

# Prime Commercial Space For Lease On Main St.

101 W Main St  
Durham, NC 27701

Coming  
**July 2023**



**CITYPLAT**  
COMMERCIAL REAL ESTATE





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## KEY HIGHLIGHTS

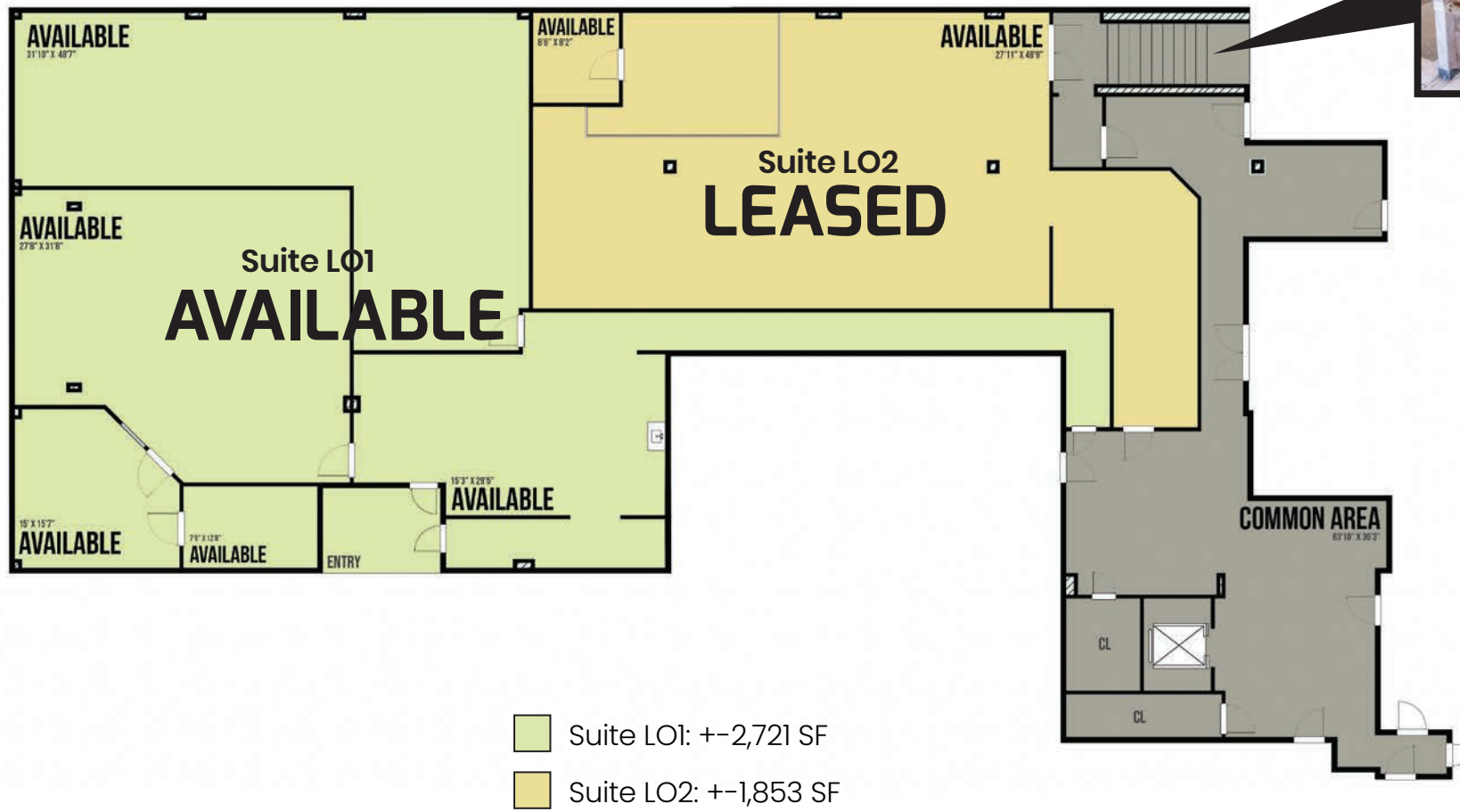
- Ideal for Gym, Art Studio, Dance Studio, Photography Studio
- Durham's Iconic Art Deco Landmark
- Adaptively repurposed and renovated in 2006
- Prominent location footsteps from all downtown activity including the Durham Performing Arts Center, the Durham Bulls Athletic Park and the Farmer's Market
- Property sits on the corner of West Main Street and Mangum Street
- Landlord-funded tenant improvements allow
- Free rent incentives by landlord
- Lease option available
- Owner financing

