

DURHAM

FLEX CONDOS FOR SALE OR LEASE

FOR SALE - \$375,000 PER UNIT; \$750,000 FOR BOTH UNITS.

FOR LEASE - \$17 PER SF NNN (\$2,657 PER MONTH) -
MINIMUM FIVE-YEAR LEASE IS PREFERRED



 2224 PAGE ROAD, SUITES 104 & 105, DURHAM, NC 27703



Conveniently situated in SE Durham, this attractive location sits between Durham, Raleigh, and Cary/Morrisville. With a quick 10-minute drive along TW Alexander Drive, US-70, and Page Road, you can reach Research Triangle Park and RDU International Airport.

Within Brassfield Business Park, two single-story flex suites are available, totaling 1,875 square feet each. These well-equipped suites include offices and service spaces, along with a grade level overhead service door at the rear.

Suites are available individually or as a package.

SHOWINGS BY APPOINTMENT ONLY.

Jerry Gambill
(919) 287-3047
jgambill@pickettsprouse.com

Mark Micol
(919) 287-3048
mark.micol@pickettsprouse.com

Property Description

OFFER SUMMARY (PER UNIT)



SQUARE FOOTAGE
1,875



ZONING
Light Industrial



YEAR BUILT
2005



Available for
occupancy in
January 2024

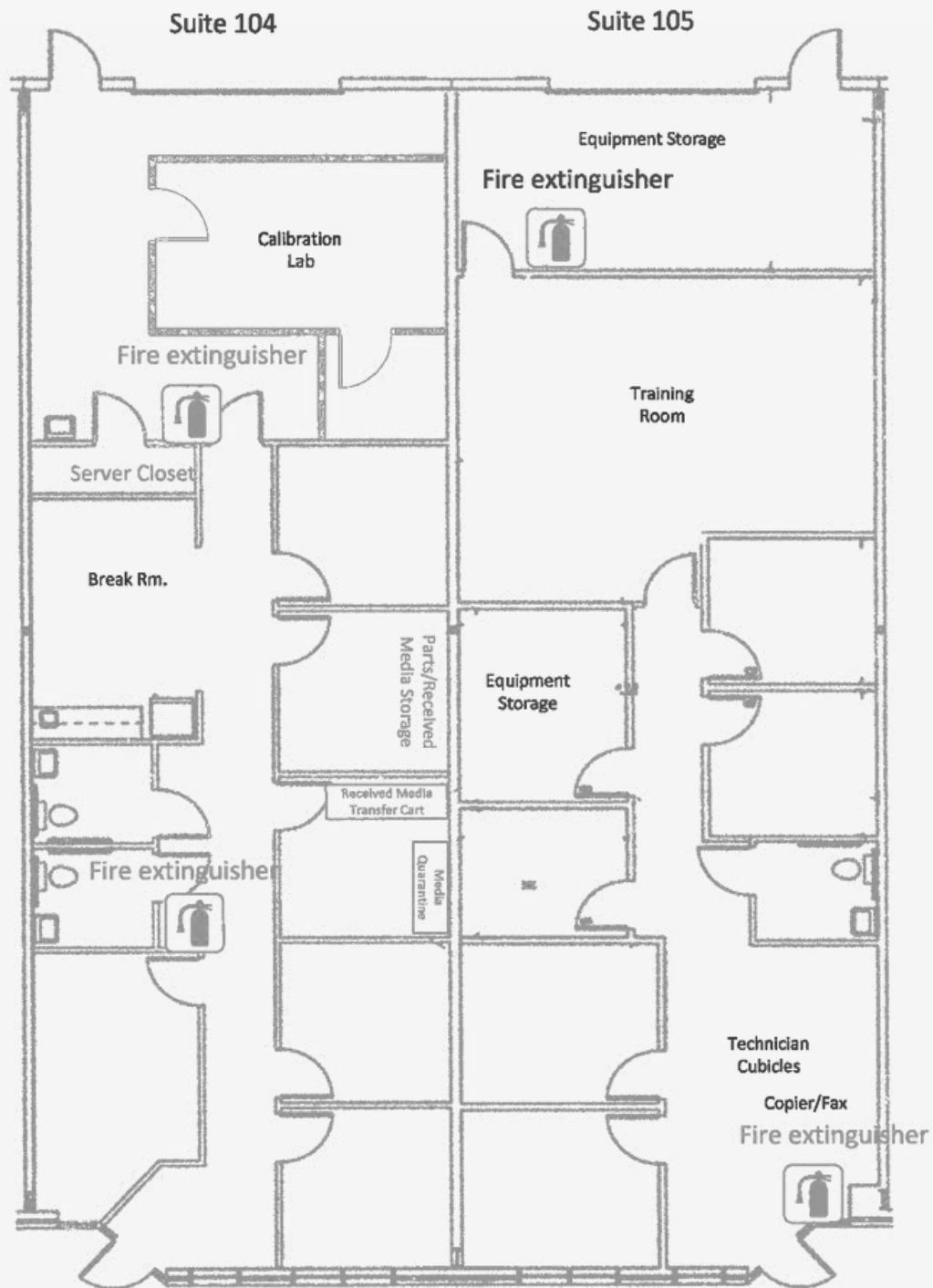
SPACE DETAILS

Each suite has built-out offices and service spaces. At the rear of each suite, there is a grade-level overhead service door.

Durham LI Light Industrial zoning permits office, flex, storage and assembly uses among others.

Durham water and sewer, electricity by Duke Progress Energy.

