

# Warm Shell Restaurant/Bar Space Available in Downtown

618 Ramseur Street  
Durham, NC 27701





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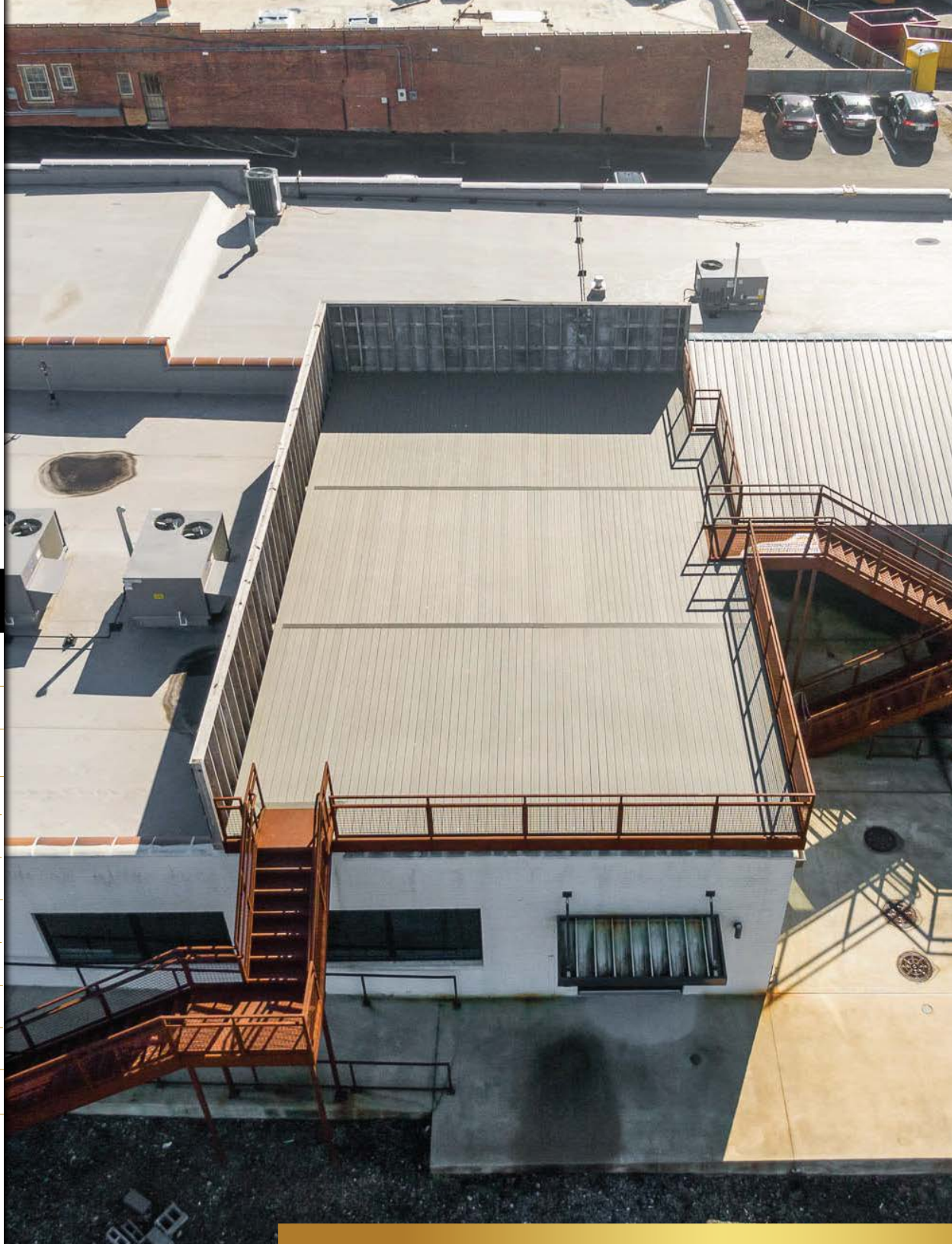
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# KEY HIGHLIGHTS

