



NORTH DUKE STREET
30,000 VPD

FOUNDRY
COMMERCIAL

3300 NORTH DUKE STREET
DURHAM, NORTH CAROLINA 27704

±2.14 AC FOR LEASE

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SITE OVERVIEW

- Heavily travelled corridor with over 30,000 VPD
- Excellent access and visibility
- Located near Duke Regional Hospital
- New Sheetz gas station
- Strong daytime and evening population

SITE FEATURES

SIZE	2.14 AC
UTILITIES	MUNICIPAL WATER AND SEWER
RATE	CALL FOR PRICING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 POPULATION	8,518	65,653	147,211
2028 PROJECTED POPULATION	8,901	69,040	154,400
AVG. HOUSEHOLD INCOME	\$68,402	\$100,385	\$98,351

TRAFFIC COUNTS

NORTH DUKE STREET	30,000 VPD
NORTH ROXBORO STREET	17,500 VPD

For more information, please contact:

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LOCATION OVERVIEW



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RETAIL OVERVIEW



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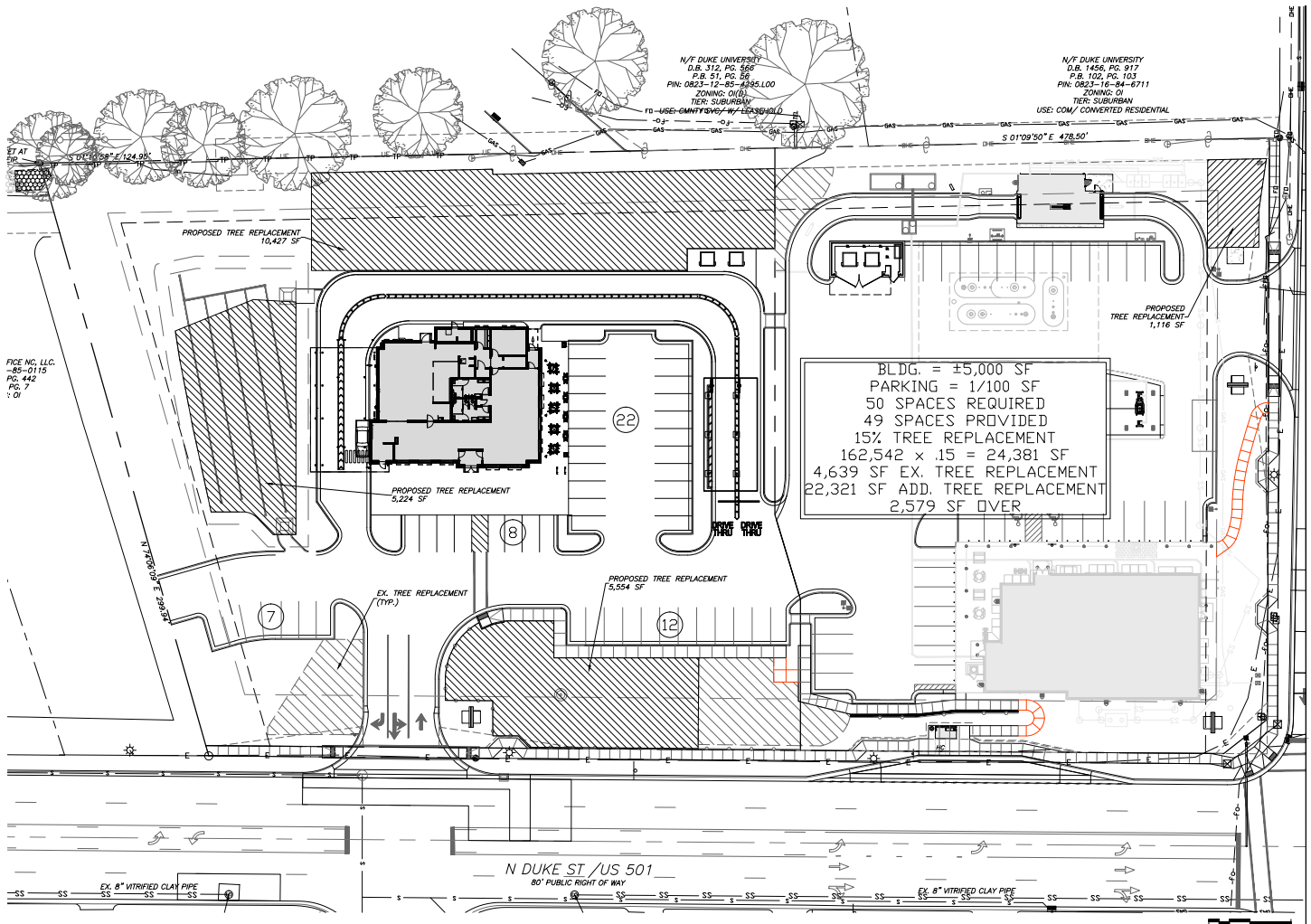
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CONCEPT PLAN ONE



