

RETAIL PROPERTY FOR LEASE

2ND GEN RESTAURANT/BREWERY SPACE AVAILABLE IN DOWNTOWN DURHAM

618 Ramseur St | Durham, NC 27701



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CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Discover a distinctive 2nd generation restaurant opportunity in a well-established Durham location. This one-story street retail opportunity, built in 1930, offers an established layout well suited for food-and-beverage users seeking a space with character and functionality. Its street retail format provides visibility and direct customer access, while the existing restaurant use can help streamline planning for the next tenant. Located near Highway 147 and neighboring more than 2,500 Class A new construction apartments, the property offers convenient access to a growing residential base and surrounding amenities.

The property is also in close proximity to Durham Bulls Athletic Park and the Durham Performing Arts Center and is located within the Durham Social District. It is just 4 minutes, or 0.9 miles, from American Tobacco Campus, 25 minutes or 11.4 miles from Chapel Hill, 16 minutes or 14.1 miles from Raleigh-Durham International Airport, and 34 minutes from downtown Raleigh. Lease terms are negotiable, creating flexibility for a variety of restaurant or hospitality concepts seeking a compelling setting for their next chapter.

PROPERTY HIGHLIGHTS

- 3,125 SF 2nd Generation restaurant space in Downtown Durham
- Existing restaurant layout grease trap, dedicated HVAC, plumbing, and electrical infrastructure
- Near Highway 147 and neighboring 2,500+ Class A new construction apartments
- Close proximity to Durham Social District
- Convenient Triangle access: 0.9 miles to American Tobacco Campus, 11.4 miles to Chapel Hill, 15.6 miles to RDU Airport, and approximately 34 minutes to Downtown Raleigh

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (NNN)
Available SF:	3,215 SF
Lot Size:	40,110 SF
Building Size:	6,906 SF

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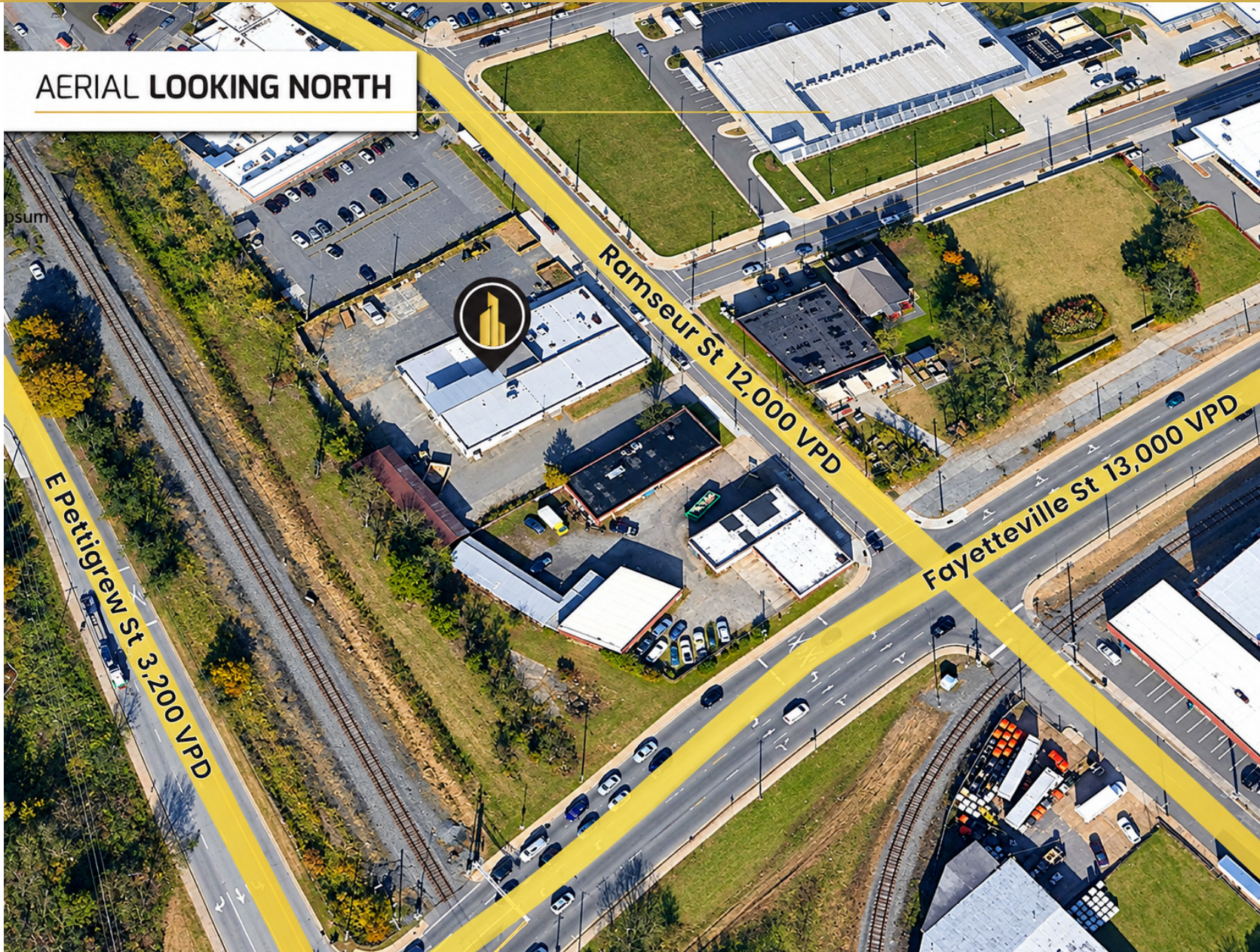
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AERIAL LOOKING NORTH