## PROPERTY HIGHLIGHTS

Lease Price	\$18/psf /NNN
Square Feet	2,721
Zoning	DD-C (Downtown Core)
Year Built	1932
Year Renovated	Adaptively repurposed and renovated in 2006



## LOWER LEVEL FLOOR PLAN



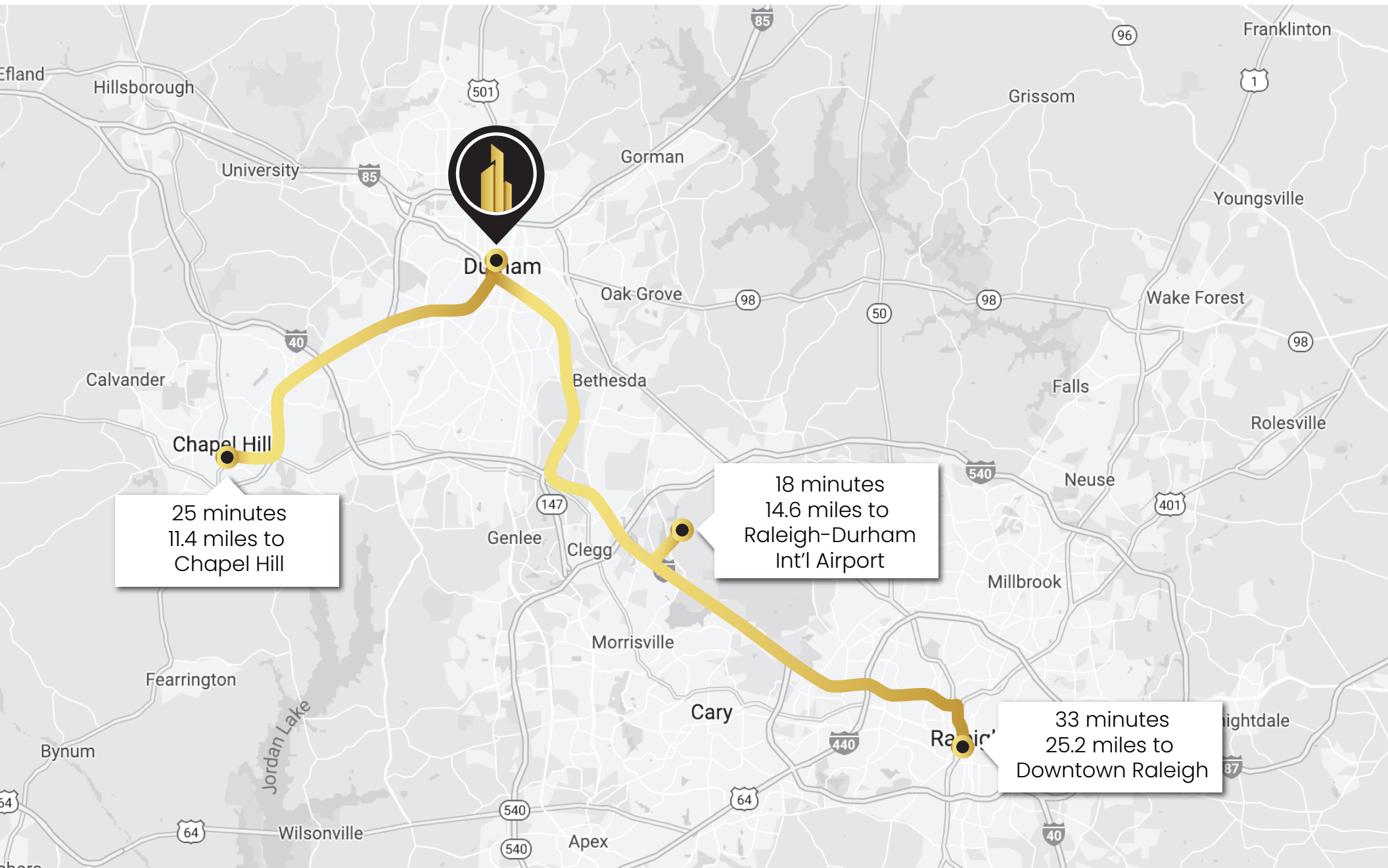


# 3D WALKTHROUGH



■ Suite LO2: +-1,853 SF

## AREA MAP





# AERIAL LOOKING NORTHWEST

Ramseur St



Mangum St



# AERIAL LOOKING WEST



Ramseur St

Mangum St

Main St



Duke  
University  
Hospital

Duke  
Central  
Campus

Duke



Duke  
East Campus

Durham Freeway



THE DURHAM HOTEL



DURHAM  
FOOD  
HALL



City  
Center

AMERICAN  
TOBACCO  
CAMPUS



Durham Bulls  
Athletic Park

Bullhouse  
Apartments



NC Central  
UNIVERSITY





DURHAM  
FOOD  
HALL

Central  
Park

DURHAM  
FARMERS  
MARKET

CAROLINA  
THEATRE

THE DURHAM HOTEL

Chapel Hill St

21c  
MUSEUM HOTEL



Mangum St

AMERICAN  
TOBACCO  
CAMPUS

DPAC  
DURHAM PERFORMING ARTS CENTER

Durham Bulls  
Athletic Park

Durham Freeway



# DURHAM NC



**Durham** is the county seat of Durham County, North Carolina. Small portions of the city limits extend into Orange County and Wake County. The U.S. Census Bureau estimated the city's population to be 278,993 as of July 1, 2019, making it the 4th-most populous city in North Carolina, and the 79th-most populous city in the United States. A railway depot was established on land donated by Bartlett S. Durham in 1849, the namesake of the city. Following the American Civil War, the community of Durham Station expanded rapidly, in part due to the tobacco industry. It became known as the founding place and headquarters of the American Tobacco Company. Textile and electric power industries also played an important role. While these industries have declined, Durham underwent revitalization and population growth to become an educational, medical, and research centre.

Durham is home to several recognized institutions of higher education, most notably Duke University and North Carolina Central University. Together, the two universities make Durham one of the vertices of the Research Triangle area; central to this is the Research Triangle Park south of Durham, which encompasses an area of 11 square miles and is devoted to research facilities. Durham is also a national leader in health-related activities, which are focused on the Duke University Hospital and many private companies. Duke and its Duke University Health System, in fact, are the largest employers in the city.

