

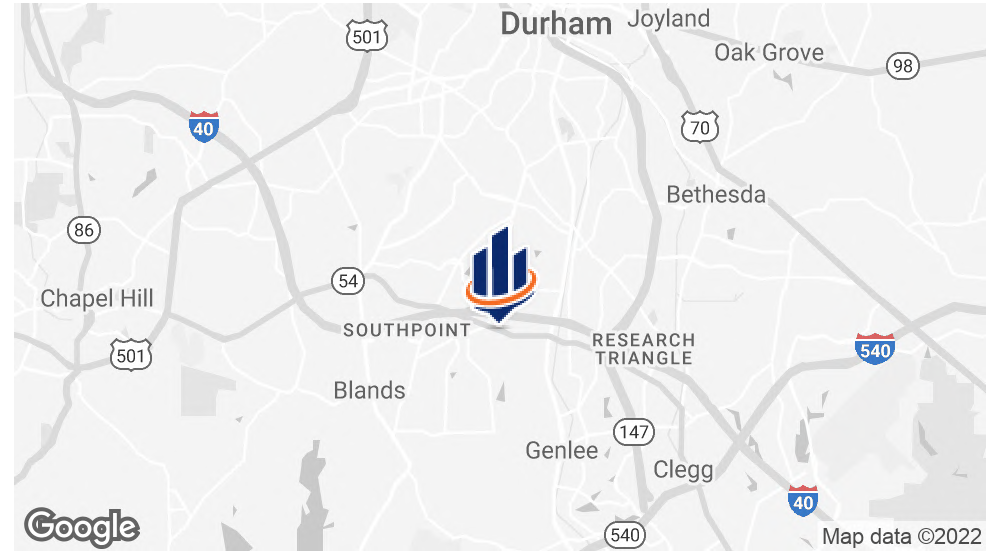


FOR LEASE

**1426 E NC-54 HIGHWAY, SUITE B
DURHAM, NC 27713**



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,500/month
LEASE TYPE:	Modified Gross (MG)
BUILDING SIZE:	±3,000 SF
AVAILABLE SF:	±1,500 SF
ZONING:	Office Institutional (OI)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease Suite B at 1426 E NC-54 Highway in Durham, NC.

This ±1,500 SF ground floor office is available immediately and is centrally located on NC-54 between NC-55 and Fayetteville Road, close to shopping and several new residential developments.

PROPERTY HIGHLIGHTS

- First-floor layout features seven offices, two restrooms, a kitchenette, and a lobby/reception area.
- Carpet allowance available.

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1426 E NC-54 HIGHWAY, SUITE B | Durham, NC 27713



ADDITIONAL PHOTOS



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RETAILER MAP



Map data ©2022 Imagery ©2022, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

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DEMOGRAPHICS MAP & REPORT

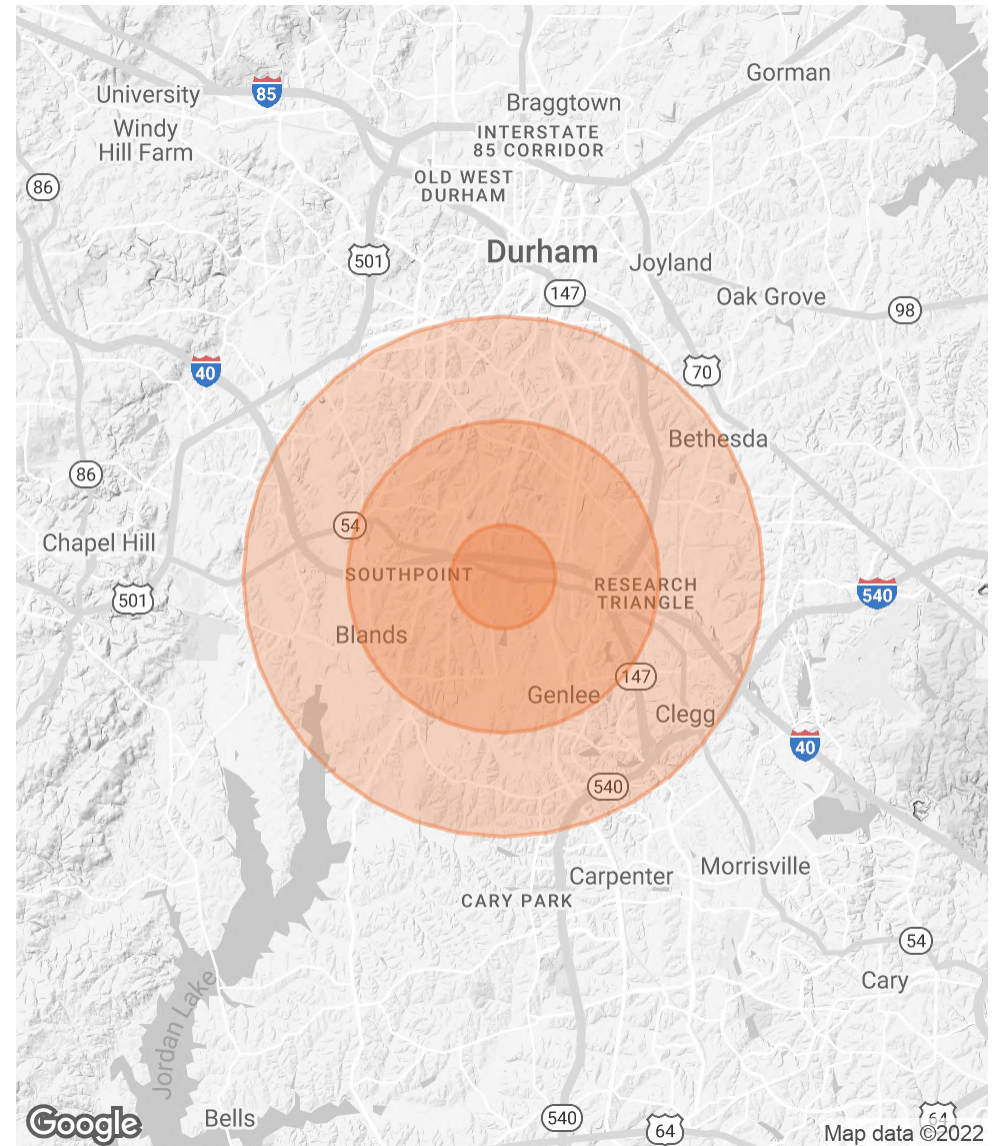
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,713	45,070	95,301
AVERAGE AGE	33.0	33.2	34.0
AVERAGE AGE (MALE)	32.2	31.8	32.4
AVERAGE AGE (FEMALE)	33.5	34.0	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,508	20,217	41,590
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$69,593	\$75,357	\$75,613
AVERAGE HOUSE VALUE	\$215,791	\$222,324	\$260,190

* Demographic data derived from 2020 ACS - US Census



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