



FOR LEASE

**803 RAMSEUR STREET
DURHAM, NC 27701**



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
LEASE TYPE:	Gross
BUILDING SIZE:	±8,250 SF
AVAILABLE SF:	±1,375 SF
ZONING:	Industrial Light (IL)
SUBMARKET:	Central Durham

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease Unit B at 803 Ramseur Street in Downtown Durham. This ±1,375 SF industrial flex space sits in a great location and is ideal for light industrial users needing shop space. Each unit features a dock door.

PROPERTY HIGHLIGHTS

- 12-month lease term.
- Finished space with cement flooring, smooth ceiling, office, restroom, and central heating system.
- Close proximity to NC-147, Downtown Durham, North Carolina Central University, and Duke University.
- Rare opportunity to find small, affordable space next to downtown.

JOHNNY WEHMANN

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SITE AERIAL



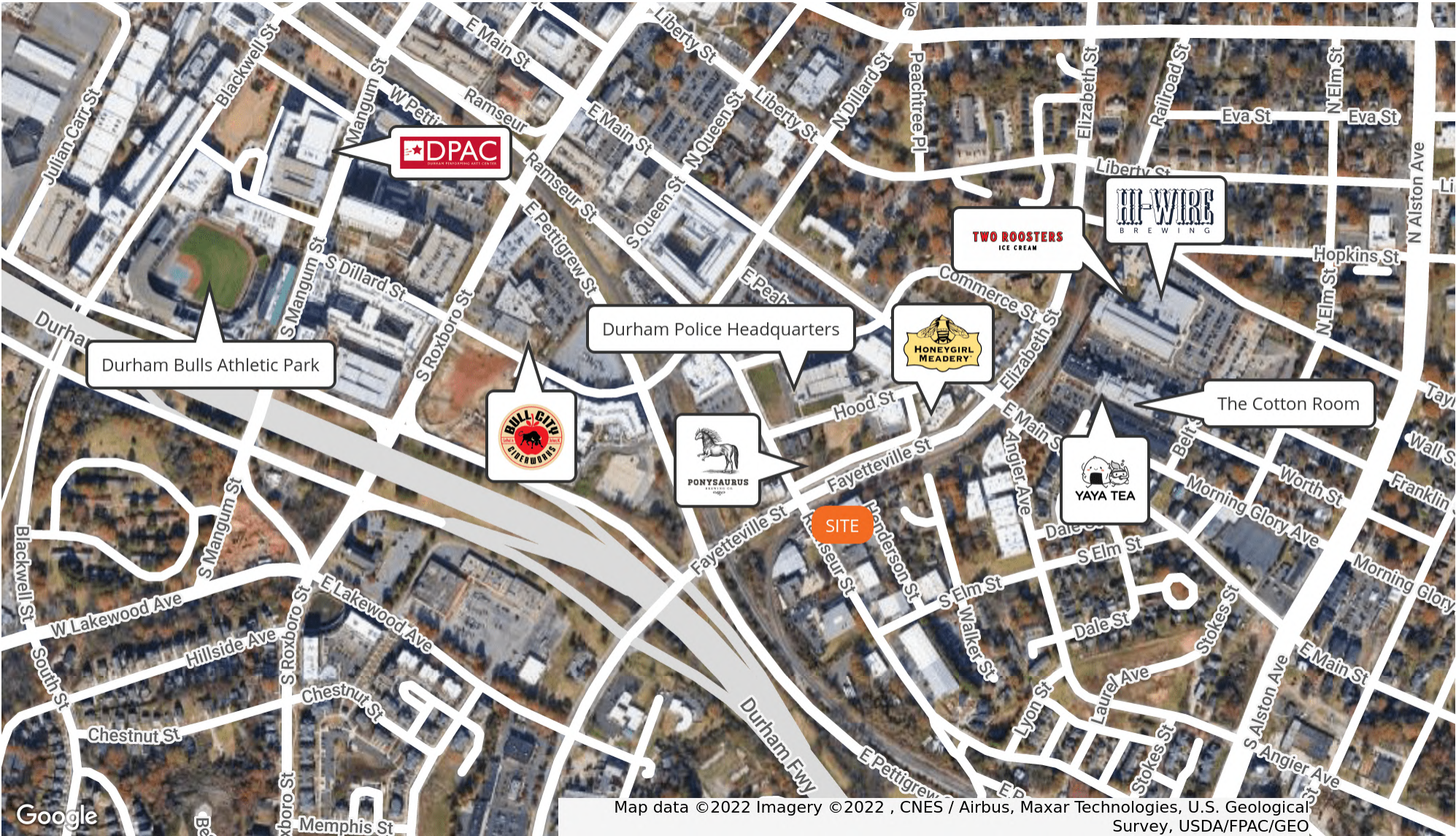
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