- Near hwy 147
- Neighboring over 2,500 class A new construction apartments
- Close proximity to Durham Bulls Athletic Park and Durham Performing Arts Center
- In the Durham Social District
- 4 Minutes / 0.9 miles to American Tobacco Campus
- 25 minutes /11.4 miles to Chapel Hill, 16 minutes / 14.1 miles to Raleigh- Durham Int'l Airport, 34 minute
- 24.7 miles to downtown Raleigh

## PROPERTY HIGHLIGHTS

|                       |                            |
|-----------------------|----------------------------|
| <b>Lease Price</b>    | \$34 / SF / NNN            |
| <b>Lease Term</b>     | 5 years                    |
| <b>Lease Start</b>    | Feb 1                      |
| <b>Available SF</b>   | 6,909 SF                   |
| <b>Year Built</b>     | 1930                       |
| <b>Year Remodeled</b> | 2021                       |
| <b>Use</b>            | Retail                     |
| <b>Zoning</b>         | IND/MANUF                  |
| <b>Terrace</b>        | 3,364 SF / \$8.00 / SF     |
| <b>Rooftop</b>        | 1,421 SF / \$3,000 Monthly |
| <b>Patio</b>          | \$2,000 Monthly            |
| <b>Key Amenities</b>  | Rooftop<br>Terrace         |



# PROPERTY PHOTOS



## SUITE ONE

- 1,554 SF - 200 amp electrical panel
- 6 ton HVAC
- Plumbing
- Grease trap connection



## SUITE TWO

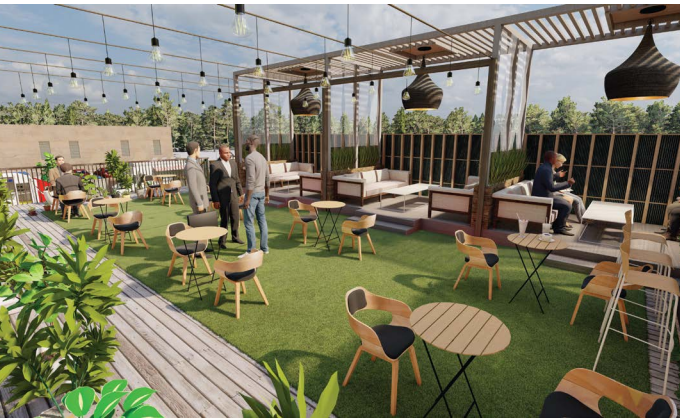
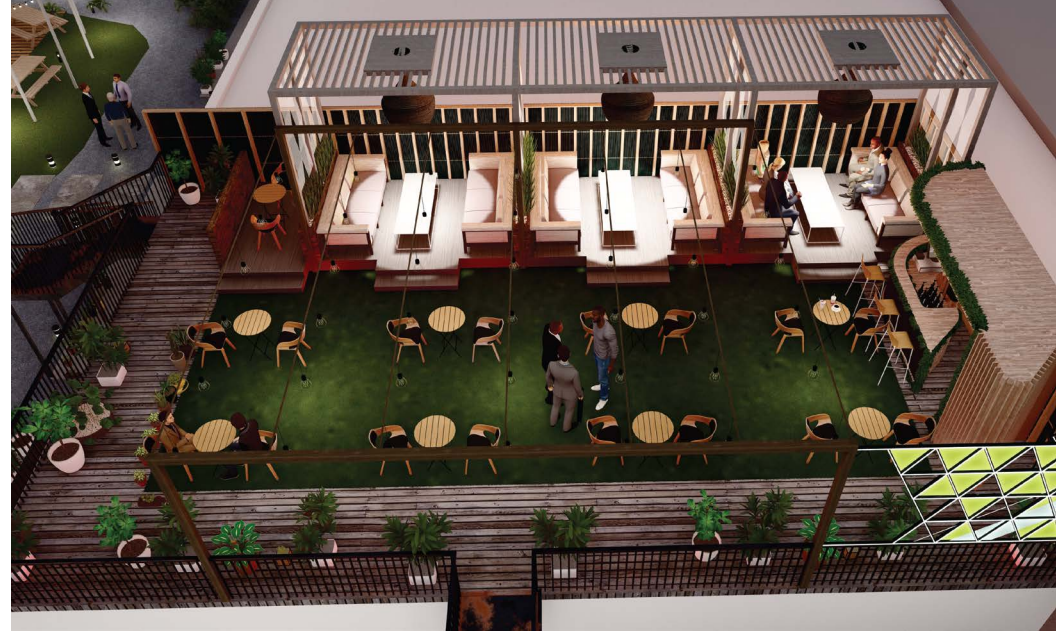
- 3,215 SF - 200 amp and 400 amp electrical panel
- Two 7.5 ton HVAC
- Grease trap connection
- Plumbing for 2 bathrooms

