

# AVAILABLE FOR SALE

## 3109 UNIVERSITY DRIVE

DURHAM, NC 27707

(FREE STANDING OFFICE BUILDING)

**york**



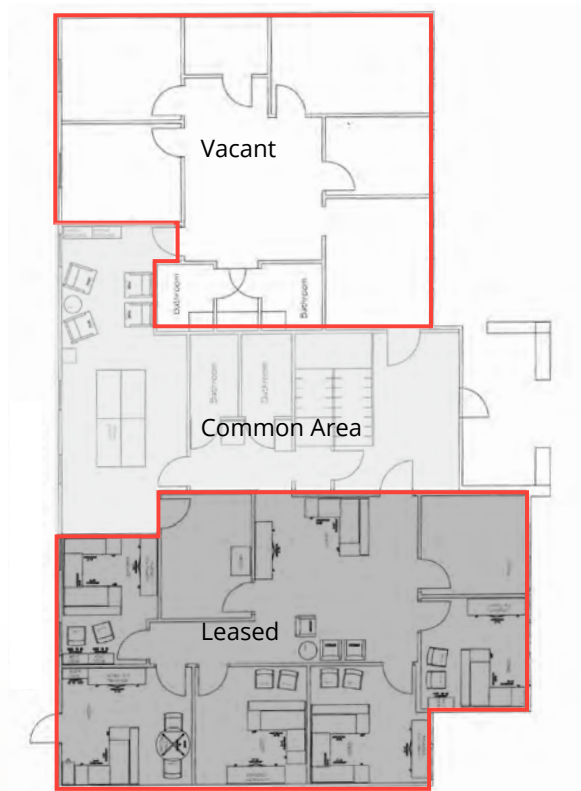
YORK PROPERTIES, INC  
2108 Clark Avenue  
Raleigh, NC 27605  
[www.yorkproperties.com](http://www.yorkproperties.com)

LISTING AGENT

**JOHN KERR**

[johnkerr@yorkproperties.com](mailto:johnkerr@yorkproperties.com) 919.645.2766

# FLOOR PLANS



1st Floor



2nd Floor (Vacant)

## DETAILS

- 2 story office building (three tenant spaces)
- One tenant on first floor — lease expires July of 2022
- Second floor renovated for a single tenant
- ± 24 Parking spaces
- Great location in the South Square area of Durham
- Flexible building for owner occupant or investor

## ASKING PRICE

\$1,500,000

## AVAILABILITY

± 6,740 SF

## ACREAGE

.39 acre lot



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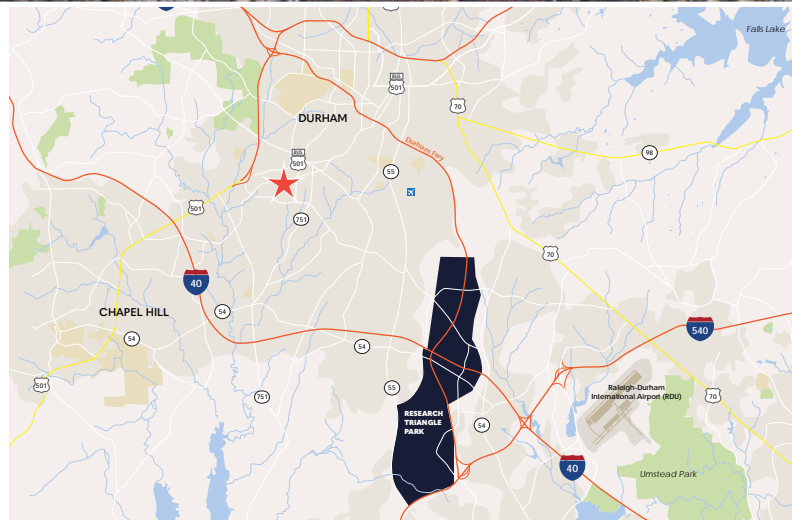
## ABOUT DURHAM

“Sports, entertainment, the arts - wherever your tastes lead, Durham has it. Word class facilities like the Durham Performing Arts Center, the Durham Bulls Athletic Park and Duke University’s Nasher Museum of Art blend with nearly 100 city-owned parks and recreation facilities to make Durham a place where residents play and more! Durham is also recognized as one of the most decorated dining destinations in the state with award-winning restaurants and chefs that make an evening out something special.”

— DurhamNC.gov

### 2022 DEMOGRAPHICS REPORT

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	10,436	4,684	\$91,534	4,145
3	82,260	34,082	\$85,862	34,493
5	189,610	80,878	\$84,791	91,855



### POPULAR RESTAURANTS

- Alpaca Peruvian
- Banu Vegan
- Chick-Fil-A
- Cookout
- China Buffet
- Eastcut Sandwich Bar
- Dominoes Pizza
- Don Gallo
- Hardees
- McDonalds
- Park's Food Street
- Popeyes
- Red Lobster
- Saltbox Seafood
- Taco Bell
- Taquieria La Vaquita