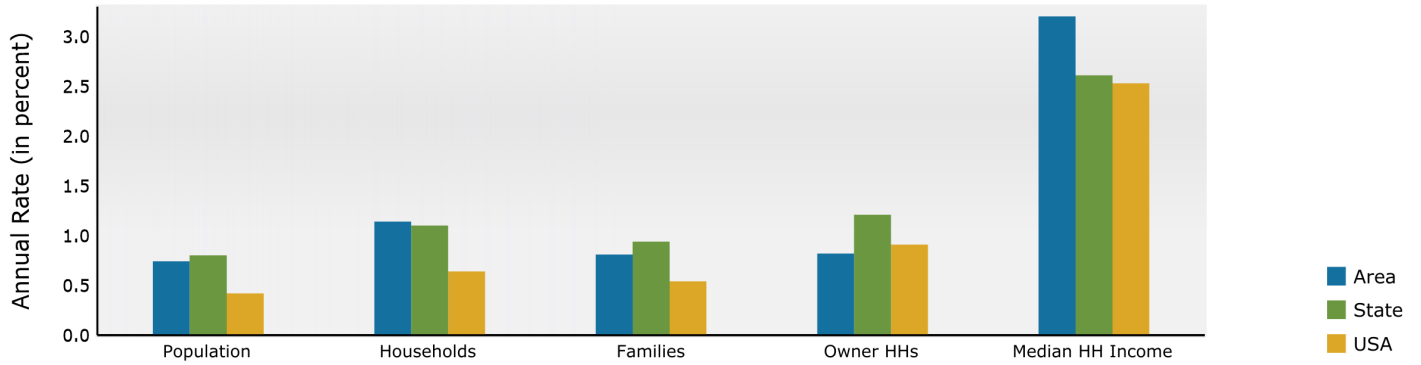
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