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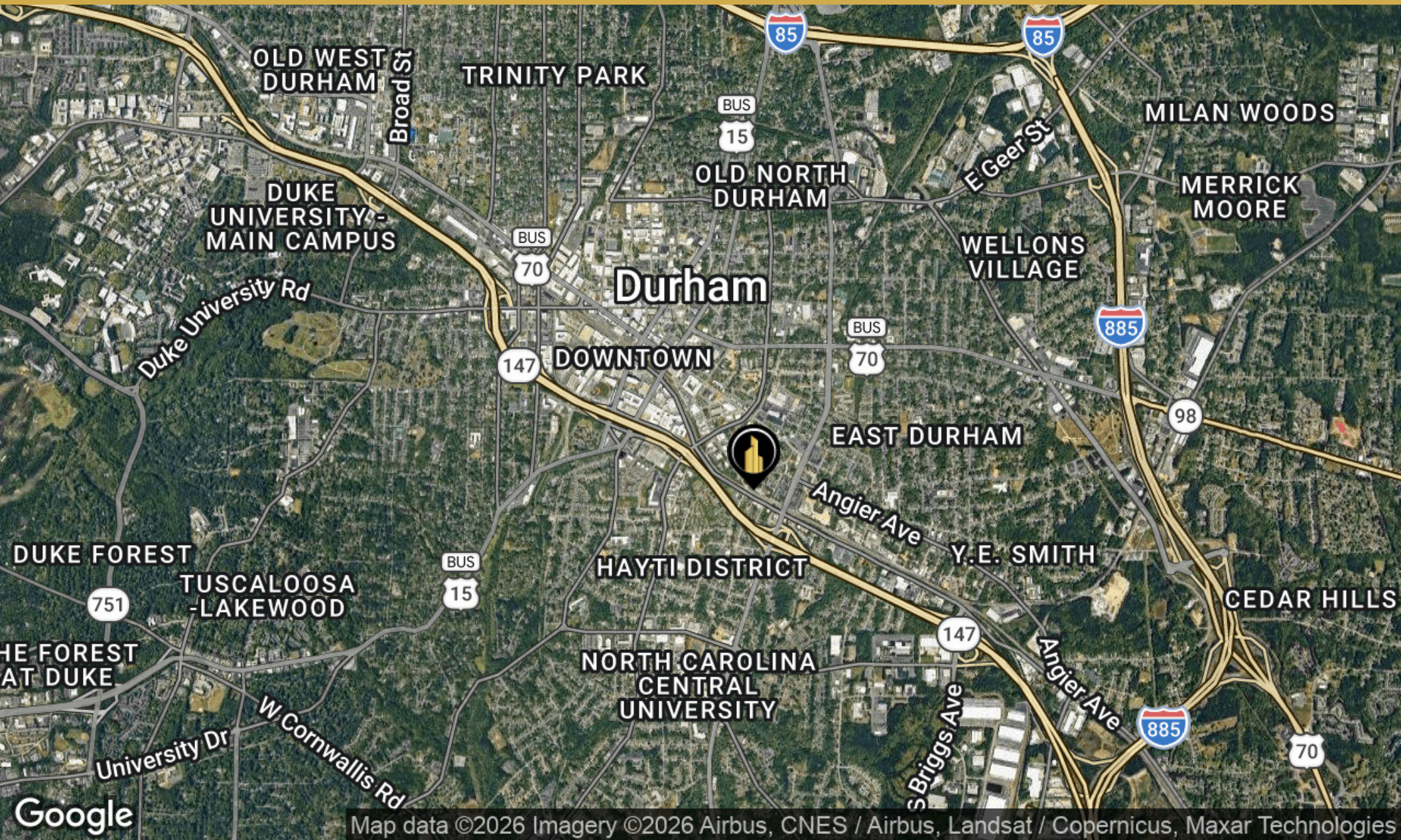
The map shows a grid of industrial lots. Lot 704 is highlighted with a yellow box. It is located between S Dillard St and Fayetteville St, and between Exchange Way and Jackie Robinson Dr. The lot number 704 is printed inside the box. A yellow line connects the box to an inset photograph of the building on that lot. The building is a single-story white brick structure with a flat roof, a red metal staircase, and a large concrete paved area in front. The map also shows other lots with numbers (382, 464, 504, 510, 305, 506, 608, 702, 706, 708, 801, 803, 800, 806, 809, 814, 816, 818, 819, 806, 219, 217, 215, 211, 210, 208, 206, 222, 105, 6, 4, 2, 7, 8, 5, 3, 1, 814, 816) and streets (S Dillard St, Exchange Way, Jackie Robinson Dr, Fayetteville St, Newman St, Kingston Mill Ct, Walker St, Henderson St). Highway markers for 40 and 40R are visible in the bottom left corner.



