

Peabody Place

112 S Duke St. Suite 7, Durham NC 27701

BRIDGEPOINT

BRIGHTLE

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LPT
GROUP

REALTOR® | COMMERCIAL ADVISOR | BUSINESS BROKER
CERTIFIED INTERNATIONAL PROPERTY SPECIALIST®
LICENSED IN NORTH CAROLINA & SOUTH CAROLINA

THE SPACE

Location

112 S Duke St. Suite 7
Durham, NC 27701

Traffic Count

13,000 VPD

HIGHLIGHTS

- Presenting +/-2,852 SF Office available for lease.
- Ideal location to dining and shopping within easily identifiable Brightleaf Square.
- Close proximity to area's most notable destinations such as: Durham Bulls Athletic Park, Durham Performing Arts Center, Duke and UNC Hospitals.
- The available space features unique interior architectural details including wood floors and exposed beams and brick.
- With floor-to-ceiling windows, the private offices within the suite boast an abundance of natural light.
- The available space includes an open office area with walled work stations, as well as a private coffee/break area and restroom within the suite.
- Separate utility meters specific to Suite.
- Designated parking spaces are available at front door and additional parking is available in the neighboring deck
- Neighboring covered outdoor area is accessible.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,737	102,049	200,975

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$122,746	\$92,211	\$100,261

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,208	40,818	81,510

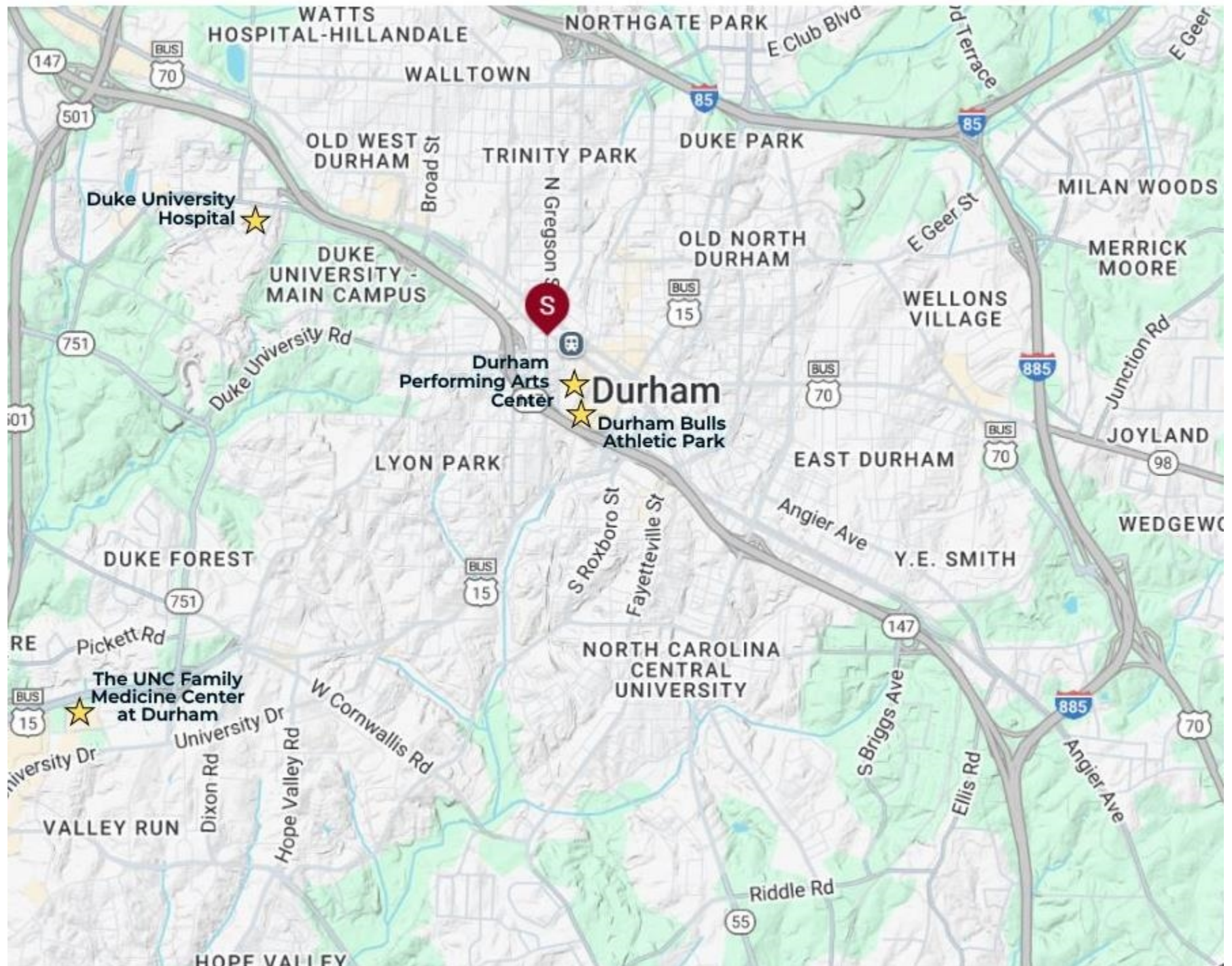
PROPERTY FEATURES

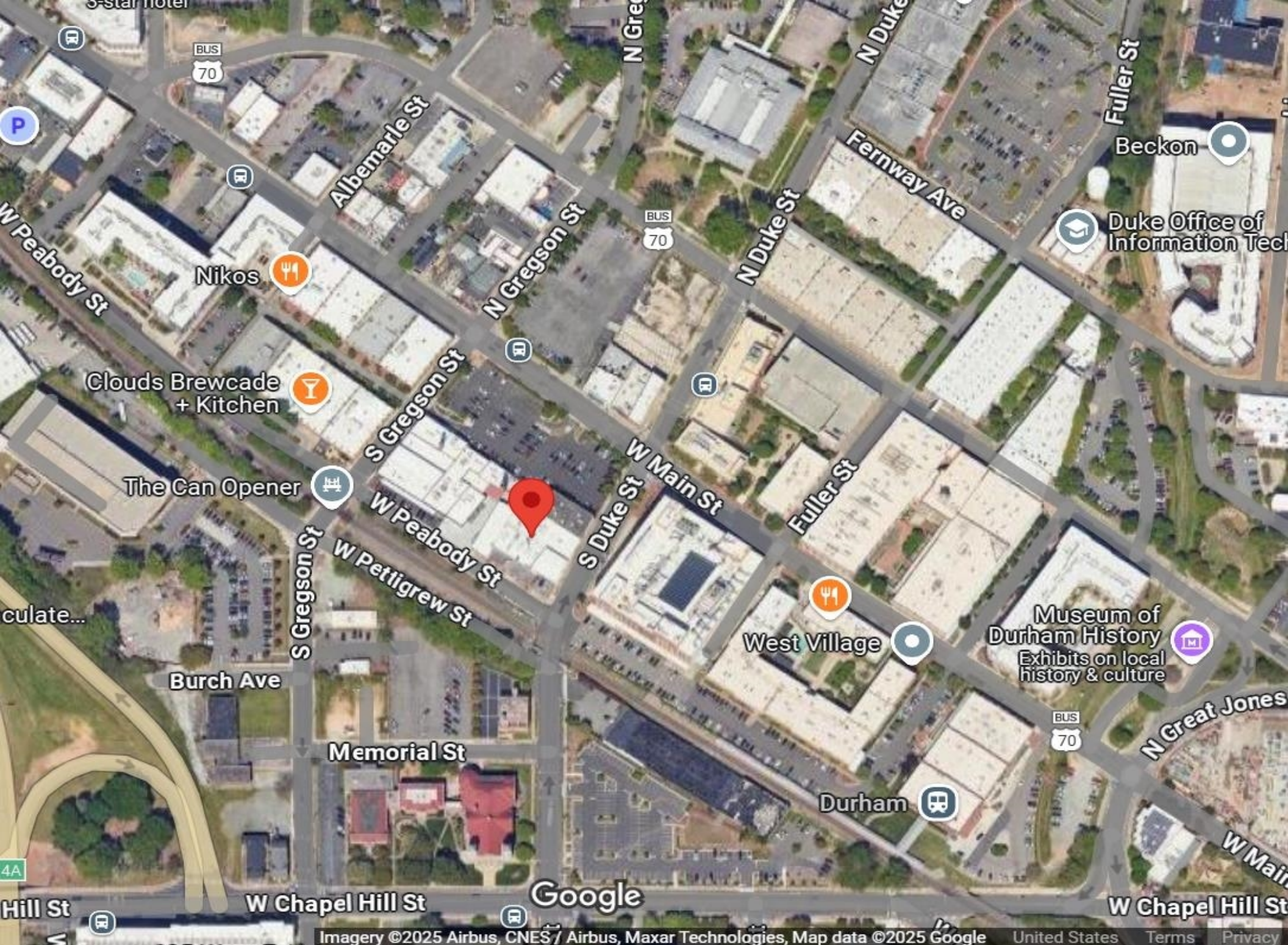
BUILDING SF	27,888
GLA (SF)	27,888
LAND SF	25,700
LAND ACRES	0.59
YEAR BUILT	1924
YEAR RENOVATED	2020
ZONING TYPE	Commercial

