

# Unique Infill Retail Space for Lease Adjacent to Durham's Ninth Street District



Positioned at the corner of Hillsborough Road and Hale Street in Durham, the property currently consists of two freestanding buildings totaling 3,524 SF on a total of 0.304 acres.

- » 2408 Hillsborough Road – 3,024 SF
- » 2500 Hillsborough Road – 500 SF

## PROPERTY HIGHLIGHTS

- » Opportunity to renovate and repurpose structures to create unique retail space
- » Onsite parking lot serving property
- » Strong surrounding existing residential population and positioned directly across the street from Alta Rutherford, a new 336-unit development
- » Ideally located within close proximity to the Shops at Erwin Mill, a Harris Teeter anchored mixed-use project, and the highly walkable Ninth Street District
- » Exceptional daytime population located less than one mile from Duke University Main Campus and Hospital



2408 & 2500 Hillsborough Road | Durham, NC 27705



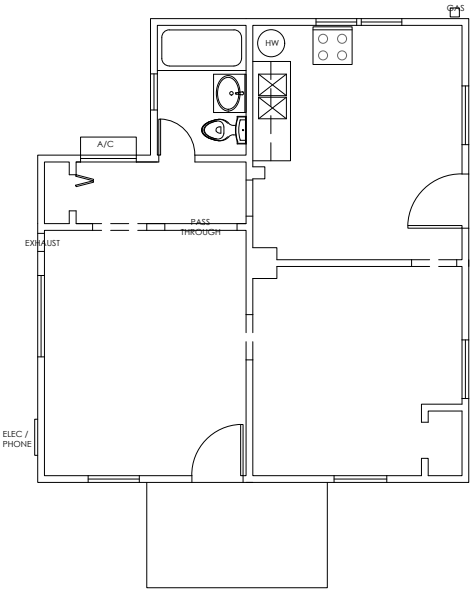