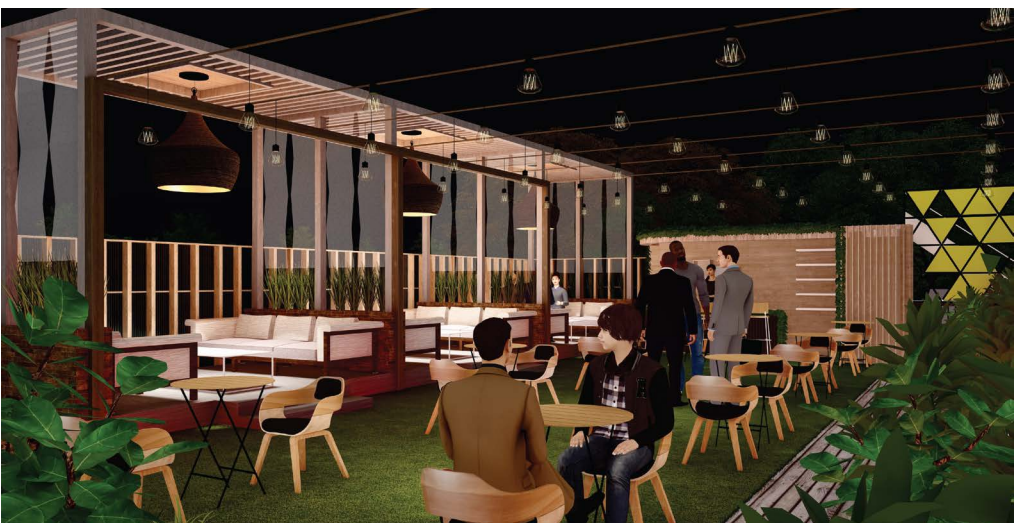
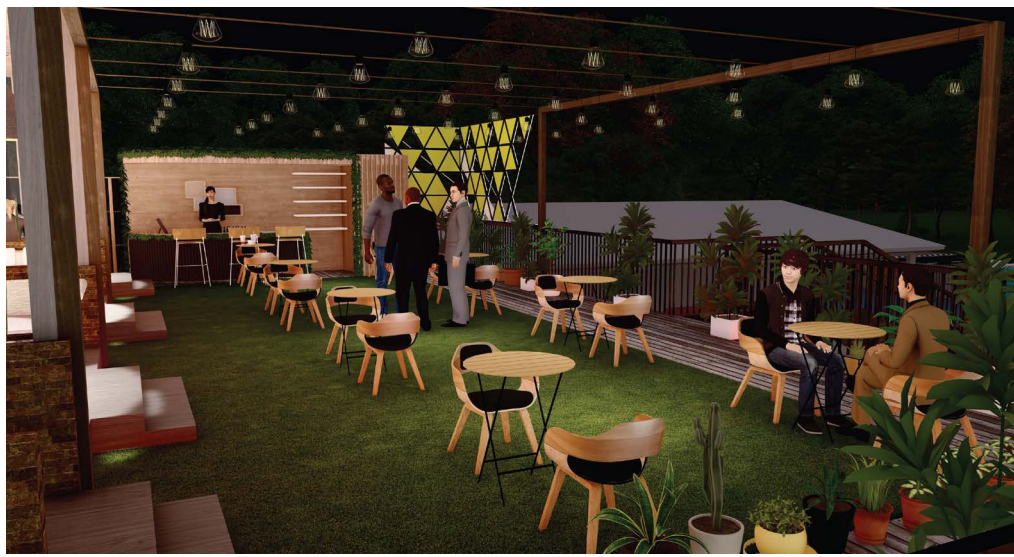


