

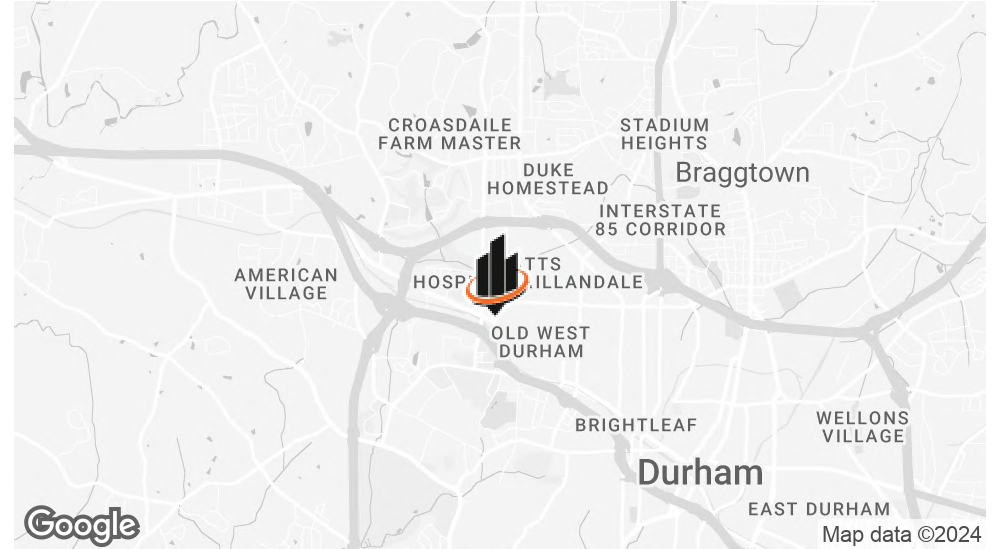


FOR LEASE

**2820 HILLSBOROUGH ROAD
DURHAM, NC 27705**



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00/SF (MG)
BUILDING SIZE:	±4,800 SF
LOT SIZE:	±0.37 Acres
ZONING:	Commercial General
PARCEL ID:	103814

PROPERTY OVERVIEW

SVN | Real Estate Associates is proud to present an **exceptional leasing opportunity near downtown Durham**. The property is located between I-85, NC 147 (Durham Freeway), and 15-501, with Duke University and Hospital also nearby.

Established as an auto electric repair shop for many years, this ±4,800 SF freestanding building offers a workable and flexible layout for an auto-type business or other related retail business that requires shop/garage space. This space offers an outstanding location to establish your business.

PROPERTY HIGHLIGHTS

- The building features five roll-up bay doors, a reception/office area, and two restrooms
- Gas heat and power exhaust vent located in the garage
- 13+ on-site parking spaces

BRIAN FABRICATORE, GRI

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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GARAGE PHOTOS



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AREA OVERVIEW & TRAFFIC COUNTS