Floor Plan





Lumley Road

Page Road

Jerry Gambill
(919) 287-3047
jgambill@pickettsprouse.com

Mark Micol
(919) 287-3048
mark.micol@pickettsprouse.com



70

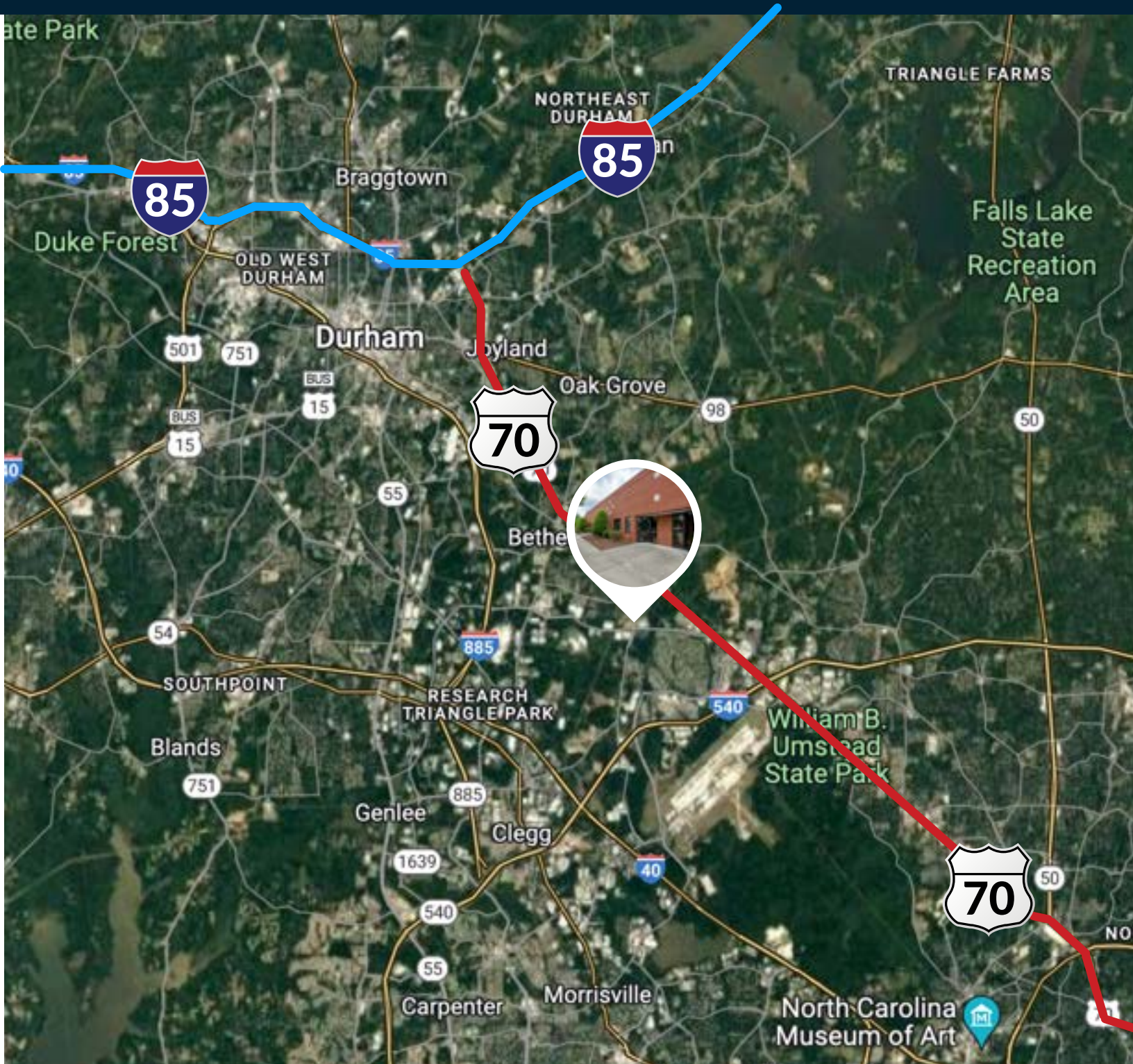
Page Road

Lumley Road

Jerry Gambill
(919) 287-3047
jgambill@pickettsprouse.com

Mark Micol
(919) 287-3048
mark.micol@pickettsprouse.com

Regional Map



Population Overview

Population	2 mile	5 mile	10 mile
2010 Population	14,297	67,017	406,867
2023 Population	23,199	94,891	519,592
2028 Population Projection	24,646	99,441	539,594
Annual Growth 2010-2023	4.8%	3.2%	2.1%
Annual Growth 2023-2028	1.2%	1.0%	0.8%

Traffic	Cross Street	Traffic Volume	Count Year	Distance from Property
Page Rd	Lumley Rd S	10,534	2022	0.06 mi
Page Road	Lumley Rd S	12,500	2019	0.06 mi
Lumley Rd	Merrion PkLn E	217	2022	0.17 mi
Page Rd	Foxridge Cres SE	2,812	2022	0.20 mi
Page Road	Rathie Dr S	13,000	2019	0.20 mi
Page Rd	Rathie Dr S	11,780	2022	0.23 mi
Page Rd Exd	Page Point Cir NE	8,342	2022	0.27 mi
Page Road	Appling Way NW	3,193	2022	0.32 mi
Lumley Rd	Pageford Dr E	3,872	2022	0.33 mi
Page Road	Page Point Cir SW	12,472	2022	0.37 mi

Population Overview

Households	2 mile	5 mile	10 mile
2010 Households	6,513	27,594	168,679
2023 Households	10,140	39,640	215,034