## SUITE THREE

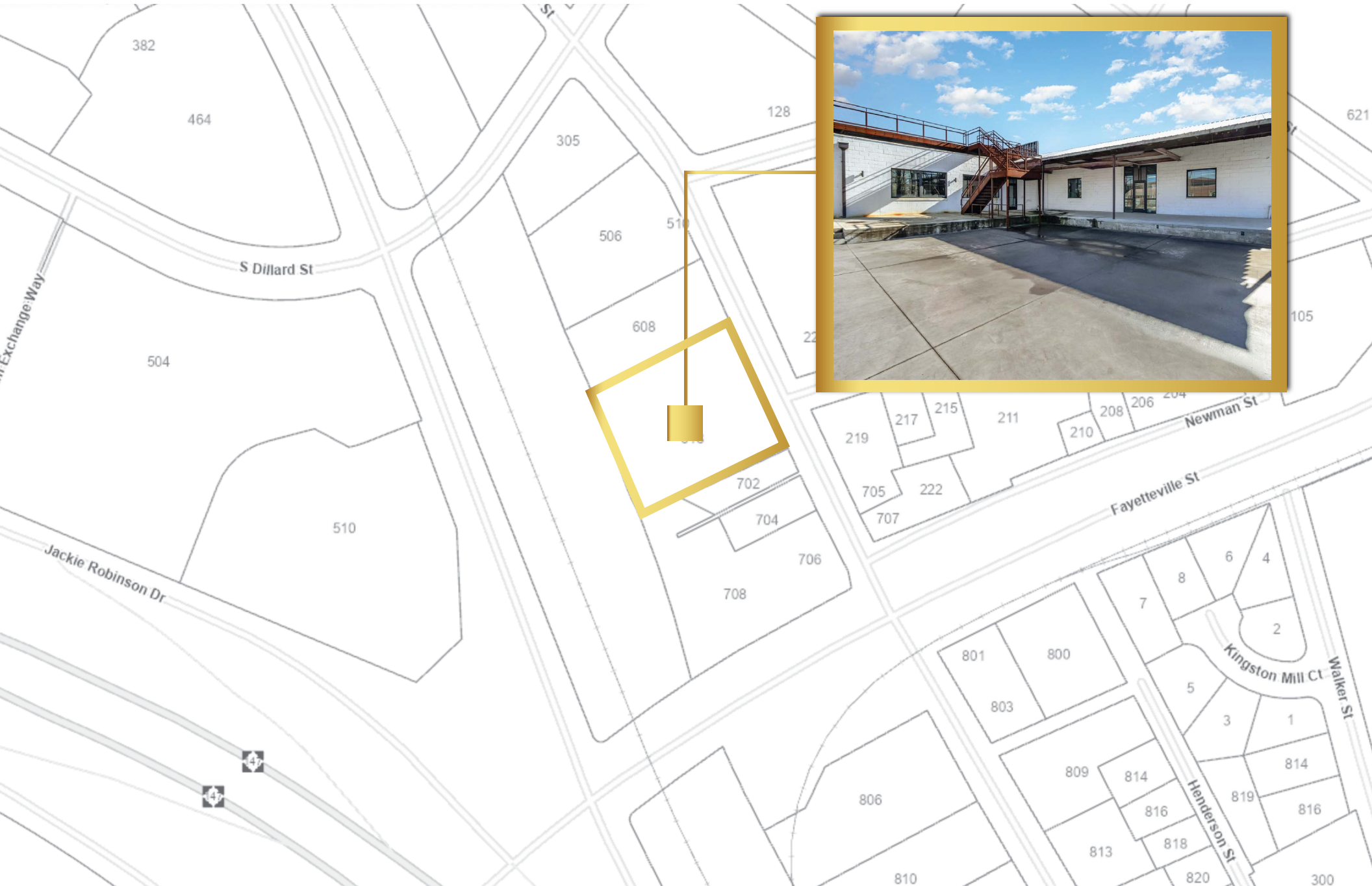
- 2,137 SF - 225 amp electrical
- Two 6 ton HVAC
- Grease trap connection
- 1 bathroom
- Plumbing