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RETAILER MAP



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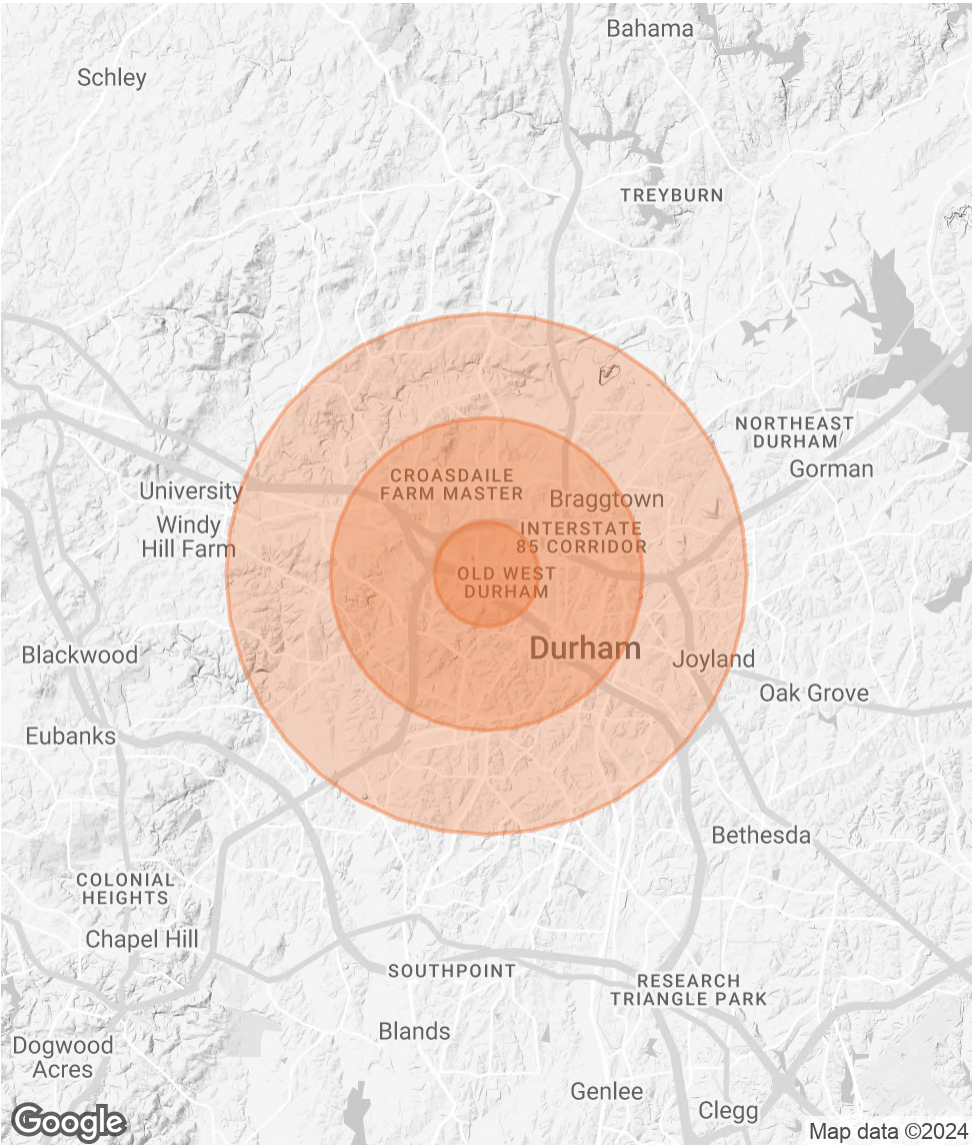
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,096	76,094	165,535
AVERAGE AGE	29.1	34.3	35.3
AVERAGE AGE (MALE)	28.3	33.7	34.2
AVERAGE AGE (FEMALE)	29.7	34.9	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,180	35,783	73,446
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$51,707	\$70,455	\$70,390
AVERAGE HOUSE VALUE	\$174,355	\$241,181	\$217,355

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



BRIAN FABRICATORE, GRI

Advisor

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Direct: **919.287.3214** | Cell: **919.323.1689**

PROFESSIONAL BACKGROUND

Brian brings many years of experience in business brokerage and commercial real estate to SVN | REA, where he primarily focuses on the retail sector. Being a past business and commercial property owner himself with decades of hands-on experience, including restaurant ownership, retail management, and commercial real estate sales and leasing, Brian knows and understands the needs, challenges, and concerns of the business or property owner. This background gives him a unique advantage to navigate through all stages of the selling process.

Selling, buying, or leasing a property is often the most important financial event in an owner's life, which is why you need an experienced broker you can trust. Brian will assist you every step of the way - from listing to closing - with exceptional integrity and professionalism and looks forward to helping you achieve your goals.

EDUCATION

- Licensed Real Estate Broker, North Carolina
- Graduate Real Estate Institute, GRI

MEMBERSHIPS

- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®
- Member, National Association of REALTORS®
- Past Volunteer, Meals on Wheels, Durham, NC
- Past Treasurer, Italian American Business and Professional Society, Richmond, VA

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