



SVN
REAL ESTATE ASSOCIATES

3333

SVN
REAL ESTATE ASSOCIATES

DTW ARCHITECTS
+ PLANNERS

SALEM INVESTMENT
COUNSELORS

COLOWRAP

FIDELITY BANK
COMMERCIAL LOAN
DEPARTMENT

THE TRIANGLE
NONPROFIT & VOLUNTEER
LEADERSHIP CENTER

FOR LEASE
919-287-2124

FOR LEASE

3333 DURHAM-CHAPEL HILL BLVD
DURHAM, NC 27707

SVN
REAL ESTATE ASSOCIATES

PROPERTY SUMMARY



OFFERING SUMMARY

ADDRESS:	3333 Durham-Chapel Hill Blvd, Suite D-200
BUILDING SIZE:	±25,612 SF
AVAILABLE SF:	±987 SF
LEASE TYPE:	Full Service
LEASE RATE:	Negotiable

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease Suite D-200 at 3333 Durham-Chapel Hill Boulevard in Durham, NC. This ±987 SF professional office suite is located in the SVN | Real Estate Associates office building, overlooking US 15-501 in South Durham. This complex is conveniently located near Duke University (two miles), downtown Durham (four miles), and the new University Hill mixed-use development (0.5 miles).

PROPERTY HIGHLIGHTS

- Suite D-200 is located on the second floor
- Ample on-site parking
- All units require stair entry/exit
- Bathroom is located across from the entrance to the suite
- Furniture is available for purchase

CHARLES "SANDY" ALLEN JR.

O: 919.602.8891

sandy.allen@svn.com

3333 DURHAM-CHAPEL HILL BOULEVARD | 3333 Durham-Chapel Hill Boulevard Durham, NC 27707



PHOTOS



CHARLES "SANDY" ALLEN JR.

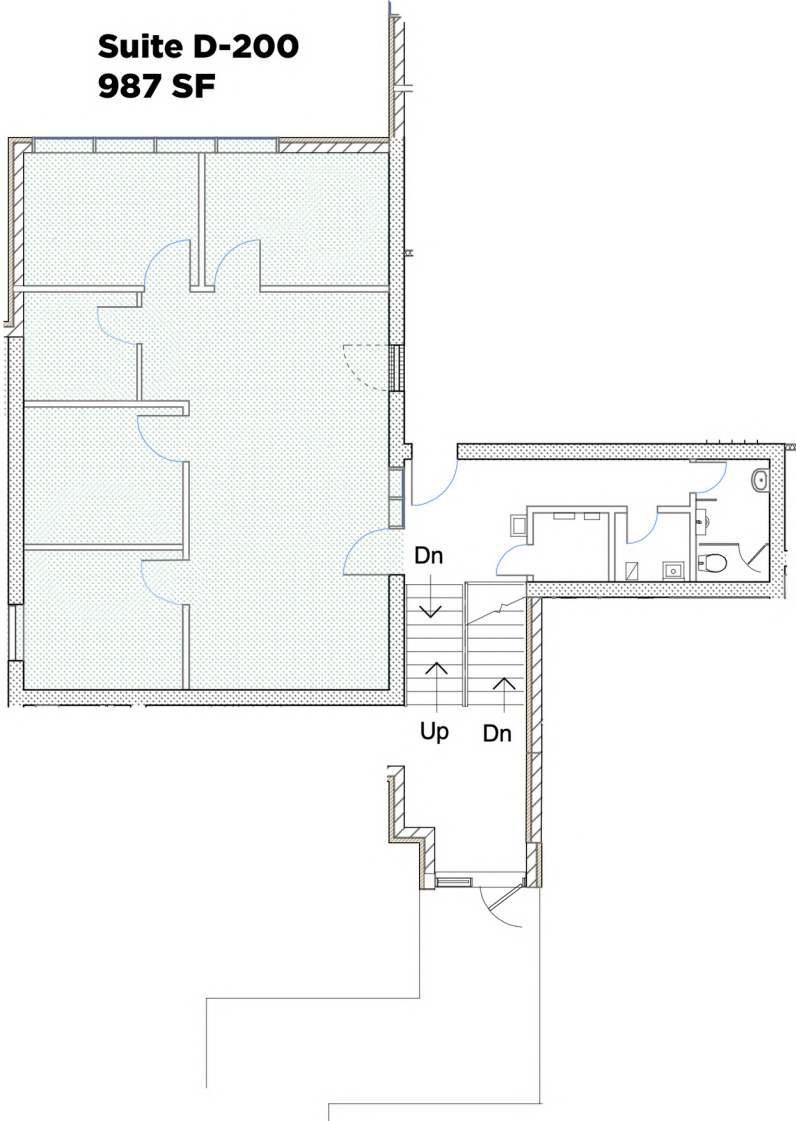
O: 919.602.8891

sandy.allen@svn.com

3333 DURHAM-CHAPEL HILL BOULEVARD | 3333 Durham-Chapel Hill Boulevard Durham, NC 27707



FLOOR PLAN



CHARLES "SANDY" ALLEN JR.

O: 919.602.8891
sandy.allen@svn.com

3333 DURHAM-CHAPEL HILL BOULEVARD | 3333 Durham-Chapel Hill Boulevard Durham, NC 27707



RETAILER MAP



CHARLES "SANDY" ALLEN JR.