CONSTRUCTION

EXTERIOR	Masonry
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Floor to Ceiling Office Windows



Beautiful Reception Area



Interior Architecture

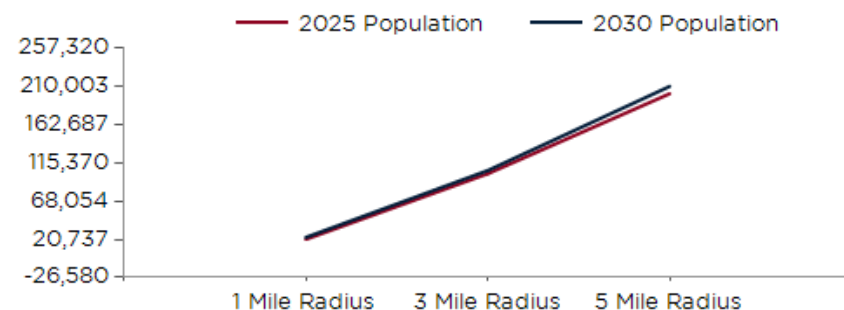


Historic Area of Durham

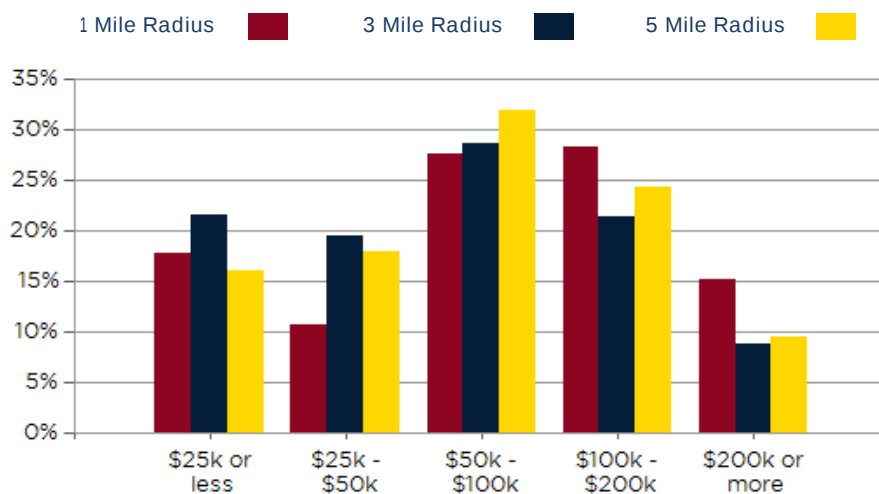
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,354	90,085	149,729
2010 Population	15,005	86,643	164,805
2025 Population	20,737	102,049	200,975
2030 Population	23,177	105,962	210,003
2025-2030: Population: Growth Rate	11.25%	3.80%	4.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	900	4,605	6,480
\$15,000-\$24,999	749	4,212	6,690
\$25,000-\$34,999	347	3,247	5,515
\$35,000-\$49,999	649	4,728	9,160
\$50,000-\$74,999	1,609	7,565	15,984
\$75,000-\$99,999	940	4,106	10,075
\$100,000-\$149,999	1,949	6,468	14,733
\$150,000-\$199,999	660	2,276	5,070
\$200,000 or greater	1,406	3,611	7,803
Median HH Income	\$82,915	\$59,559	\$68,550
Average HH Income	\$122,746	\$92,211	\$100,261