In recent years the city of Durham has stepped up revitalization of its downtown and undergone an economic and cultural renaissance of sorts. Partnering with developers from around the world, the city continues to promote the redevelopment of many of its former tobacco districts.

Most travel in Durham is by private motor vehicle on its network of public streets and highways. Important arteries for traffic include NC 147, which connects Duke University, downtown, and Research Triangle Park, U.S. 15-501 between Durham and Chapel Hill, I-85, connecting Durham to Virginia and western North Carolina cities, and I-40 running across southern Durham County between the Research Triangle Park and Chapel Hill. Durham maintains an extensive network of bicycle routes and trails and has been recognized with a Bicycle Friendly Community Award. Air travel is serviced by Raleigh-Durham International Airport, 12 miles southeast of Durham, which enplanes about 4.5 million passengers per year.



## DURHAM ACCOLADES





## DURHAM ACCOLADES

**#13**

Best Places  
to Live  
US NEWS &  
WORLD REPORT

**#16**

Best Small  
Cities  
BEST CITIES

**#16**

Best Places for  
Business &  
Careers  
FORBES

*The Durham metro is best known for being the home of Duke University and The University of North Carolina's flagship Chapel Hill campus . The city is also one of the vertices of the Research Triangle Park, one of the most prominent high-tech research and development centers in the U.S.*

**#1**

South's  
Tastiest Town  
SOUTHERN LIVING

**#10**

Duke University  
Rank Nationally  
US NEWS

**#3**

Destination to  
Visit in the World  
JETSETTER



# DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	17,435	96,512	194,591
Households	7,558	36,820	77,150
Families	3,180	18,579	41,959
Average Household Size	2.15	2.36	2.39
Owner Occupied Housing Units	1,592	13,345	35,776
Renter Occupied Housing Units	5,966	23,476	41,374
Median Age	34.7	31.5	33.4
Median Household Income	\$43,684	\$41,874	\$52,085
Average Household Income	\$71,218	\$65,207	\$75,484

