

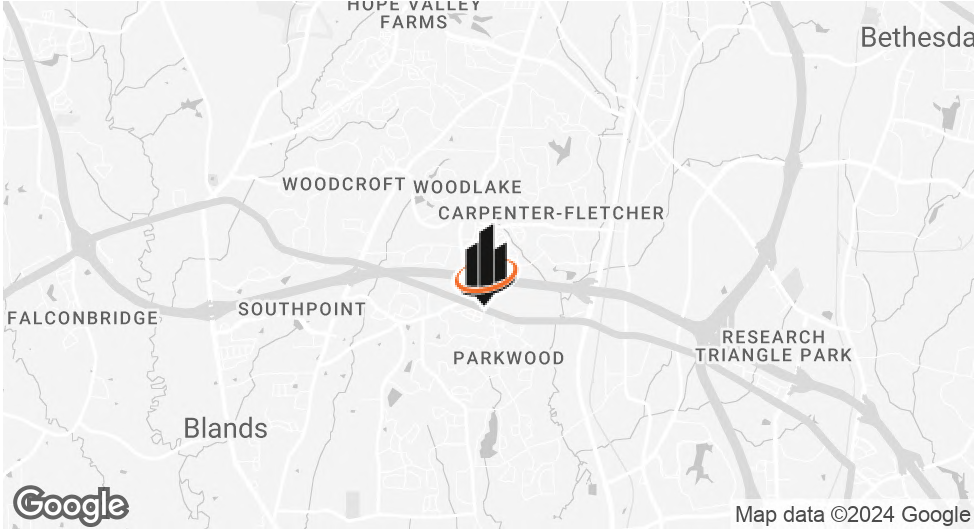


1426
E. NC-54 HIGHWAY

FOR LEASE | ±1,440 SF

JOHNNY WEHMANN

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±1,440 SF
LEASE RATE:	Negotiable
LEASE TERM:	Minimum 3 Years
LOT SIZE:	±0.86 Acres
ZONING:	Office Institutional (OI)
PARCEL ID:	153034
VIDEO TOUR:	View Here

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suite A at 1426 NC-54 Hwy in south Durham, a ±1,440 SF office building** located just minutes from The Streets at Southpoint (2 miles), Research Triangle Park (4 miles), and RDU Airport (9 miles).

The building features three offices, a large lobby with reception, a handicap accessible bathroom, storage closet, and kitchenette/break room. The property sits in the OI district, meaning it's established for employment and community service activities. No schools, daycares, or churches are permitted.

PROPERTY HIGHLIGHTS

- Not zoned for retail use
- Fourteen dedicated on-site parking spaces
- Great visibility, high traffic counts (±18,000 per day on NC-54), and central to all things in the Triangle
- Located in a fast growing submarket of Durham, next to the entrance of the Parkwood subdivision, which is centrally located on NC-54 between NC-55 and Fayetteville Road

JOHNNY WEHMANN
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1426 E. NC-54 HWY | Durham, NC 27713



EXTERIOR PHOTOS



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INTERIOR PHOTOS



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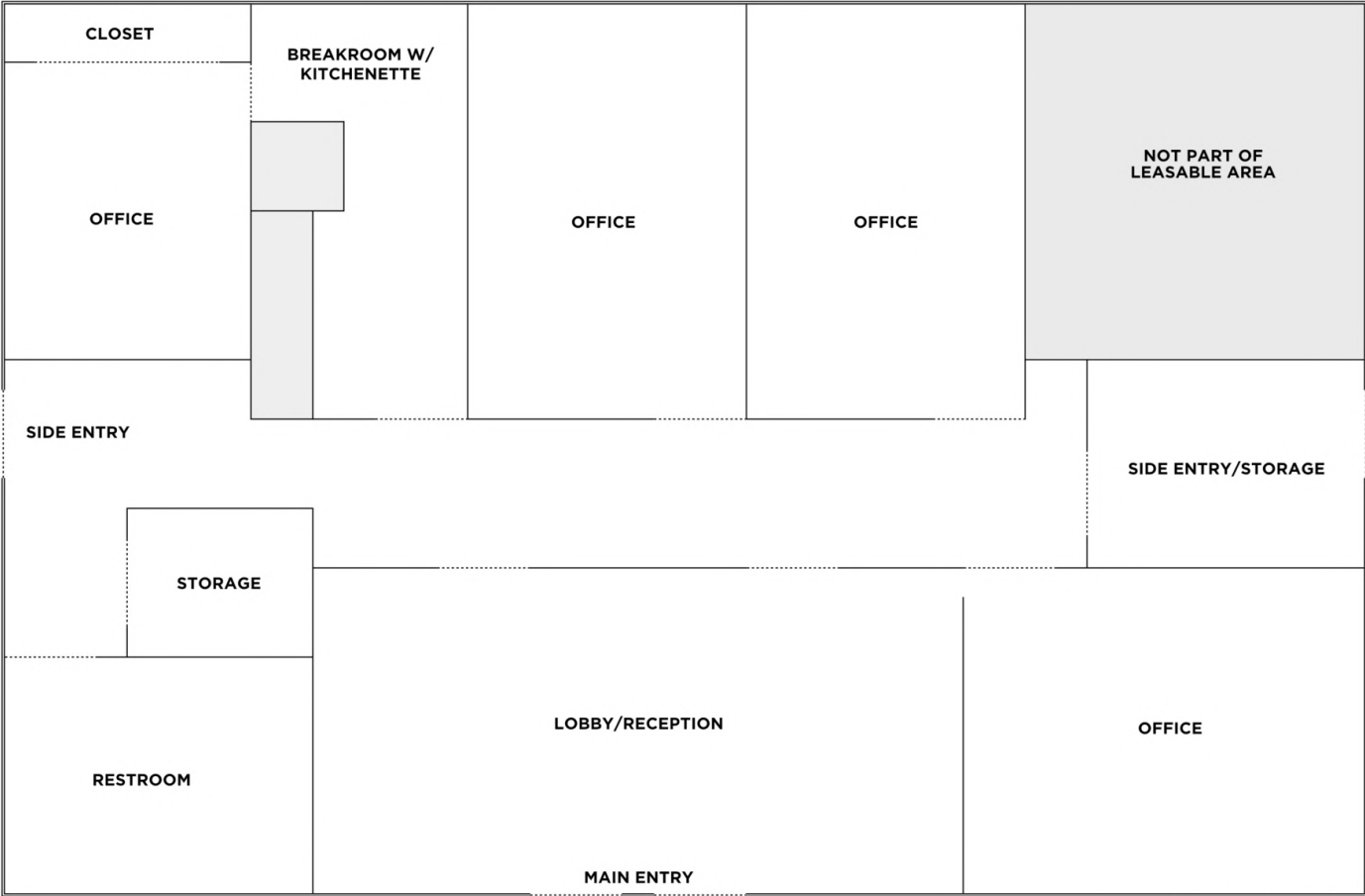
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FLOOR PLAN