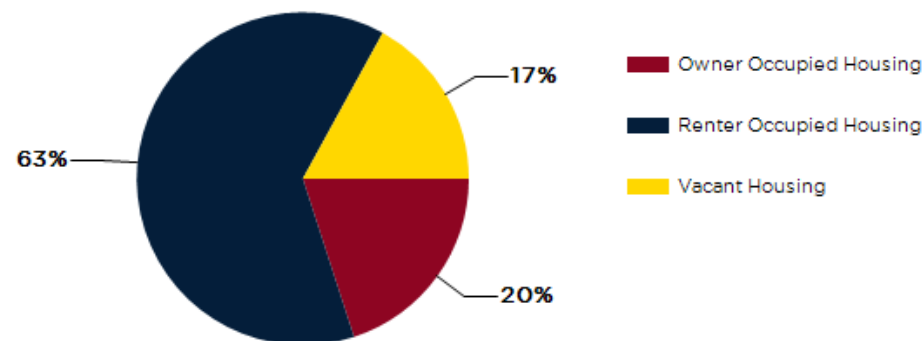
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,226	36,918	63,178
2010 Total Households	5,684	33,297	65,036
2025 Total Households	9,208	40,818	81,510
2030 Total Households	10,779	43,655	87,071
2025 Average Household Size	1.86	2.20	2.31
2025-2030: Households: Growth Rate	16.00%	6.75%	6.65%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,618	10,088	19,285
2025 Population Age 35-39	1,749	7,929	15,839
2025 Population Age 40-44	1,177	6,316	13,329
2025 Population Age 45-49	941	5,261	11,109
2025 Population Age 50-54	884	4,803	10,440
2025 Population Age 55-59	837	4,382	9,339
2025 Population Age 60-64	863	4,457	9,408
2025 Population Age 65-69	674	3,862	8,329
2025 Population Age 70-74	522	3,071	6,653
2025 Population Age 75-79	344	2,033	4,768
2025 Population Age 80-84	188	1,141	2,817
2025 Population Age 85+	221	1,171	2,928
2025 Population Age 18+	18,116	83,176	160,051
2025 Median Age	31	32	34
2030 Median Age	33	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,866	\$61,058	\$67,128
Average Household Income 25-34	\$115,014	\$88,408	\$93,082
Median Household Income 35-44	\$104,111	\$74,845	\$84,361
Average Household Income 35-44	\$144,488	\$110,189	\$115,913
Median Household Income 45-54	\$112,027	\$69,403	\$80,314
Average Household Income 45-54	\$162,983	\$107,830	\$115,625
Median Household Income 55-64	\$87,474	\$60,065	\$70,719
Average Household Income 55-64	\$126,926	\$94,358	\$105,769
Median Household Income 65-74	\$71,818	\$52,817	\$62,806
Average Household Income 65-74	\$119,930	\$87,381	\$96,156
Average Household Income 75+	\$103,864	\$72,260	\$81,184