2026 Summary	1 Mile	3 Mile	5 Mile
Population	21,624	105,071	210,630
Households	9,398	40,485	83,902
Families	3,985	20,233	45,333
Average Household Size	2.18	2.36	2.39
Owner Occupied Housing Units	1,766	14,503	39,122
Renter Occupied Housing Units	7,633	25,981	44,781
Median Age	33.4	31.4	33.1
Median Household Income	\$52,447	\$47,912	\$58,296
Average Household Income	\$82,394	\$74,416	\$85,080

1 miles

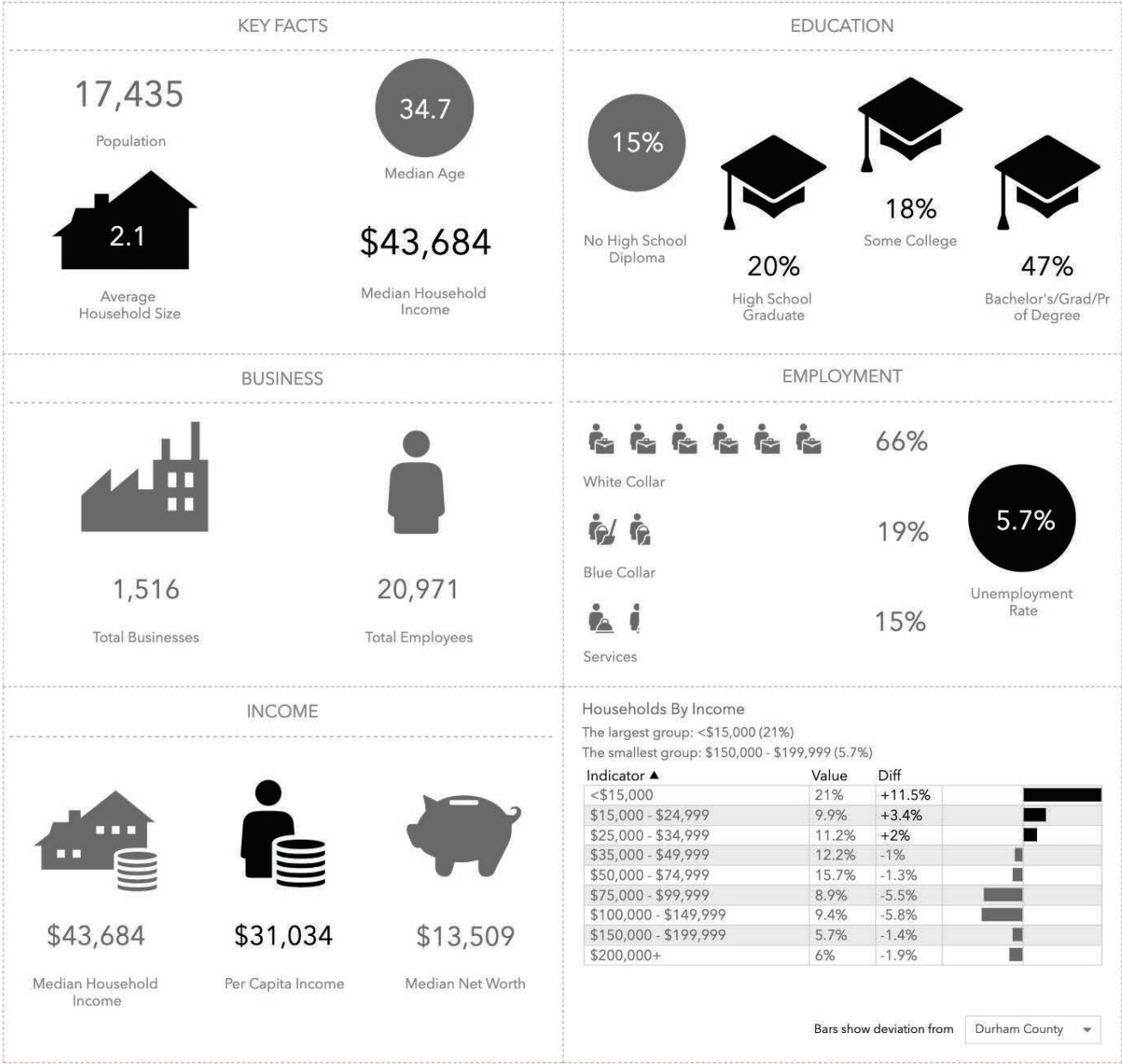
3 miles

5 miles





# DEMOGRAPHIC OVERVIEW





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