

The Bartlett: Endcap Retail Space

1105 W MAIN STREET STE 100 | DURHAM, NC 27701



Table Of Contents

- 3 Property Dashboard*
- 4 Location Map*
- 5 Parcel Map*
- 6 Aerial Map*
- 8 Market Overview*
- 9 Demographics*

Property *Dashboard*

2,695 | SF

Total SF

Minimum divisibility of 2,000 SF

\$30 | SF

Lease Rate

NNN

Lease Type

\$7.00

TI-CAM

Retail

Use

THE BARTLETT

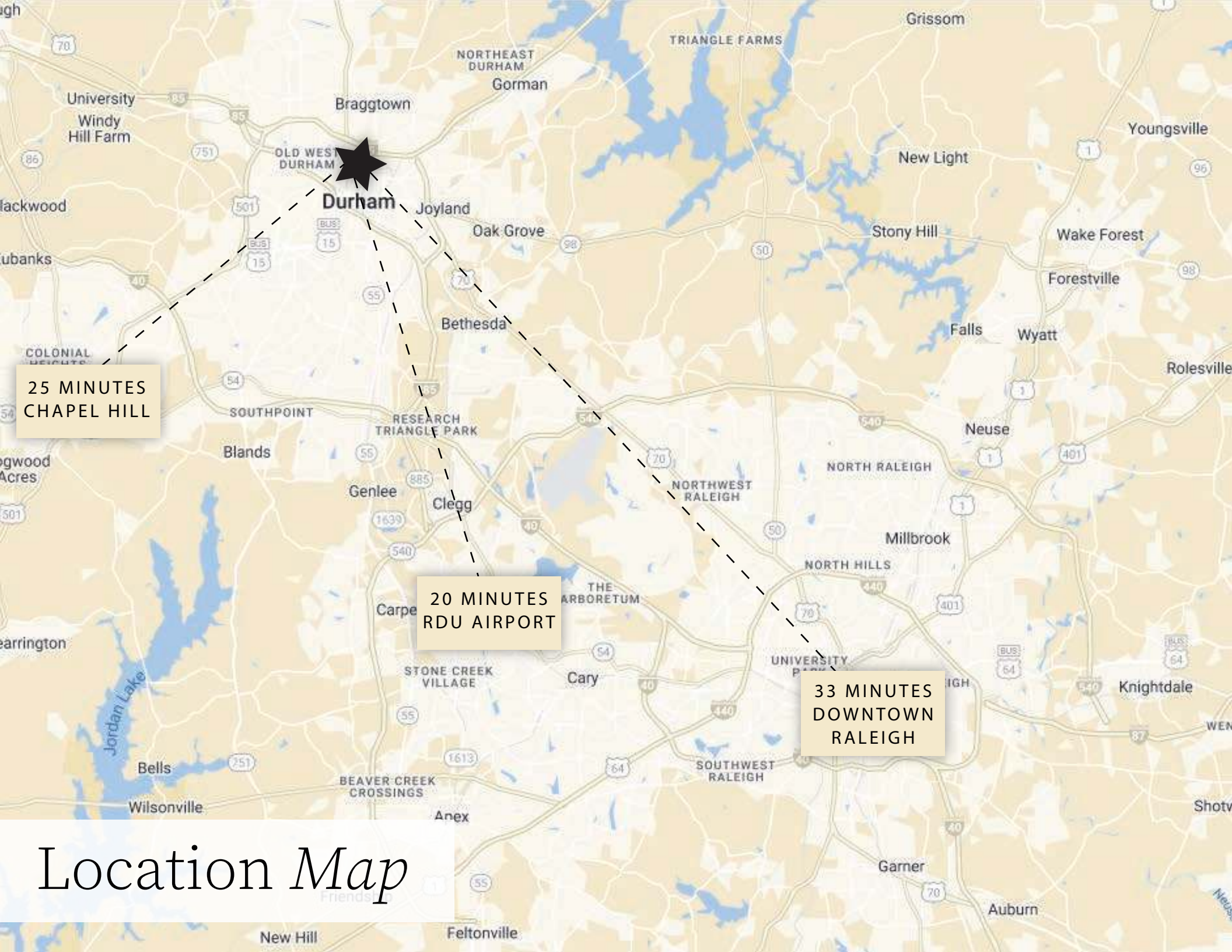
A modern 34-unit Main Street condominium with floor-to-ceiling glass windows offering panoramic city views. Inspired by the adjacent Brightleaf district, the building features a ground-level retail space for lease and incorporates materials like brick, metal, and wood. It also includes sustainable elements, such as solar panels on parking canopies that help power the building's common areas. The BARTLET provides a contemporary and environmentally conscious living and retail experience in Durham.