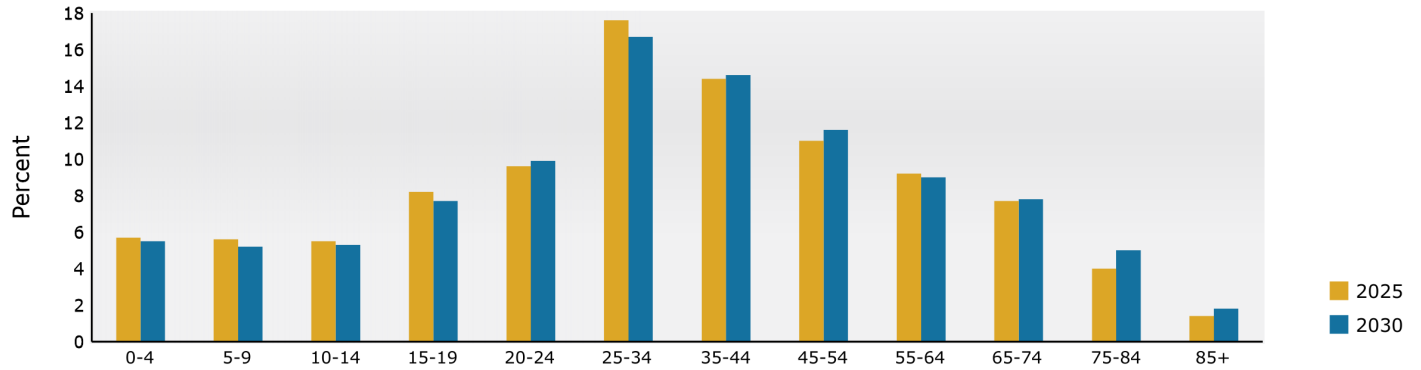


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

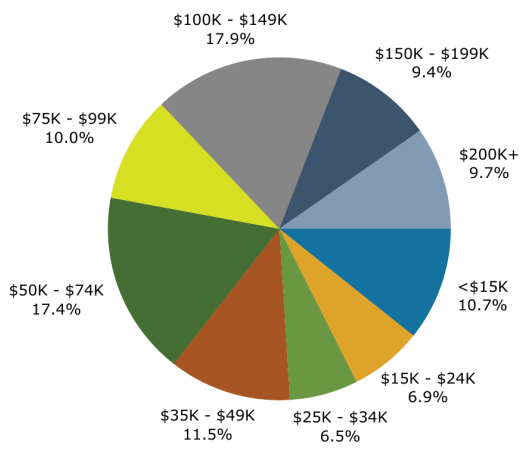
Trends 2025-2030



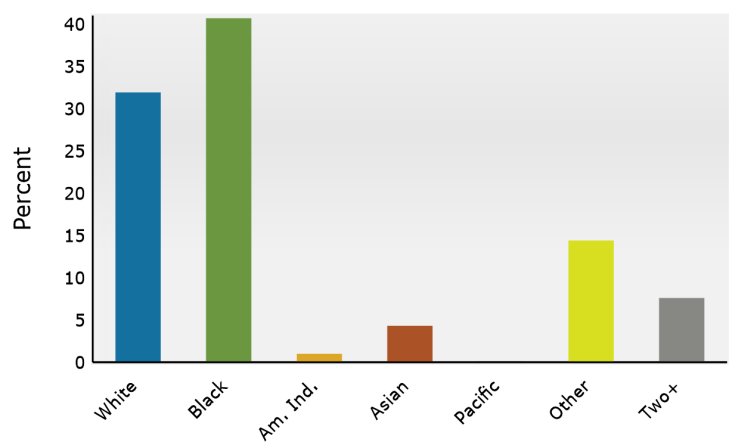
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 20.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	181,920	2025 Median Household Income	\$70,304
2025 Total Population	192,419	2030 Median Household Income	\$82,307
2030 Total Population	199,596	2025-2030 Annual Rate	3.20%
2025-2030 Annual Rate	0.74%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	78,558	100.0%	85,307	100.0%	90,219	100.0%
Occupied	72,195	91.9%	78,172	91.6%	82,741	91.7%
Owner	31,753	40.4%	35,454	41.6%	36,936	40.9%
Renter	40,442	51.5%	42,718	50.1%	45,805	50.8%
Vacant	6,408	8.2%	7,135	8.4%	7,478	8.3%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	35,433	100.0%	36,911	100.0%
<\$50,000	851	2.4%	422	1.1%
\$50,000-\$99,999	834	2.4%	468	1.3%
\$100,000-\$149,999	1,726	4.9%	631	1.7%
\$150,000-\$199,999	2,154	6.1%	901	2.4%
\$200,000-\$249,999	2,770	7.8%	1,547	4.2%
\$250,000-\$299,999	3,159	8.9%	2,319	6.3%
\$300,000-\$399,999	8,644	24.4%	8,379	22.7%
\$400,000-\$499,999	6,136	17.3%	8,214	22.3%
\$500,000-\$749,999	5,951	16.8%	8,988	24.4%
\$750,000-\$999,999	2,171	6.1%	3,318	9.0%
\$1,000,000-\$1,499,999	690	1.9%	1,070	2.9%
\$1,500,000-\$1,999,999	267	0.8%	494	1.3%
\$2,000,000+	80	0.2%	160	0.4%
Median Value	\$371,992		\$446,116	
Average Value	\$425,432		\$514,016	

Census 2020 Housing Units	Number	Percent
Total	78,558	100.0%
Housing Units In Urbanized Areas	77,784	99.0%
Rural Housing Units	774	1.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	31,754	100.0%
Owned with a Mortgage/Loan	24,970	78.6%
Owned Free and Clear	6,784	21.4%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	6,408	100.0%
For Rent	3,035	47.4%
Rented- Not Occupied	319	5.0%
For Sale Only	581	9.1%
Sold - Not Occupied	325	5.1%
Seasonal/Recreational/Occasional Use	284	4.4%
For Migrant Workers	2	0.0%
Other Vacant	1,863	29.1%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	72,195	31,753	44.0%
15-24	4,540	287	6.3%
25-34	17,112	4,183	24.4%
35-44	13,764	6,081	44.2%
45-54	11,454	6,080	53.1%
55-59	5,715	3,179	55.6%
60-64	5,603	3,222	57.5%
65-74	8,818	5,541	62.8%
75-84	3,640	2,299	63.2%
85+	1,549	881	56.9%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	72,195	31,753	44.0%
White Alone	28,633	14,971	52.3%
Black/African American Alone	28,571	12,069	42.2%
American Indian/Alaska Native	498	150	30.1%
Asian Alone	3,284	905	27.6%
Pacific Islander Alone	17	7	41.2%
Other Race Alone	6,662	1,985	29.8%
Two or More Races	4,529	1,667	36.8%
Hispanic Origin	10,222	3,101	30.3%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	72,195	31,753	44.0%
1-Person	24,852	8,803	35.4%
2-Person	22,657	11,073	48.9%
3-Person	10,762	5,231	48.6%
4-Person	7,679	3,823	49.8%
5-Person	3,711	1,781	48.0%
6-Person	1,610	682	42.4%
7+ Person	926	361	39.0%

