

# 3100 LASSITER STREET

1.024 Acre Vacant Lot

FOR SALE

DURHAM



Real Estate Associates is pleased to offer for sale approximately 1.024 acres in South Durham.

This lot has commercial and residential development potential. The site is adequate for a  $\pm$  5,000 sf commercial building with parking or up to four residential lots. Conceptual site drawings are attached.

This property is conveniently positioned in a dense residential area (directly across from a 419 unit apartment complex), near a high traffic retail corridor featuring Target, Sam's Club and more.

LOCATION	3100 Lassiter St.
PARCEL ID	123221
ACREAGE	1.024
CURRENT USE	Vacant Land
ZONING	Commercial Neighborhood (CN)
SALE PRICE	\$150,000

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Aerial

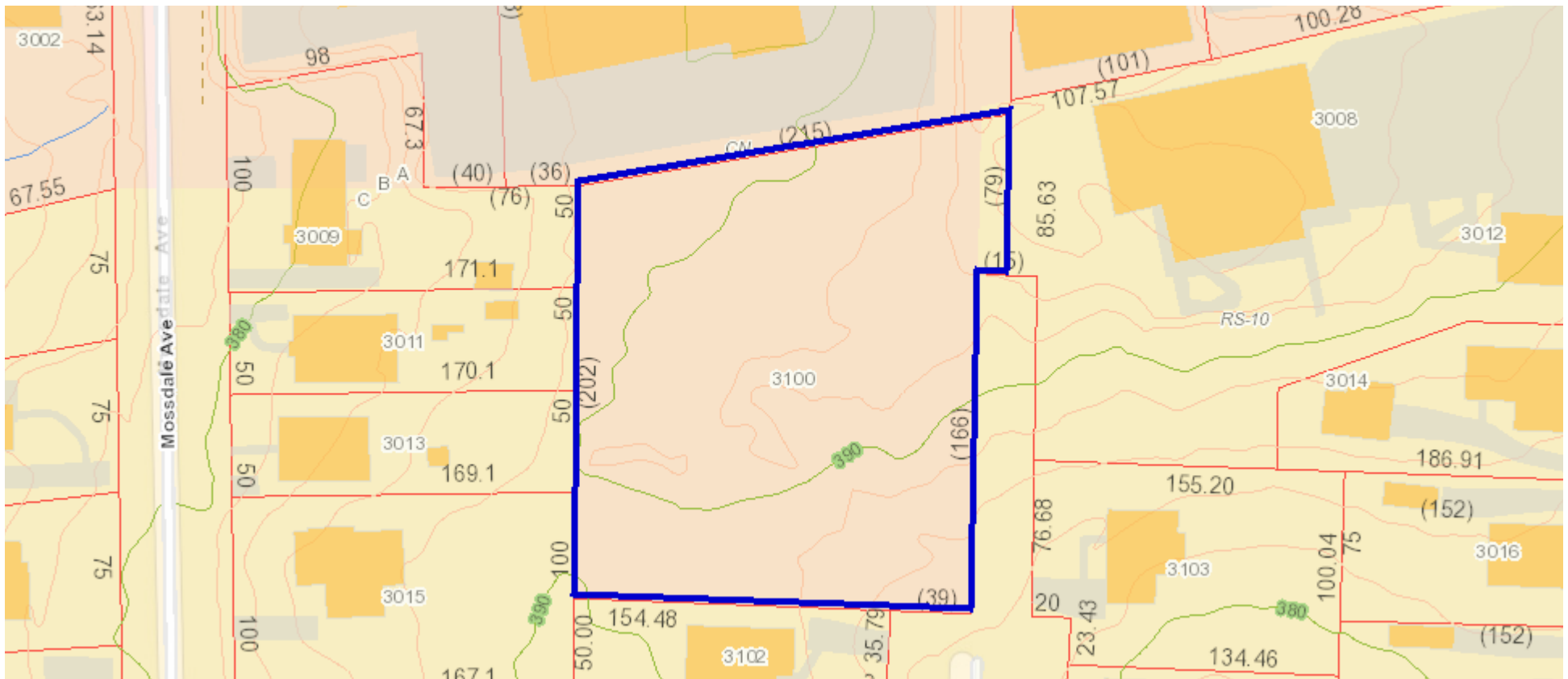


## 3100 Lassiter Street

Location	3100 Lassiter Street Durham, NC 27707
Acreeage	± 1.024 Acres
Zoning	Commercial Neighborhood (CN)
Feature	Potential for commercial use or single-family lots



Sample single-family homes on Lassiter St.



## Aerial



## Demographics

2016 Demographics	1 Mile	3 Miles	5 Miles
Population	10,399	76,376	178,704
Number of Households	4,498	31,089	74,426
Average Household Income	\$70,729	\$70,862	\$68,381
Total Businesses	573	2,992	7,902
Total Employees	6,290	54,700	114,231

## Traffic Counts

2015 Traffic Counts  
 13,000 cars per day on University Drive

# Commercial Site Concept