KEY AMENITIES

- **Prime Location:** Excellent visibility and foot traffic, adjacent to Brightleaf Square and just 1 mile from Duke University
- **Ample Space:** The fully built-out retail space provides a generous area for your business to thrive.
- **Multiple national tenants,** ensuring a bustling atmosphere and attracting customers from the 95,000+ residents within a 3-mile radius.
- **Convenient Amenities:** Enjoy the convenience of a 3,000 gallon grease trap and readily available HVAC and utilities to facilitate a smooth setup for your retail or food service concept.
- **Immediate lease availability** and flexible terms, allowing you to tailor the lease to meet your specific needs

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	4,437	36,562	91,352
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$84,168	\$94,036	\$92,290



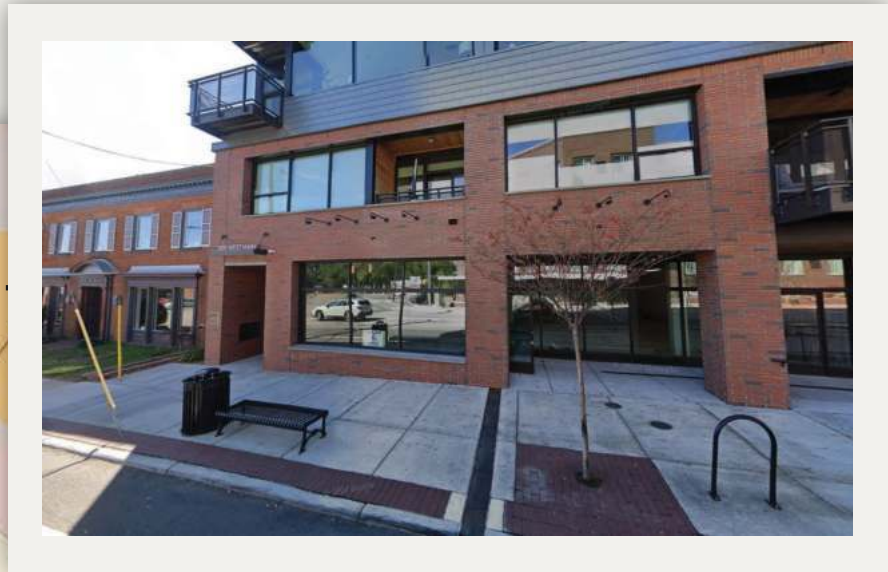
25 MINUTES
CHAPEL HILL

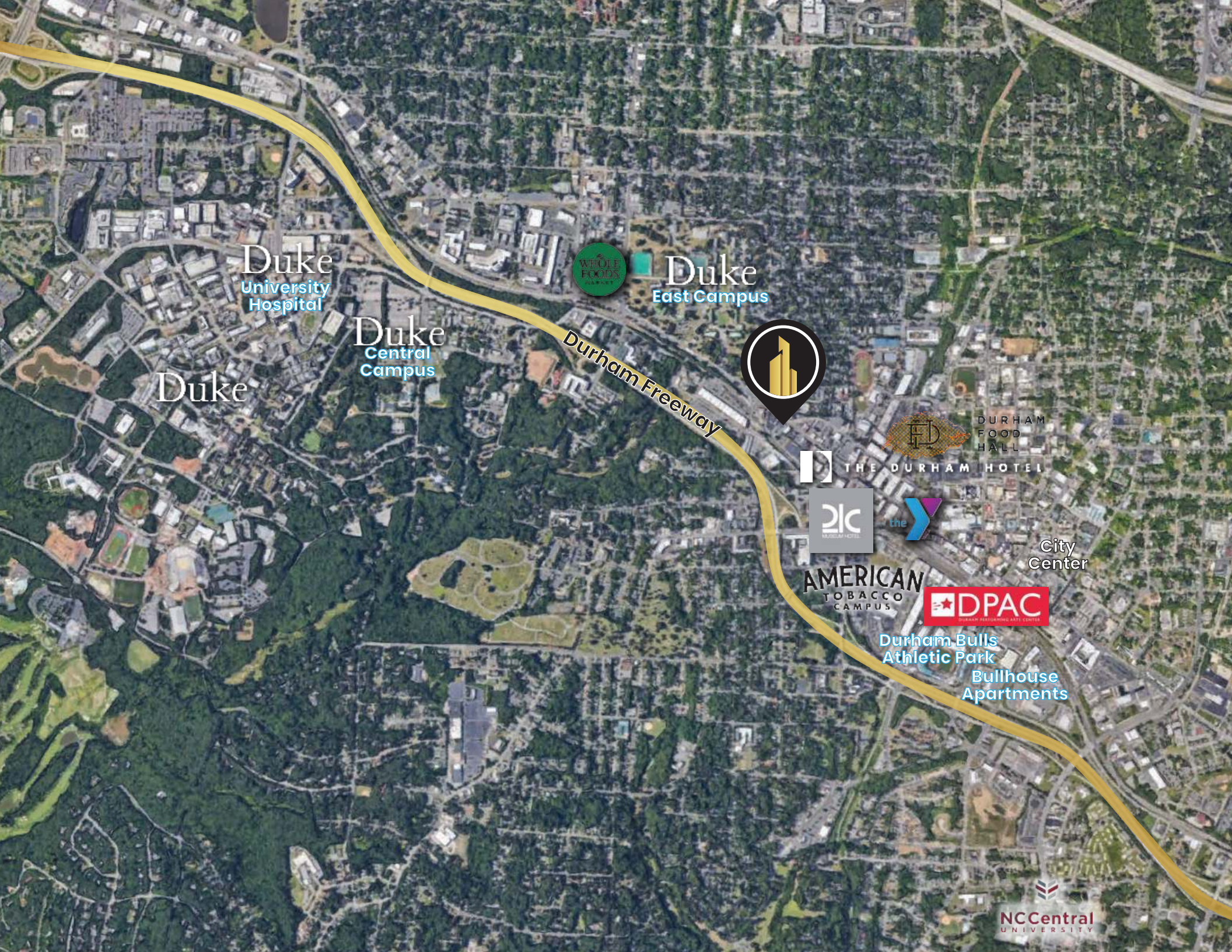
20 MINUTES
RDU AIRPORT

33 MINUTES
DOWNTOWN
RALEIGH

Location *Map*

Parcel Map





Duke
University
Hospital

Duke
Central
Campus

Duke



Duke
East Campus

Durham Freeway



DURHAM
FOOD
HALL



THE DURHAM HOTEL



City
Center

AMERICAN
TOBACCO
CAMPUS



Durham Bulls
Athletic Park

Bullhouse
Apartments



Duke East Campus

Buchanan Blvd

Peabody St

Main St



Market Overview - *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.

