

DURHAM

# Office For Lease

**\$1900 PER MONTH**



 4 CONSULTANT PLACE, DURHAM, NC 27707



This office's bright and airy atmosphere on the second floor is accessible via stairs, with water and sewer included. Option to include current furniture.

Minutes from 15-501.

**1,635  
SQFT**

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# Property Description

## OFFER SUMMARY



SQUARE FOOTAGE  
**1635**



YEAR BUILT  
**1996**



## SPACE DETAILS



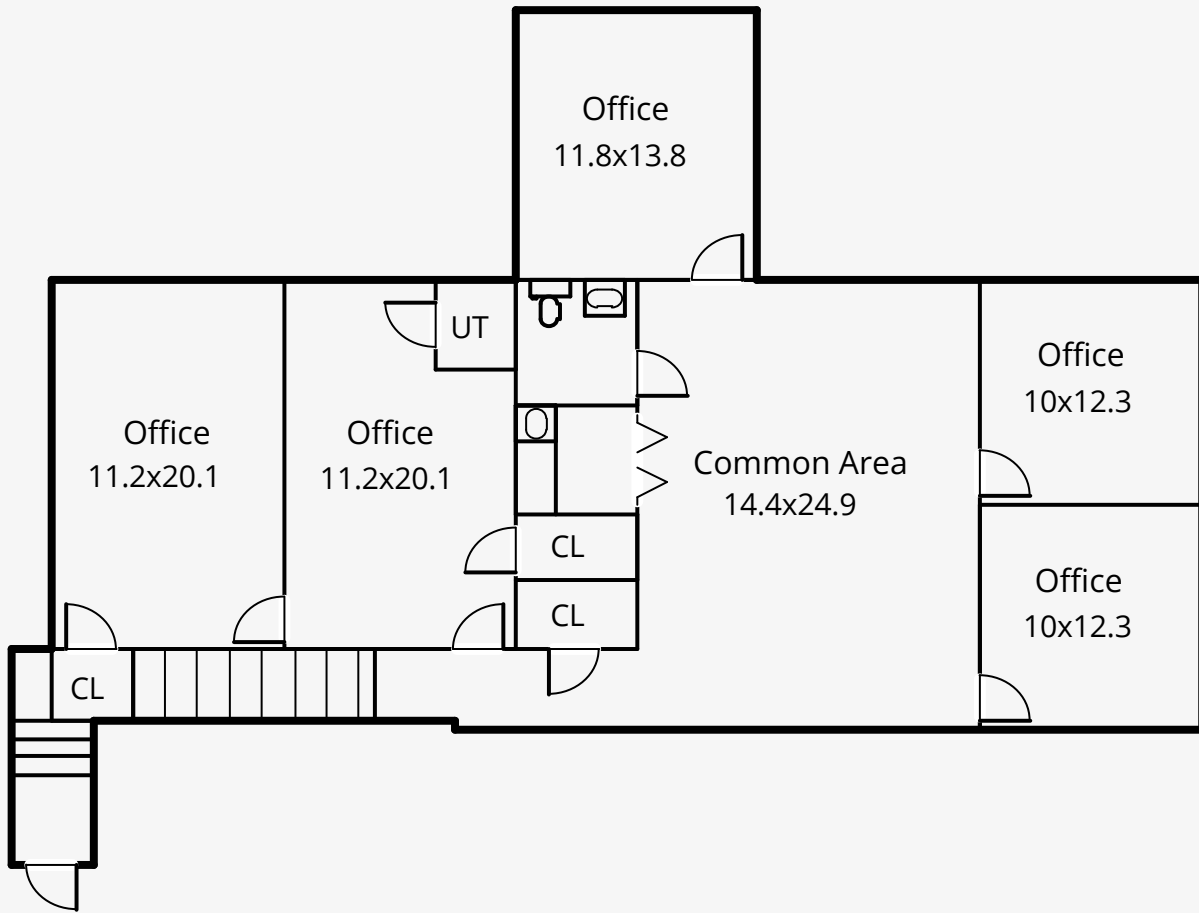
5 OFFICES



COMMON AREA

... plus  
storage closets,  
bathroom, and  
a breakroom

# Floor Plan



1635 sq ft



University Dr

Shannon Road

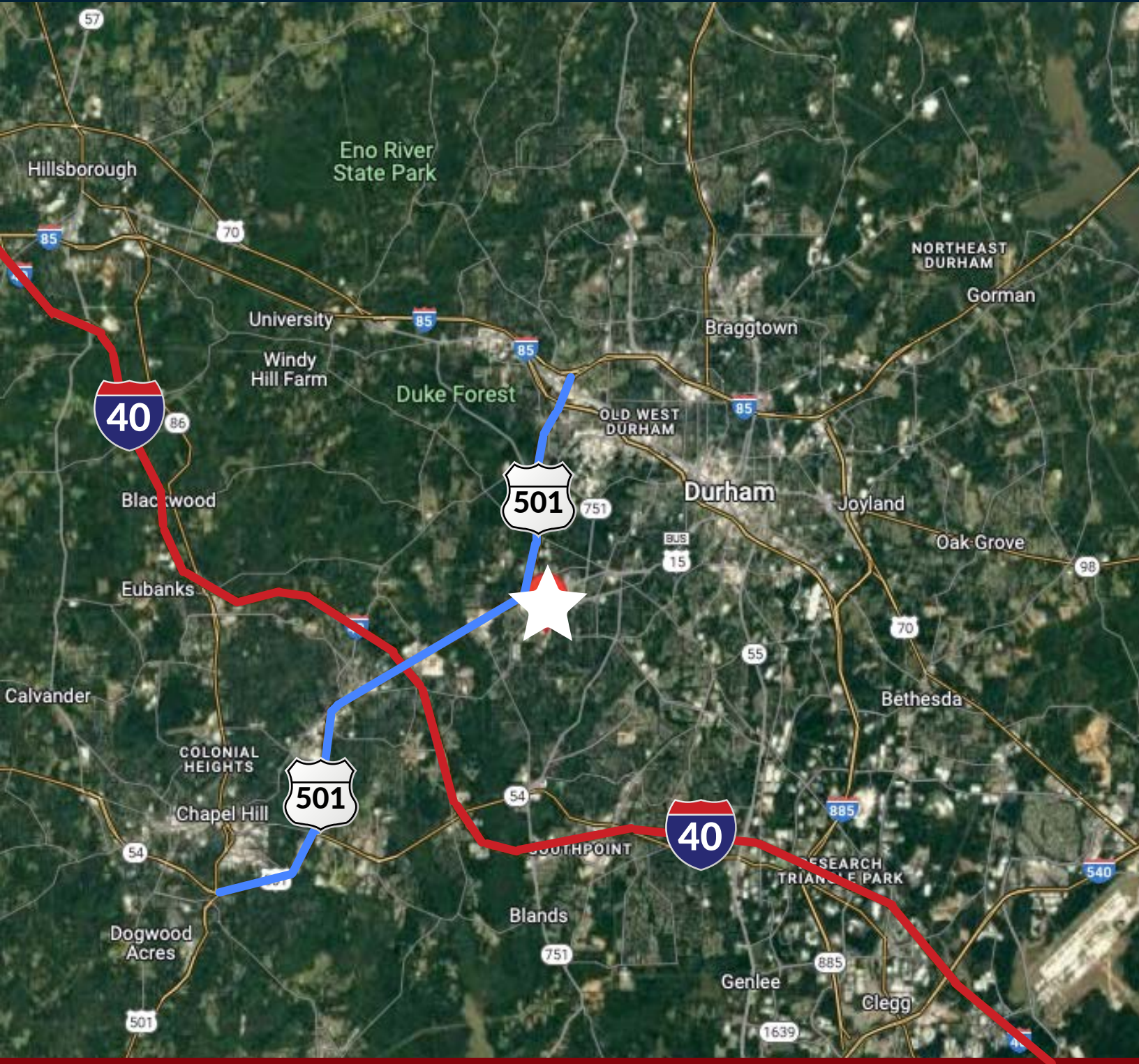
Martin Luther King Jr. Pkwy



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# Regional Map



# Population Overview

| Population                 | 2 mile | 5 mile  | 10 mile |
|----------------------------|--------|---------|---------|
| 2010 Population            | 26,964 | 155,406 | 367,090 |
| 2023 Population            | 31,306 | 189,876 | 458,050 |
| 2028 Population Projection | 31,872 | 194,320 | 470,860 |
| Annual Growth 2010-2023    | 1.2%   | 1.7%    | 1.9%    |
| Annual Growth 2023-2028    | 0.4%   | 0.5%    | 0.6%    |

| Traffic                    | Cross Street         | Traffic Volume | Count Year | Distance from Property |
|----------------------------|----------------------|----------------|------------|------------------------|
