



3300 & 3204 NORTH DUKE STREET

DURHAM, NORTH CAROLINA

MEDICAL OR RETAIL SPACE FOR LEASE

±1,500 - 6,230 SF

# 3300 & 3204 NORTH DUKE STREET

## MEDICAL OR RETAIL SPACE FOR LEASE



### SITE OVERVIEW

- Heavily travelled corridor
- Excellent access and visibility
- Located near Duke Regional Hospital
- Can be used for retail, medical, or professional services uses
- New Sheetz gas station

### SITE FEATURES

AVAILABLE SF	1,500 - 6,230 SF
TIMING	JULY 2020
ZONING	COM/CONVERTED RESIDENTIAL
UTILITIES	MUNICIPAL WATER AND SEWER
RATE	CALL FOR PRICING
TICAM ESTIMATE	\$4.75

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 POPULATION	9,133	67,068	151,220
2023 PROJECTED POPULATION	9,694	71,458	162,291
AVG. HOUSEHOLD INCOME	\$53,458	\$73,029	\$69,787

### TRAFFIC COUNTS

NORTH DUKE STREET	30,000 VPD
NORTH ROXBORO STREET	19,000 VPD

For more information, please contact:

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## RETAIL OVERVIEW



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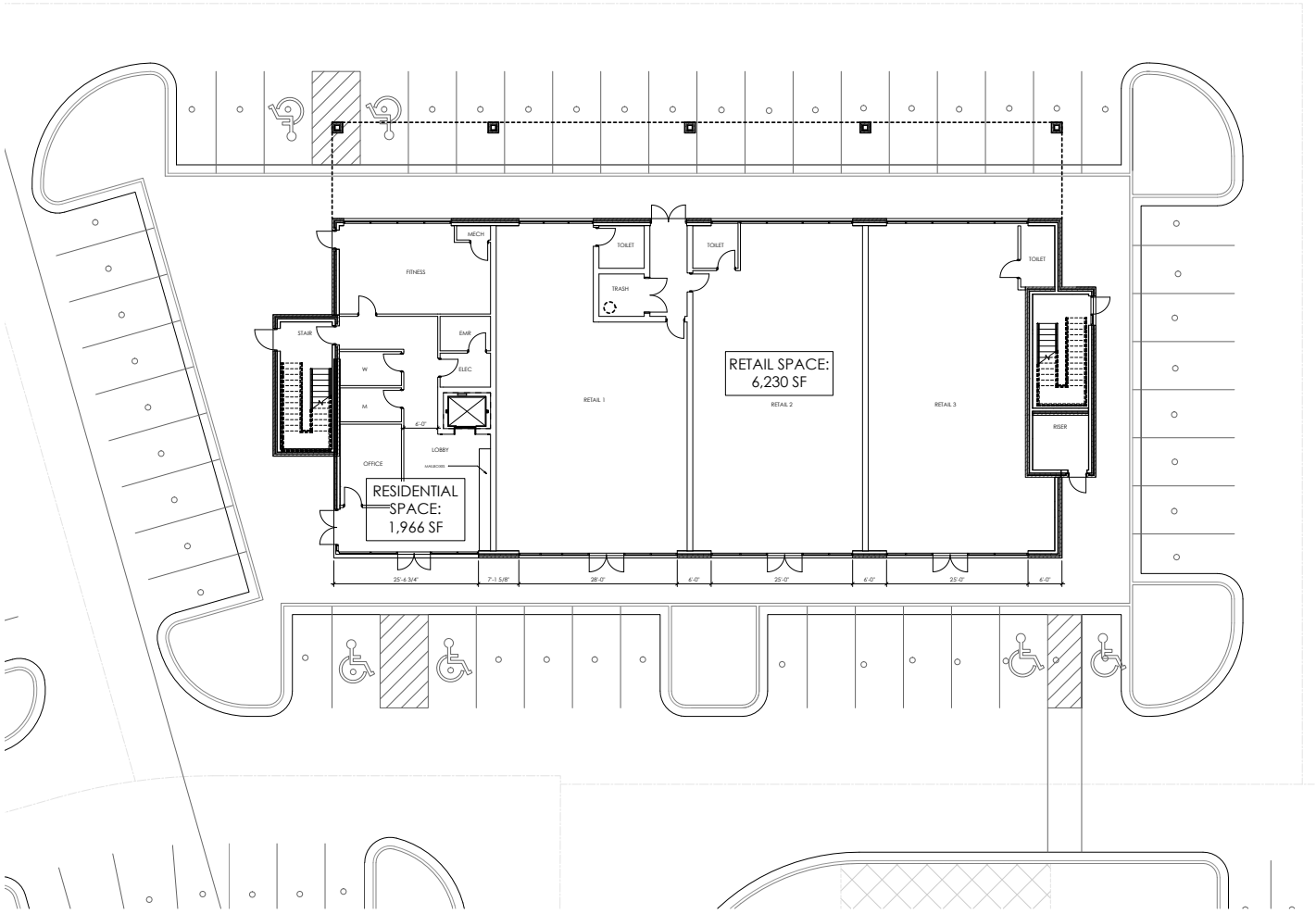
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### FLOOR PLAN



LEVEL 1 - FLOOR PLAN 1  
1/8" = 1'-0"

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