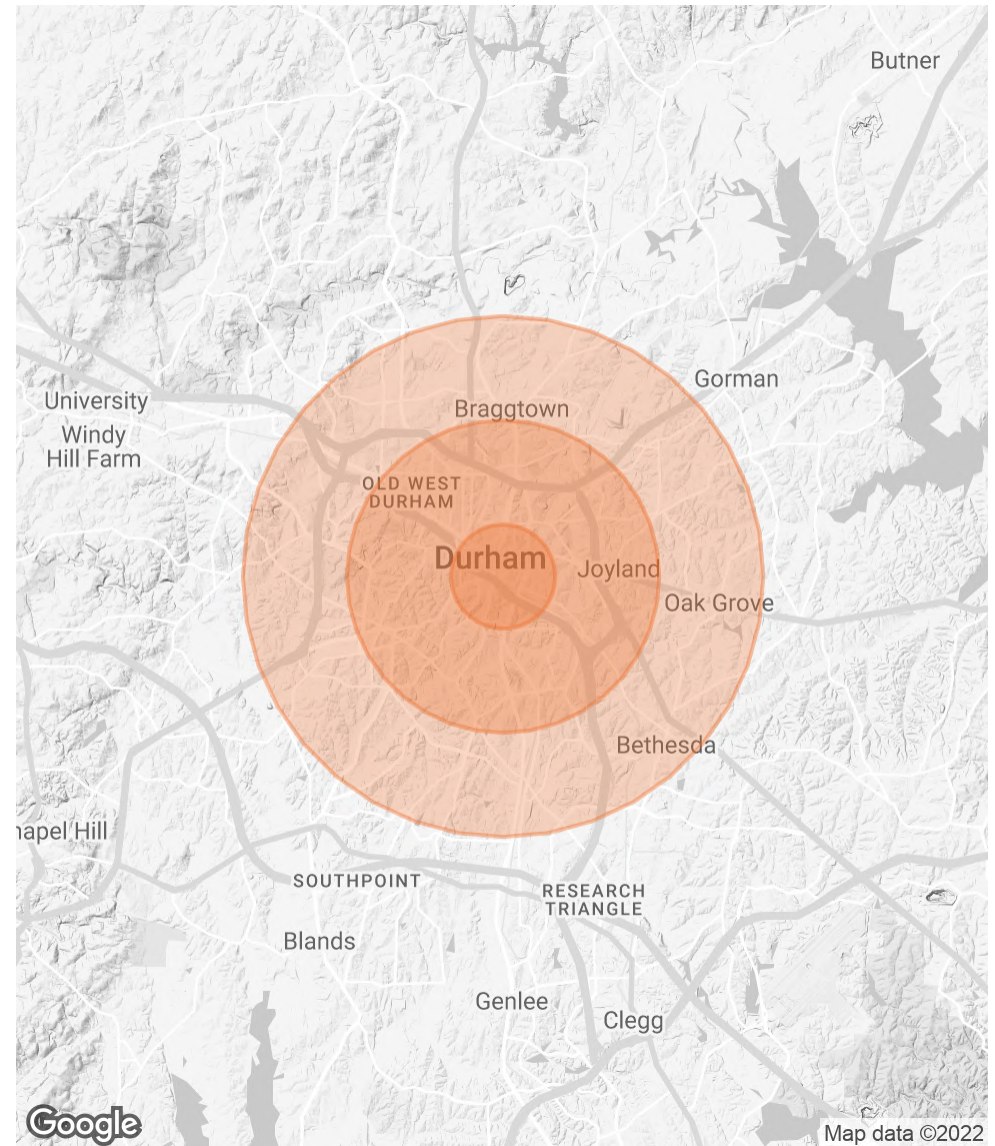
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,632	79,605	168,964
AVERAGE AGE	30.1	32.3	32.4
AVERAGE AGE (MALE)	30.9	31.0	30.9
AVERAGE AGE (FEMALE)	29.4	33.4	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,246	30,530	66,856
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$29,666	\$46,483	\$54,437
AVERAGE HOUSE VALUE	\$351,781	\$169,574	\$187,602

** Demographic data derived from 2020 ACS - US Census*



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