O: 919.602.8891

sandy.allen@svn.com

3333 DURHAM-CHAPEL HILL BOULEVARD | 3333 Durham-Chapel Hill Boulevard Durham, NC 27707



DEMOGRAPHICS MAP & REPORT

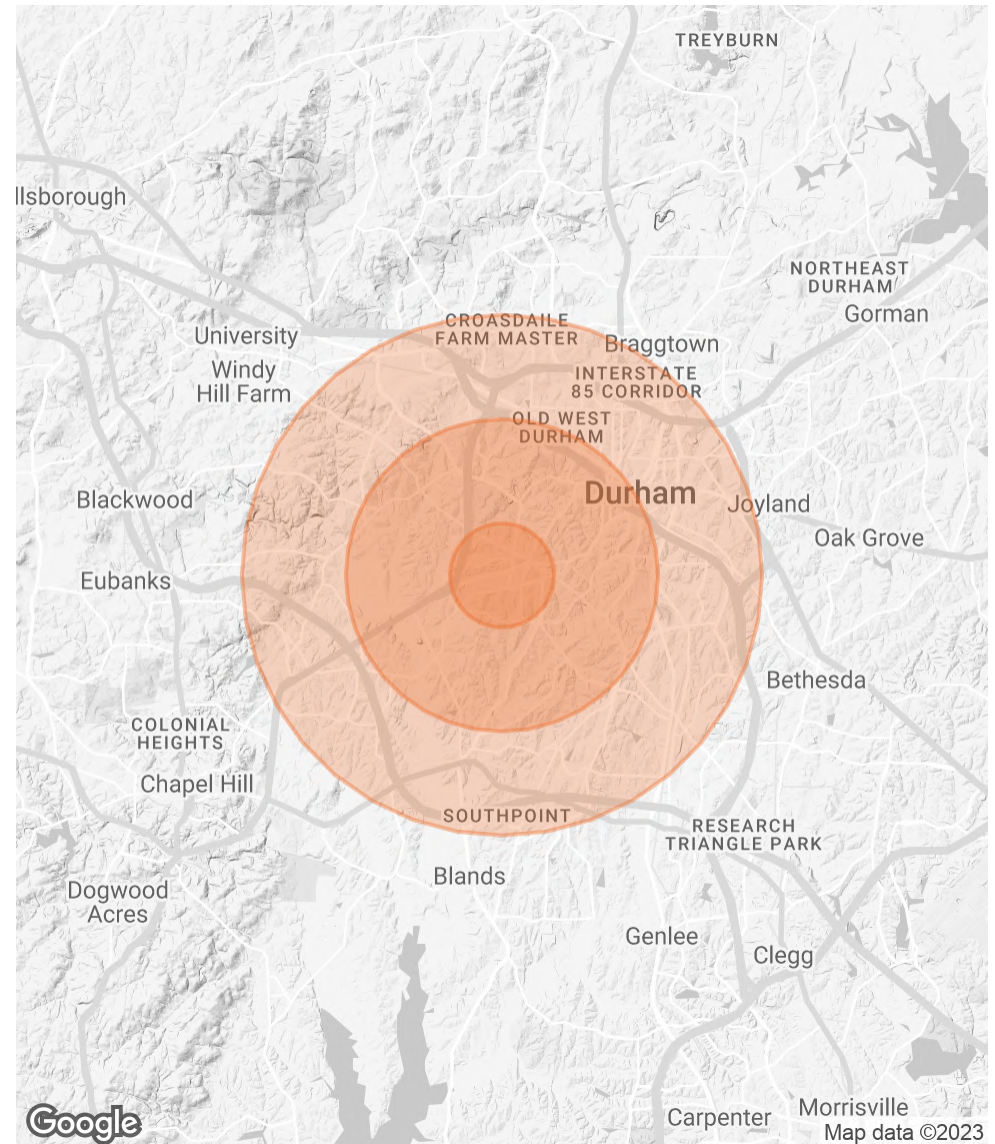
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,357	66,460	164,291
AVERAGE AGE	32.7	33.9	33.8
AVERAGE AGE (MALE)	31.1	32.1	32.2
AVERAGE AGE (FEMALE)	34.1	35.5	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,695	26,185	68,227
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$62,320	\$68,079	\$65,690
AVERAGE HOUSE VALUE	\$312,322	\$309,987	\$265,257

* Demographic data derived from 2020 ACS - US Census



CHARLES "SANDY" ALLEN JR.

O: 919.602.8891

sandy.allen@svn.com

3333 DURHAM-CHAPEL HILL BOULEVARD | 3333 Durham-Chapel Hill Boulevard Durham, NC 27707



ADVISOR BIO



CHARLES "SANDY" ALLEN JR.

Senior Advisor

sandy.allen@svn.com

Direct: 919.602.8891

PROFESSIONAL BACKGROUND

A lifelong resident, Sandy Allen has worked in Durham real estate since the late 1970s. He is widely known and regarded in the community, with prior experience in leadership positions at Griffin Associates, Chesson Realty, Allenton Commercial and Anthony & Co. An avid sports fan, he enjoys playing golf, as well as spending time with his family and dog.

EDUCATION

- Graduate of the Realtors Institute, University of North Carolina at Chapel Hill

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, National Association of REALTORS®
- Member, Triangle Commercial Association of REALTORS®

CHARLES "SANDY" ALLEN JR.

O: 919.602.8891

sandy.allen@svn.com

3333 DURHAM-CHAPEL HILL BOULEVARD | 3333 Durham-Chapel Hill Boulevard Durham, NC 27707