| Shannon Rd                 | Consultant Pl S      | 8,046          | 2022       | 0.02 mi                |
| Martin Luther King Jr Pkwy | Shannon Rd W         | 14,856         | 2022       | 0.10 mi                |
| Shannon Rd                 | Mlk Jr Pkwy SE       | 9,392          | 2022       | 0.14 mi                |
| Martin Luther King Jr Pkwy | Consultant Pl E      | 16,111         | 2022       | 0.21 mi                |
| University Drive           | Lyckan Pkwy SW       | 18,000         | 2019       | 0.35 mi                |
| University Dr              | Lyckan Pkwy SW       | 17,426         | 2022       | 0.35 mi                |
| Martin Luther King Jr Pkwy | Old Chapel Hill Rd E | 16,873         | 2022       | 0.35 mi                |
| Old Chapel Hill Rd         | Cambridge Rd W       | 6,593          | 2022       | 0.37 mi                |
| Shannon Rd                 | Mayfair St N         | 7,723          | 2022       | 0.37 mi                |
| University Dr              | Larchmont Rd SW      | 17,336         | 2022       | 0.39 mi                |

# Population Overview

| Households                | 2 mile | 5 mile | 10 mile |
|---------------------------|--------|--------|---------|
| 2010 Households           | 11,929 | 66,265 | 148,680 |
| 2023 Households           | 13,858 | 80,862 | 186,410 |
| 2028 Household Projection | 14,120 | 82,879 | 191,953 |
| Annual Growth 2010-2023   | 1.4%   | 1.9%   | 2.2%    |
| Annual Growth 2023-2028   | 0.4%   | 0.5%   | 0.6%    |
| Avg Household Size        | 2.2    | 2.2    | 2.3     |