2025 Housing Affordability

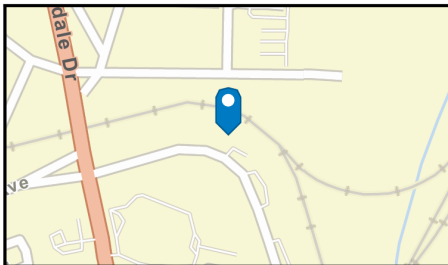
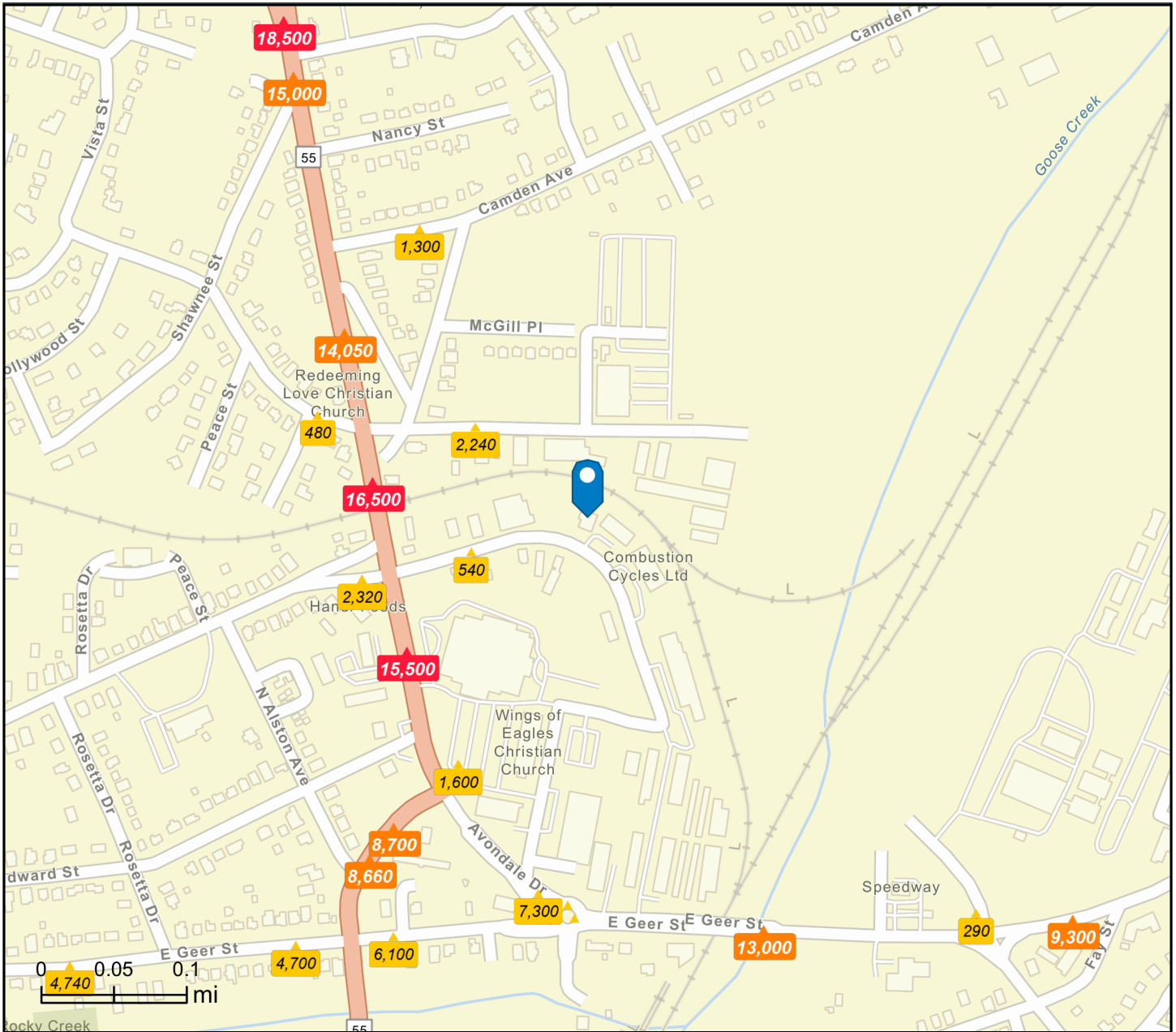
Housing Affordability Index	71
Percent of Income for Mortgage	33.1%

Data Note: Persons of Hispanic Origin may be of any race.