*FLOOR PLAN NOT TO SCALE

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AREA PROXIMITY MAP



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RETAILER MAP



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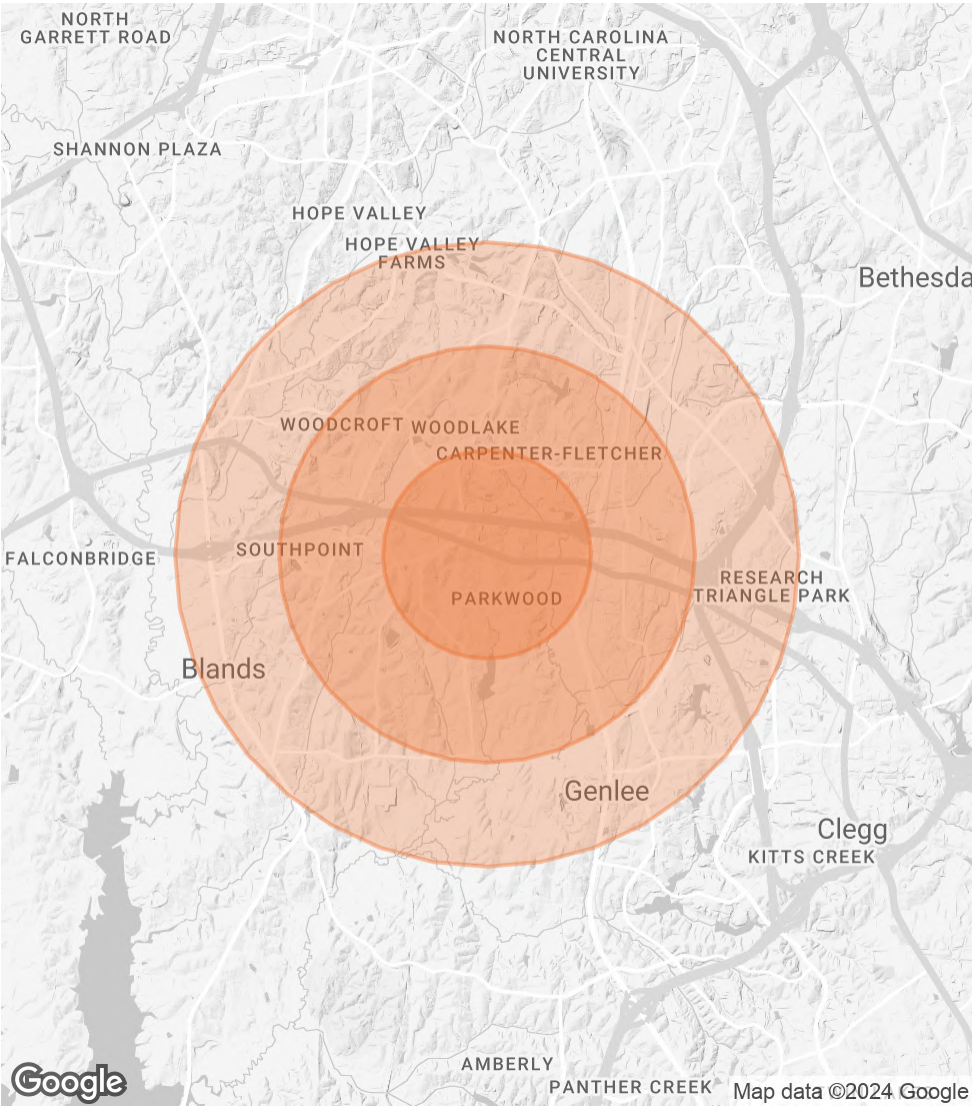
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,030	29,715	52,376
AVERAGE AGE	35.3	37.7	36.9
AVERAGE AGE (MALE)	35.2	35.6	34.9
AVERAGE AGE (FEMALE)	37.2	39.6	38.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,529	13,474	23,261
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$85,947	\$93,404	\$94,672
AVERAGE HOUSE VALUE	\$192,098	\$218,731	\$226,559

2020 American Community Survey (ACS)



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties.

Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders

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