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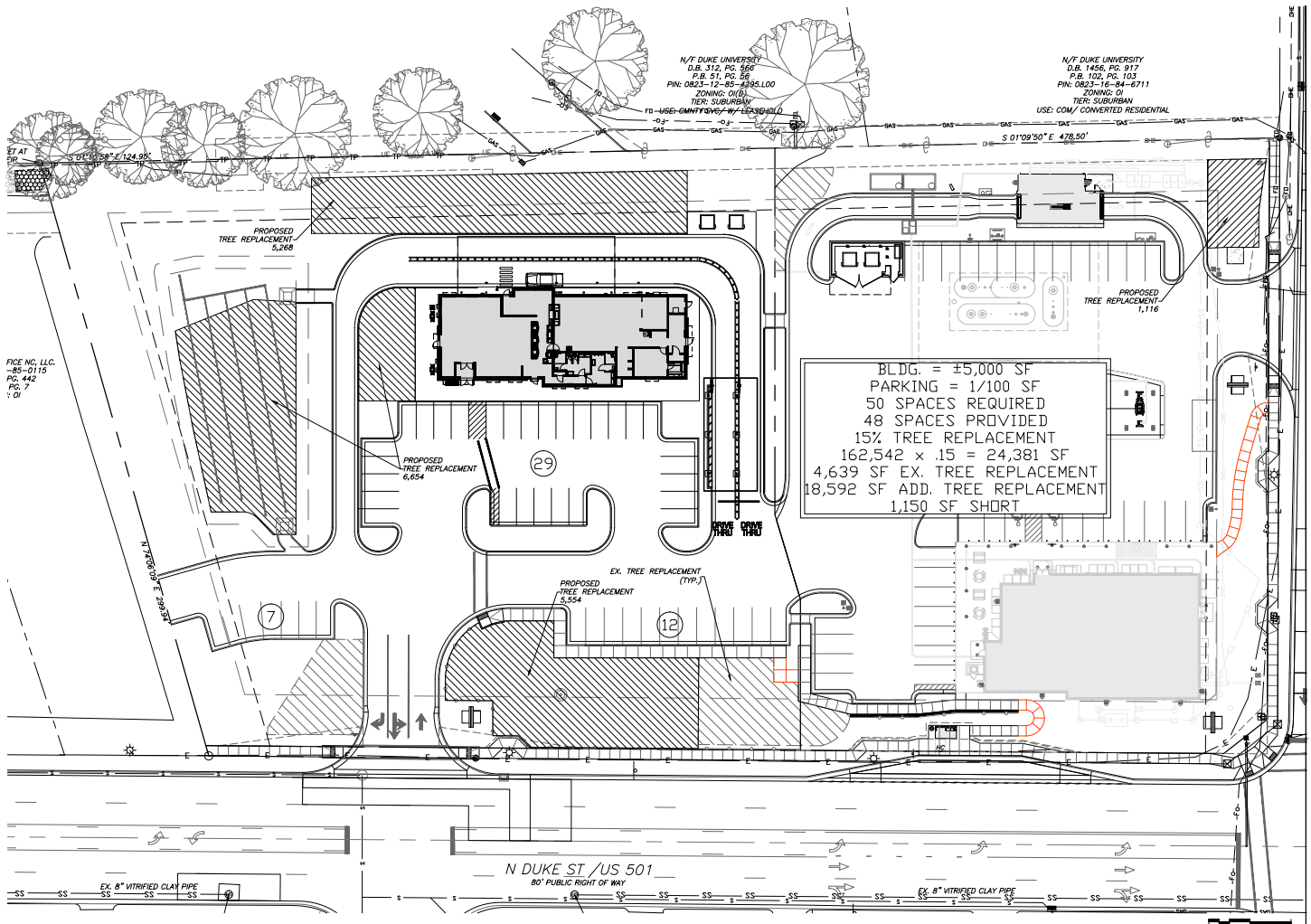
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CONCEPT PLAN TWO



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