

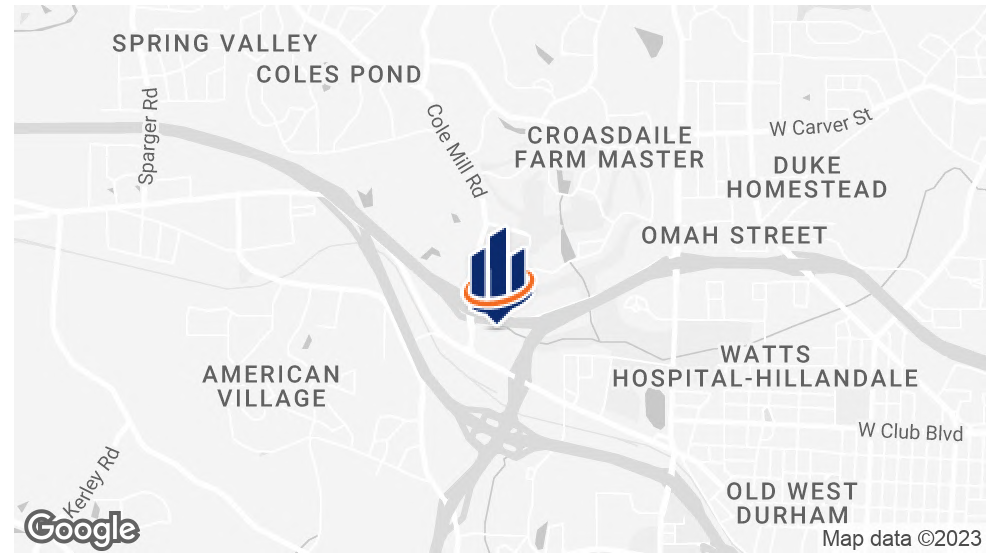


**FOR LEASE**

**WESTPORT 85**  
**1408 CHRISTIAN AVENUE**  
**DURHAM, NC 27705**



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>ZONING:</b>	Industrial Light (IL)
<b>APN:</b>	124867
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease flex space at Westport 85 at 1408 Christian Avenue in Durham, NC. This flex building offers a unique office/warehouse space combination. Ideal users are non-retail service-based businesses with both office and smaller item inventory storage needs. These suites have a single door to access both the front and rear of the space.

The property is conveniently located near major thoroughfares, including Interstate 85, US-70, the Durham Freeway/NC-147, Hillsborough Road, and Cole Mill Road.

SPACES	LEASE RATE	SPACE SIZE	LEASE TYPE
<b>SUITES 8/11</b>	\$16.50 - \$17.50/SF	1,707 SF	Modified Gross

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**GARY W. KRAMLING**  
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## SUITE UPGRADES



- Upgraded HVAC systems
- LED lighting
- Newly finished flooring
- Upgraded restroom and fixtures
- Hot water heater
- Water fountain
- Break/coffee station
- **\*Landlord willing to install roll-up doors opening up to the warehouse for qualified tenants\***

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**SITE PLAN**



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# AERIAL SITE PHOTOS



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# TRAFFIC COUNTS MAP



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# DEMOGRAPHICS MAP & REPORT

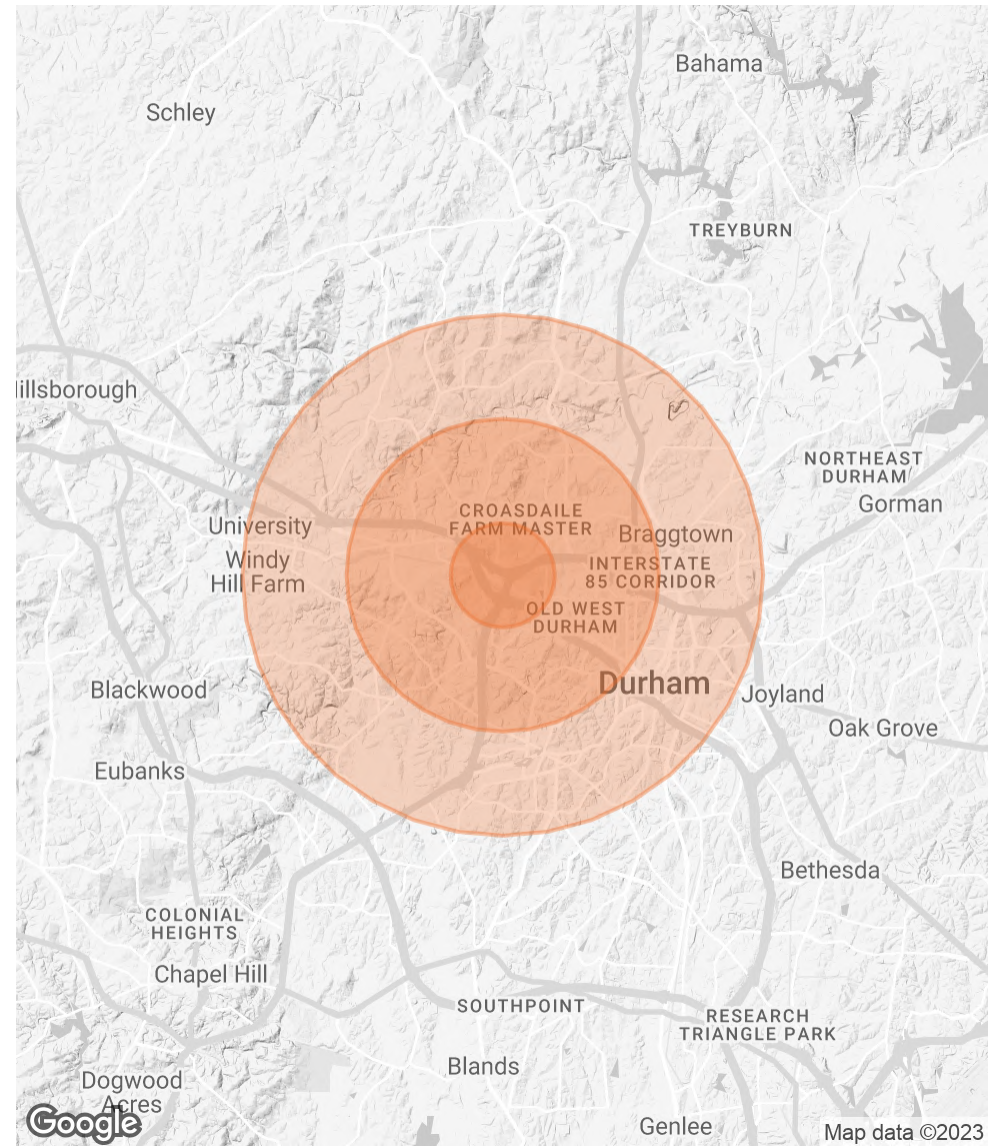
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,038	56,365	131,675
<b>AVERAGE AGE</b>	33.5	34.2	34.5
<b>AVERAGE AGE (MALE)</b>	32.8	33.1	33.1
<b>AVERAGE AGE (FEMALE)</b>	34.7	35.6	35.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,148	21,592	53,131
<b># OF PERSONS PER HH</b>	2.2	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$55,126	\$61,647	\$60,670
<b>AVERAGE HOUSE VALUE</b>	\$243,050	\$232,863	\$229,660

\* Demographic data derived from 2020 ACS - US Census



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