2028 Household Projection	10,741	41,631	223,464
Annual Growth 2010-2023	4.7%	3.8%	2.4%
Annual Growth 2023-2028	1.2%	1.0%	0.8%
Avg Household Size	2.3	2.4	2.3
Avg Household Vehicles	2	2	2

Household Income	2 mile	5 mile	10 mile
< \$25,000	564	2,927	26,801
\$25,000 - 50,000	1,867	6,972	39,541
\$50,000 - 75,000	1,423	5,812	33,024
\$75,000 - 100,000	1,742	7,356	28,652
\$100,000 - 125,000	989	5,141	22,662
\$125,000 - 150,000	1,129	3,843	16,726
\$150,000 - 200,000	1,160	3,999	21,558
\$200,000+	1,267	3,589	26,071
Avg Household Income	\$116,475	\$106,780	\$107,357
Median Household Income	\$92,458	\$88,963	\$82,112

Here are a few reasons why you should build your business in Durham, NC.

2

universities call Durham home, including Duke University and North Carolina Central University.

#5

ranked in the best places to start a business in the United States.

287,794

population living in Durham. This number has increased significantly over the years.

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

Pickett Sprouse Commercial Real Estate

PickettSprouse.com

(919) 493-0395

1901 Hillandale Rd, Suite 100

Durham, NC 27705

Jerry Gambill

(919) 287-3047

jgambill@pickettsprouse.com

Mark Micol

(919) 287-3048

mark.micol@pickettsprouse.com