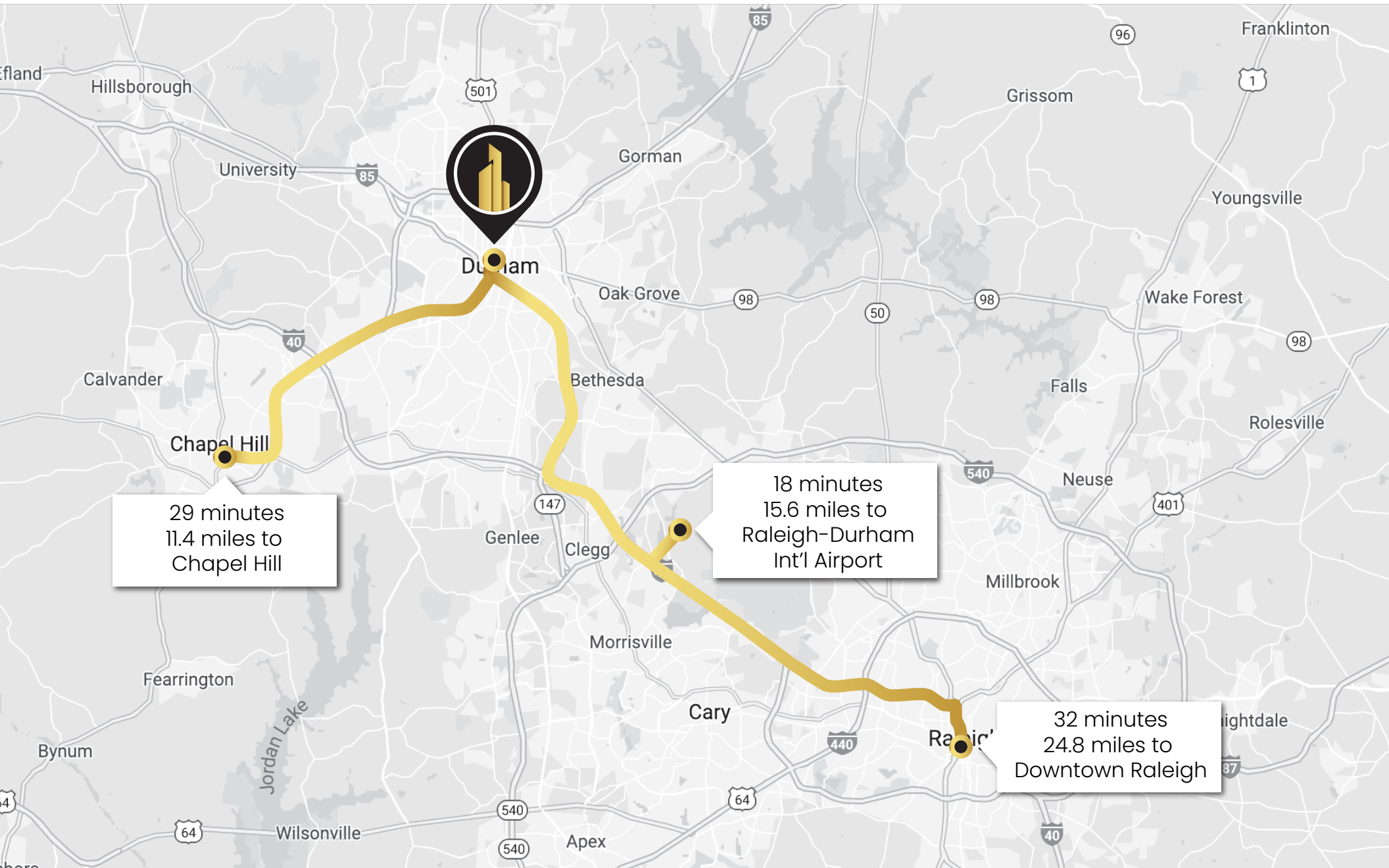




# PARCEL MAP



# AREA MAP





# AERIAL LOOKING NORTH

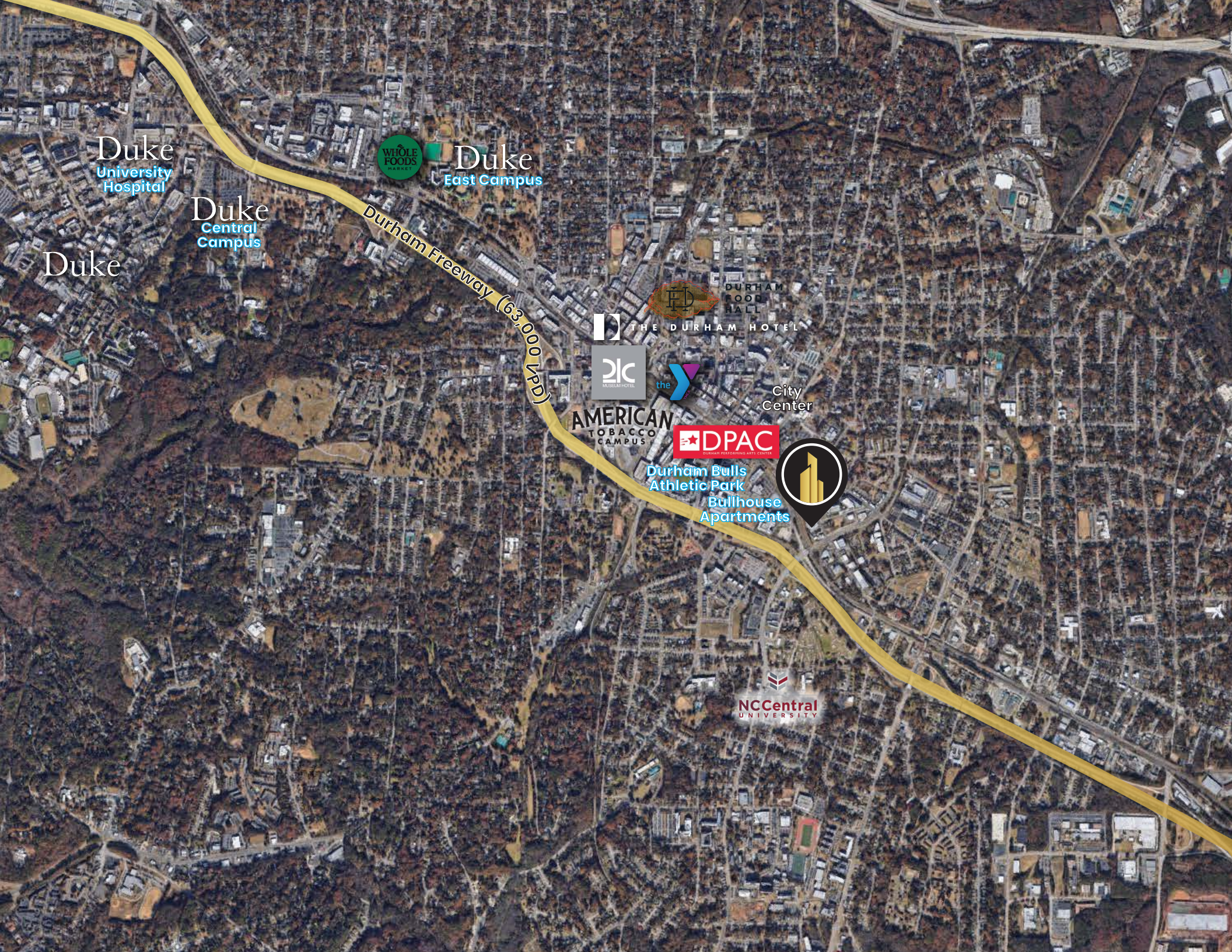


E Pettigrew St 3,200 VPD

Ramseur St 12,000 VPD

Fayetteville St 13,000 VPD

ipsum



Duke University Hospital

Duke Central Campus



Duke East Campus

Durham Freeway (I-85) (63,000 VPD)