# NINTH STREET DISTRICT



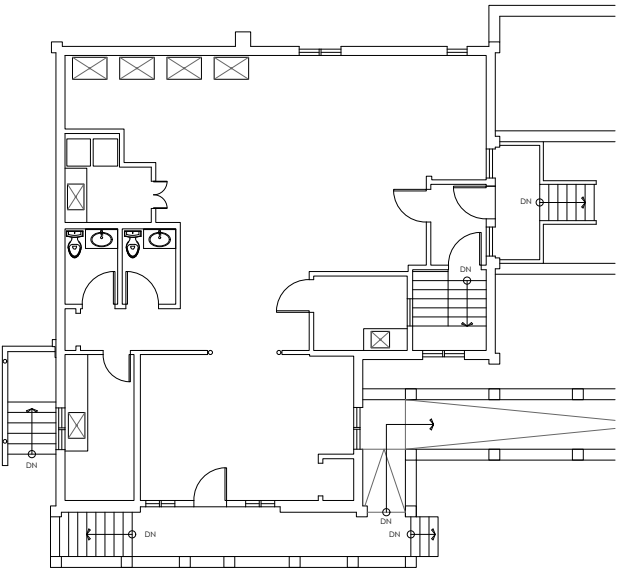


2500 Hillsborough Road

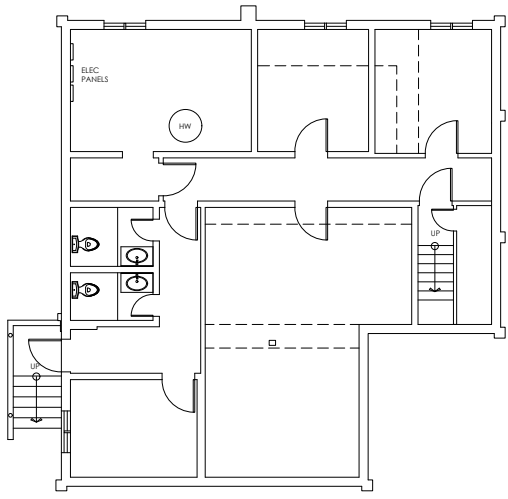


Existing Ground Floor Plan

2408 Hillsborough Road



Existing Ground Floor Plan

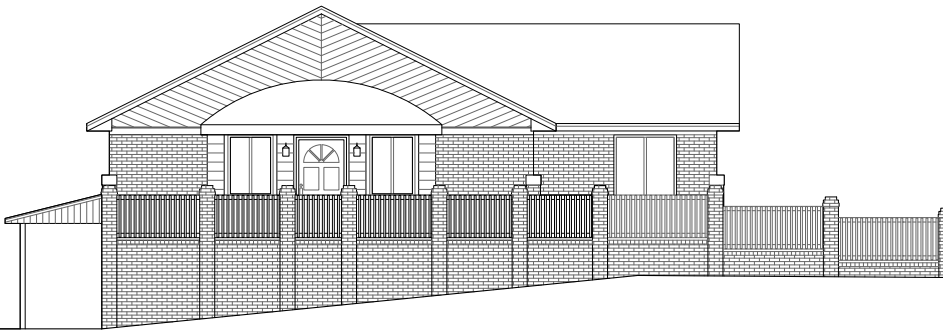


Existing Basement Floor Plan

Existing Elevations



2500 Hillsborough Road



2408 Hillsborough Road

PROPERTY PHOTOS

2500 Hillsborough Road



View from Hillsborough Road

2408 Hillsborough Road



View from Hillsborough Road



View from Hale Street

Proposed Renovation Rendering



2500 Hillsborough Road



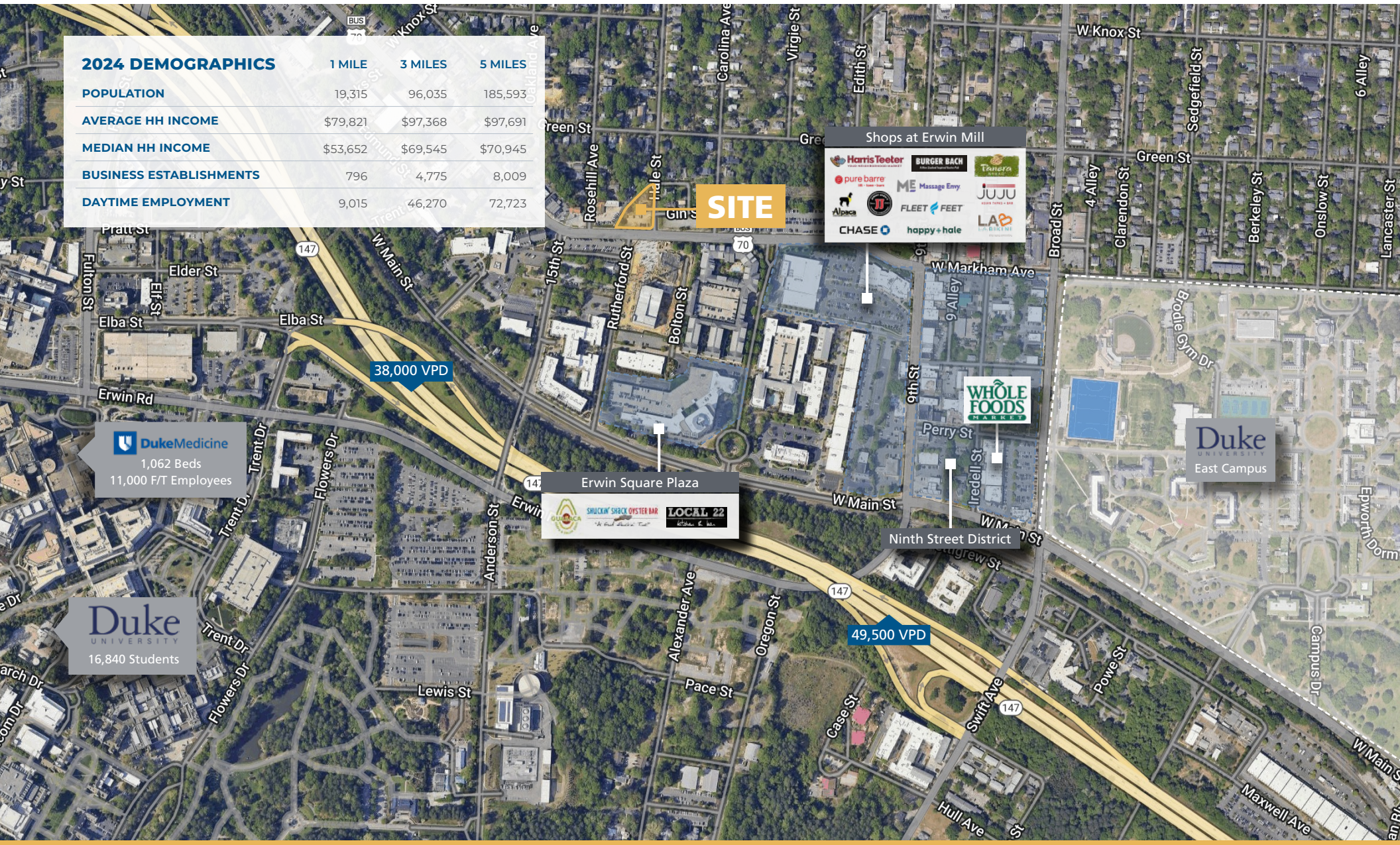
2408 Hillsborough Road



# SURROUNDING AREA



2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,315	96,035	185,593
AVERAGE HH INCOME	\$79,821	\$97,368	\$97,691
MEDIAN HH INCOME	\$53,652	\$69,545	\$70,945
BUSINESS ESTABLISHMENTS	796	4,775	8,009
DAYTIME EMPLOYMENT	9,015	46,270	72,723





# MD MANGUM DURHAM

2408 & 2500 Hillsborough Road | Durham, NC 27705



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