| Avg Household Vehicles    | 2      | 2      | 2       |

| Household Income        | 2 mile   | 5 mile   | 10 mile  |
|-------------------------|----------|----------|----------|
| < \$25,000              | 2,079    | 14,771   | 29,200   |
| \$25,000 - 50,000       | 3,216    | 18,583   | 37,733   |
| \$50,000 - 75,000       | 2,515    | 12,489   | 28,518   |
| \$75,000 - 100,000      | 1,759    | 9,756    | 23,661   |
| \$100,000 - 125,000     | 1,207    | 6,686    | 17,602   |
| \$125,000 - 150,000     | 675      | 4,640    | 13,142   |
| \$150,000 - 200,000     | 906      | 6,345    | 16,570   |
| \$200,000+              | 1,500    | 7,593    | 19,985   |
| Avg Household Income    | \$94,929 | \$90,945 | \$99,223 |
| Median Household Income | \$66,072 | \$62,460 | \$72,758 |

# Here are a few reasons why you should invest in Durham, NC.

**2** universities call Durham home, including Duke University and North Carolina Central University.

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**#5** ranked in the best places to start a business in the United States.

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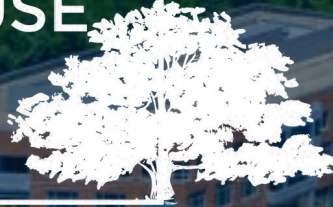
**287,794** population living in Durham. This number has increased significantly over the years.

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**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

**Pickett Sprouse Commercial Real Estate**

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