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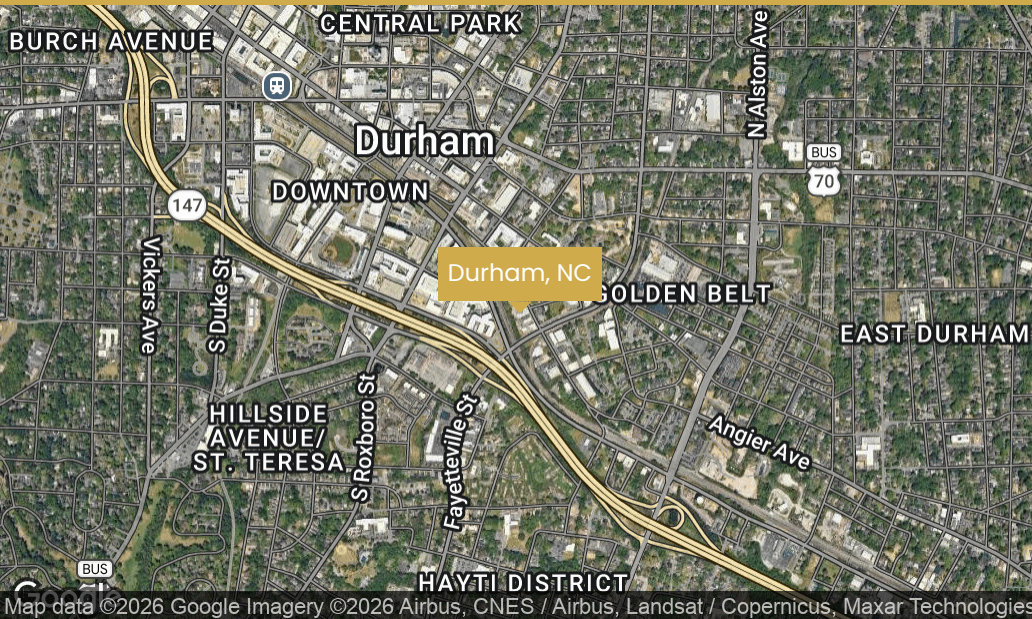
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DURHAM, NC