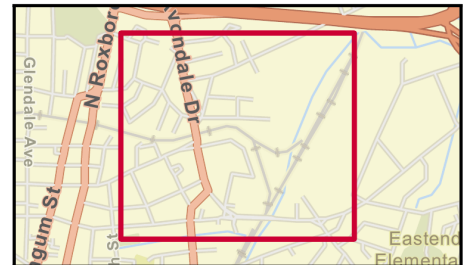
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

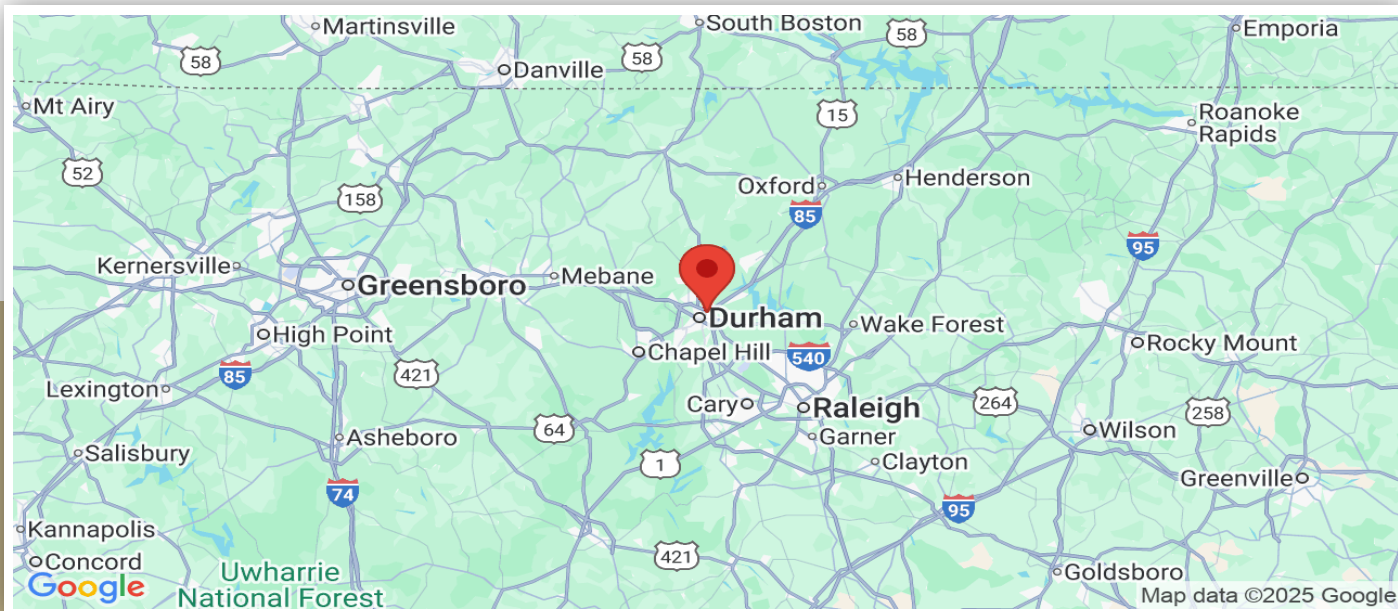


Source: ©2025 Kalibrate Technologies (Q1 2025).



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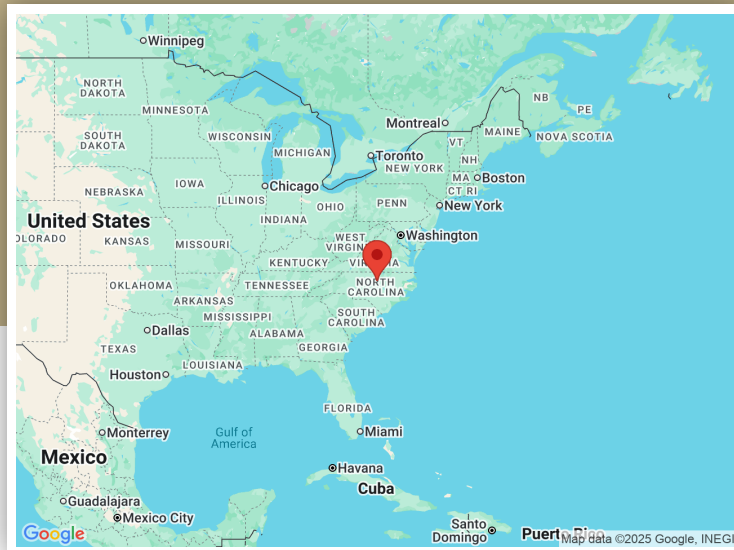
AREA LOCATION MAP