AMERICAN TOBACCO CAMPUS



THE DURHAM HOTEL



Durham Bulls Athletic Park



Bullhouse Apartments



City Center



NCCentral UNIVERSITY

DURHAM FARMERS MARKET

Central Park

CAROLINA THEATRE



THE DURHAM HOTEL



Ramseur St

AMERICAN TOBACCO CAMPUS



Venable Center

Durham Bulls Athletic Park

Camden Durham Apartments (Spring 2023)

Bullhouse Apartments



Fayetteville St

Durham Freeway (63,000 VPD)



# 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

**#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

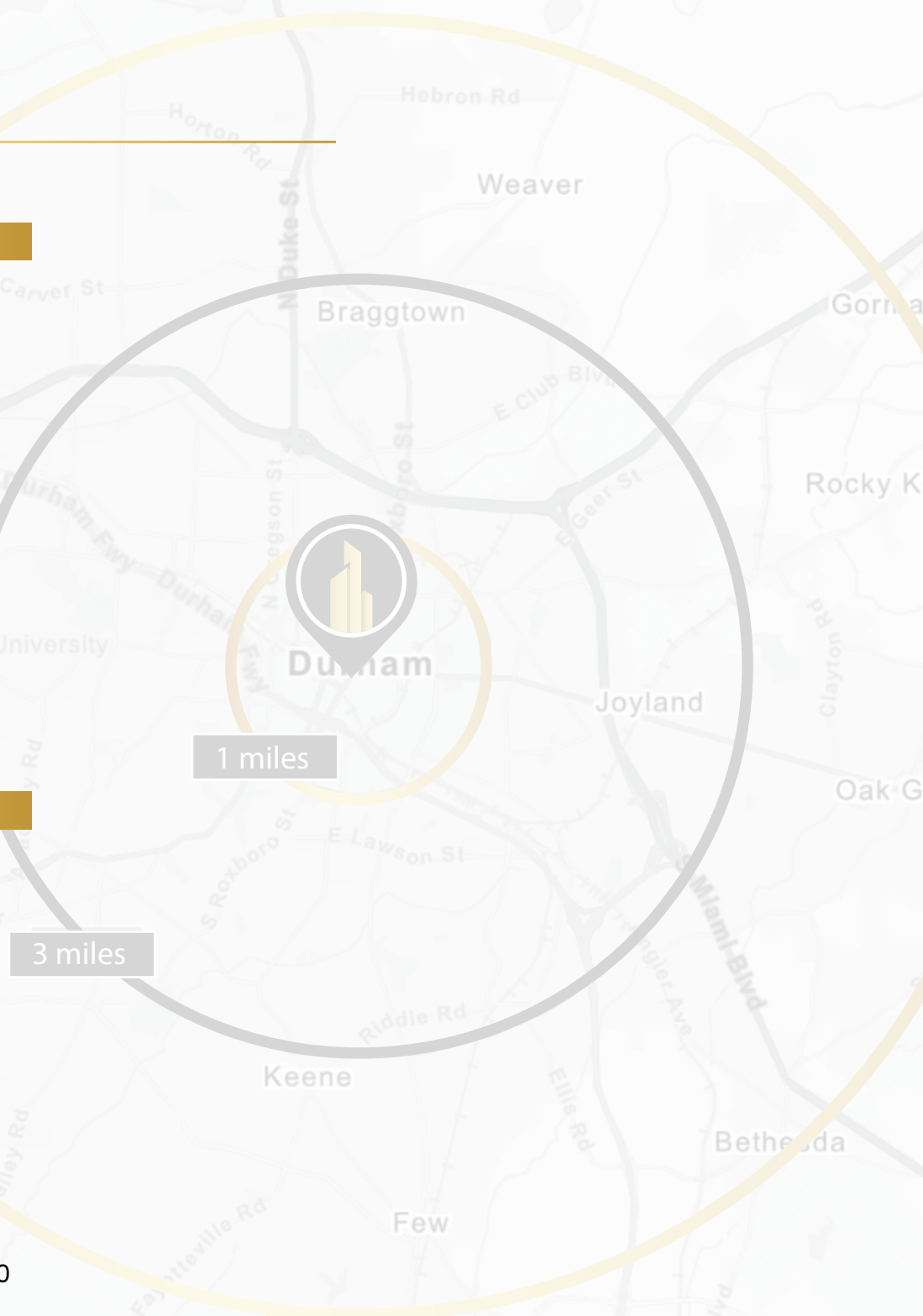
**#3**

Destination to  
Visit in the World  
JETSETTER

# DEMOGRAPHIC OVERVIEW

| 2022 Summary                  | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| Population                    | 17,589   | 93,881   | 198,221  |
| Households                    | 8,057    | 36,320   | 79,693   |
| Families                      | 3,395    | 18,231   | 42,616   |
| Average Household Size        | 2.00     | 2.30     | 2.35     |
| Owner Occupied Housing Units  | 2,087    | 13,387   | 36,935   |
| Renter Occupied Housing Units | 5,970    | 22,933   | 42,758   |
| Median Age                    | 35.7     | 31.7     | 33.5     |
| Median Household Income       | \$48,278 | \$46,577 | \$57,136 |
| Average Household Income      | \$79,082 | \$74,065 | \$85,154 |

| 2027 Summary                  | 1 Mile   | 3 Mile   | 5 Mile    |
|-------------------------------|----------|----------|-----------|
| Population                    | 19,450   | 97,453   | 205,332   |
| Households                    | 9,021    | 37,988   | 82,802    |
| Families                      | 3,809    | 18,961   | 44,112    |