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LOCATION DESCRIPTION

Durham is the county seat of Durham County, North Carolina, with small portions of the city extending into Orange and Wake counties. The U.S. Census Bureau estimated Durham's population at 278,993 as of July 1, 2019, making it the fourth-most populous city in North Carolina and the 79th-most populous city in the United States. Founded around a railway depot established on land donated by Bartlett S. Durham in 1849, the city grew rapidly following the Civil War, largely due to the tobacco industry. Durham became known as the founding place and headquarters of the American Tobacco Company, while textiles and electric power also contributed to its development. As these industries declined, Durham transitioned into an educational, medical, and research center and has experienced significant revitalization and population growth.

Durham is home to Duke University and North Carolina Central University, making it one of the vertices of the Research Triangle, along with Research Triangle Park, a major research and business center encompassing 11 square miles. Health-related activities are also central to the city's economy, with Duke University and Duke University Health System among its largest employers. Downtown Durham has undergone extensive redevelopment and an economic and cultural renaissance, particularly in former tobacco districts. Transportation is primarily by private vehicle, with major routes including NC 147, U.S. 15-501, I-85, and I-40. The city also maintains an extensive network of bicycle routes and trails and has been recognized as a Bicycle Friendly Community. Air travel is served by Raleigh-Durham International Airport, located approximately 12 miles southeast of Durham.



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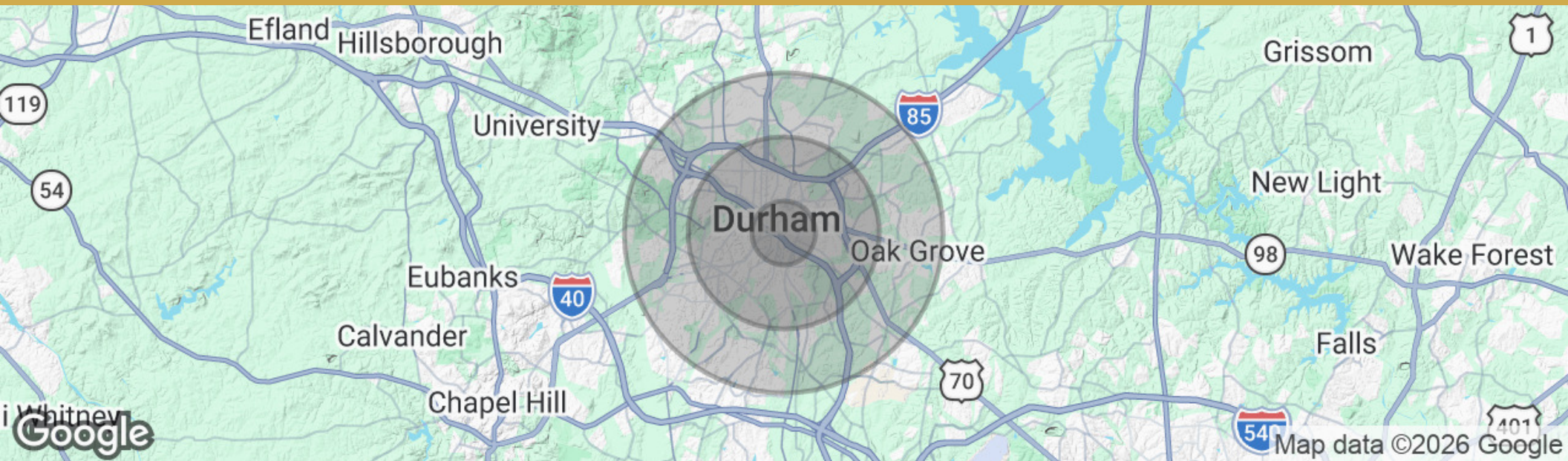
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,467	91,300	195,862
Average Age	34.3	33.2	35.0
Average Age (Male)	34.8	33.5	34.5
Average Age (Female)	32.8	33.9	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,268	36,478	79,800
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$88,675	\$89,010	\$97,241
Average House Value	\$384,079	\$370,021	\$367,684

2023 American Community Survey (ACS)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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