AUTO

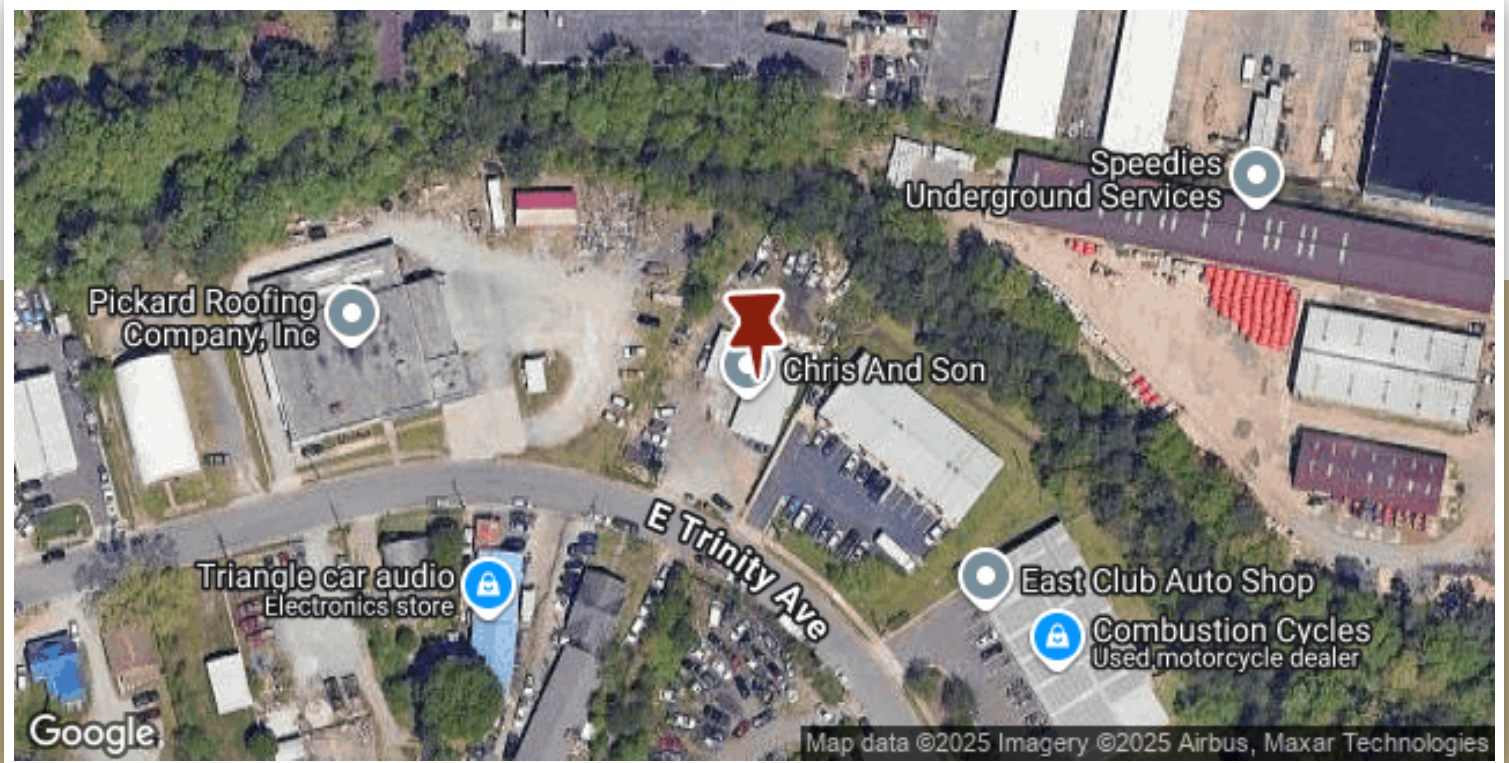
BODY & PAINT SHOP

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AERIAL ANNOTATION MAP



AUTO

BODY & PAINT SHOP

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