| Average Household Size        | 1.99     | 2.29     | 2.34      |
| Owner Occupied Housing Units  | 2,215    | 14,109   | 38,883    |
| Renter Occupied Housing Units | 6,806    | 23,879   | 43,920    |
| Median Age                    | 34.9     | 31.6     | 33.3      |
| Median Household Income       | \$59,399 | \$57,255 | \$71,206  |
| Average Household Income      | \$94,612 | \$89,107 | \$100,590 |



# DEMOGRAPHIC OVERVIEW

## KEY FACTS

17,589

Population



2.0

Average Household Size

35.7

Median Age

\$48,278

Median Household Income

## EDUCATION

17%

No High School Diploma



22%

High School Graduate



19%

Some College



42%

Bachelor's/Grad/Prof Degree

## BUSINESS



1,571

Total Businesses



18,802

Total Employees

## EMPLOYMENT



58%

White Collar



24%

Blue Collar



19%

Services

3.6%

Unemployment Rate

## INCOME



\$48,278

Median Household Income



\$36,258

Per Capita Income



\$13,973

Median Net Worth

## Households By Income

The largest group: <\$15,000 (19.5%)

The smallest group: \$150,000 - \$199,999 (6.2%)

| Indicator ▲           | Value | Diff   |  |
|-----------------------|-------|--------|--|
| <\$15,000             | 19.5% | +11.3% |  |
| \$15,000 - \$24,999   | 8.7%  | +3.0%  |  |
| \$25,000 - \$34,999   | 10.6% | +2.3%  |  |
| \$35,000 - \$49,999   | 12.3% | 0      |  |
| \$50,000 - \$74,999   | 16.0% | -0.6%  |  |
| \$75,000 - \$99,999   | 9.5%  | -5.4%  |  |
| \$100,000 - \$149,999 | 10.7% | -6.0%  |  |
| \$150,000 - \$199,999 | 6.2%  | -2.2%  |  |
| \$200,000+            | 6.5%  | -2.6%  |  |

Bars show deviation from Durham County

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