#1

Best places to live | US News
& World Report

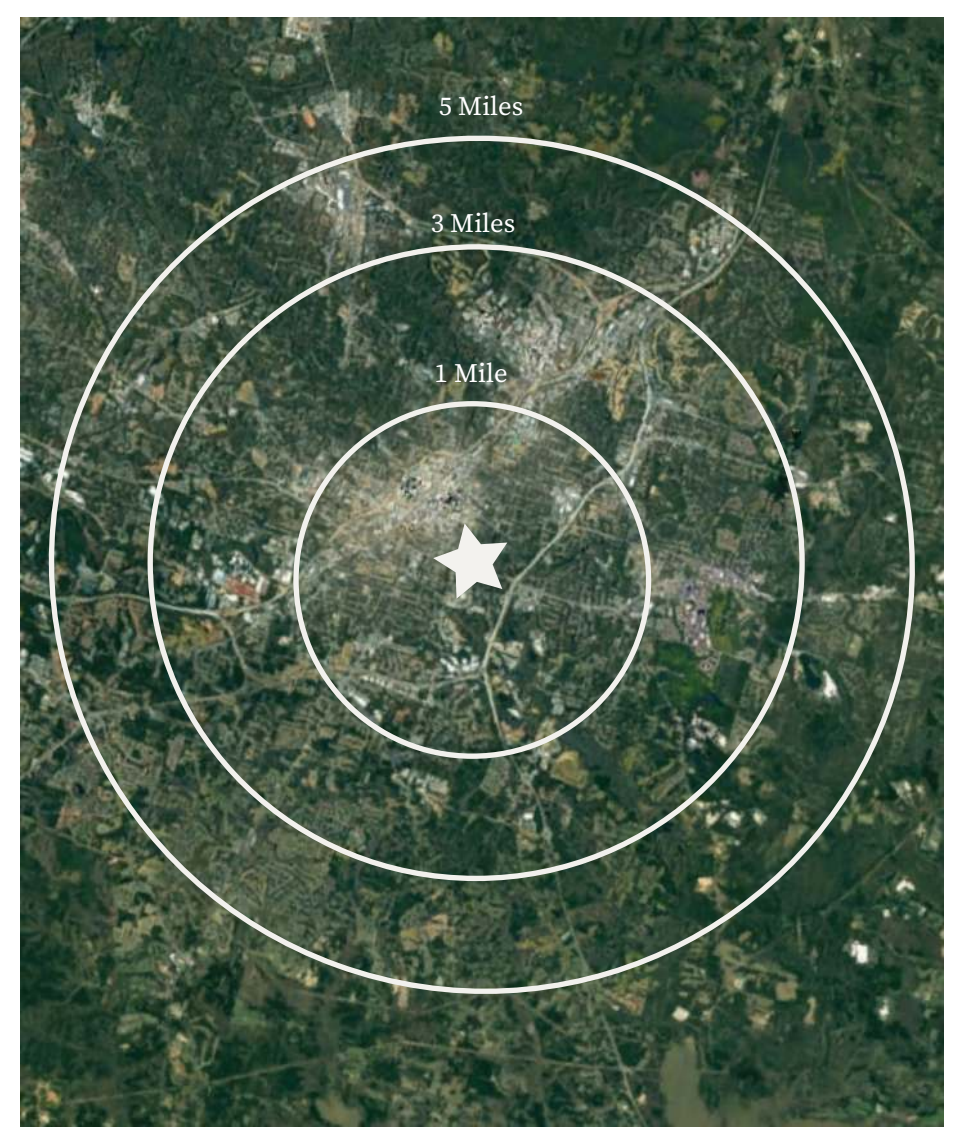
#16

Best places for business
& careers | Forbes

Surrounding *Demographics*

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



CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



CITYPLAT

COMMERCIAL REAL ESTATE

KEITH BASHI

Broker

919.520.9634

John@CityPlat.com

107 FAYETTEVILLE ST.

SUITE 400

RALEIGH, NC 27601

WWW.CITYPLAT.COM