

FOR SALE

2617 DURHAM-CHAPEL HILL BLVD DURHAM, NC 27707

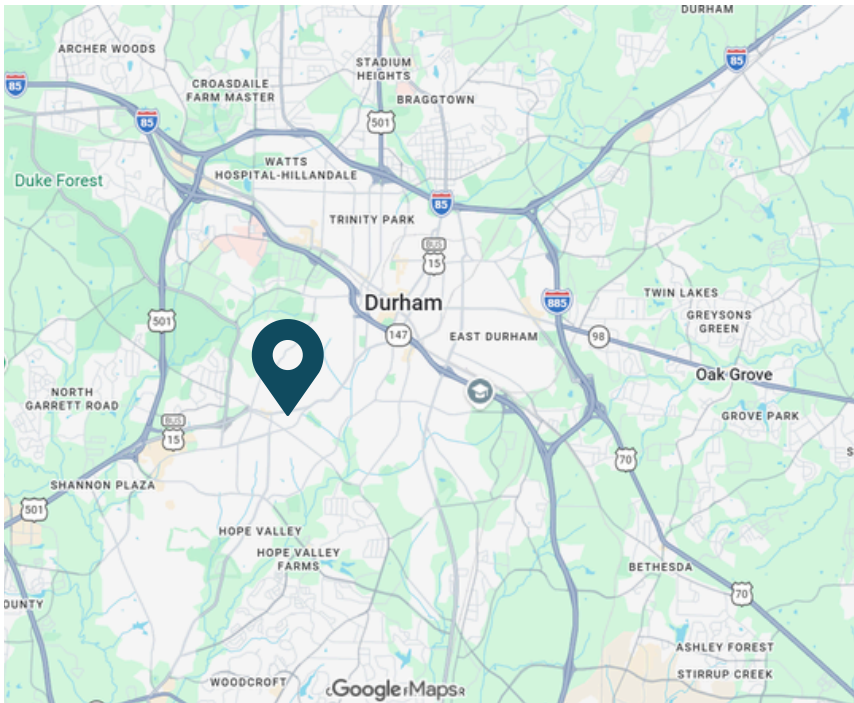




PROPERTY OVERVIEW

100% leased retail building with recent renovations. The lower-level tenants are currently month-to-month, providing a buyer with the immediate flexibility to either mark rents to market or utilize the space as an owner-occupant

ADDRESS	<u>2617 Durham-Chapel Hill Blvd</u> <u>Durham, NC 27707</u>
ETJ	Durham City
ZONING	<u>CG (Commercial General)</u>
PIN NUMBER	<u>0820192459</u>
ACRES	0.34
SQUARE FEET	2,752
YEAR BUILT	1983
PRICING	\$780,000 (\$283.43/SF)
NOI	\$56,700.45 (\$20.60/SF)
CAP RATE	7.27%



HIGHLIGHTS

- 2 Miles from US-501, 2.2 Miles from Durham Freeway
- 18 Parking Spaces (6.5 per 1,000 SF)

REAL ESTATE OFFERING

Property

Recent Improvements	Recently replaced both HVAC units Recently updated sump pump Recently renovated half of upstairs
Electricity	Duke Energy - 2 Meters Two 200-Amp services per floor
Water/Sewer	City of Durham
Security	ADT Alarm - Segmented per suite
HVAC	Upstairs unit replaced 2024 Downstairs unit replaced 2022
Bathrooms	2 Upstairs 1 Downstairs

Upstairs

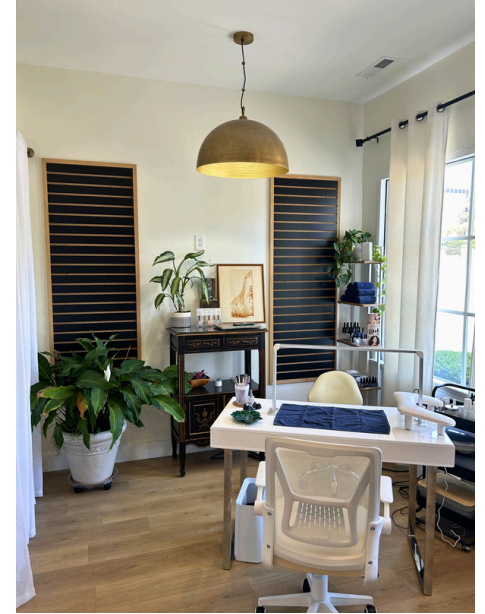
Tenant	Dwell Studio Spa
Use	Salon
Square Feet	1,376
Lease Through	December 31, 2030

Downstairs

Tenant	Beyond Healthcare
Use	Office
Square Feet	1,000 (estimate)
Lease Through	Month-to-month

Tenant	Infinite Solutions
Use	Salon
Square Feet	250 (estimate)
Lease Through	Month-to-month

PHOTOS - UPSTAIRS



PHOTOS - DOWNSTAIRS



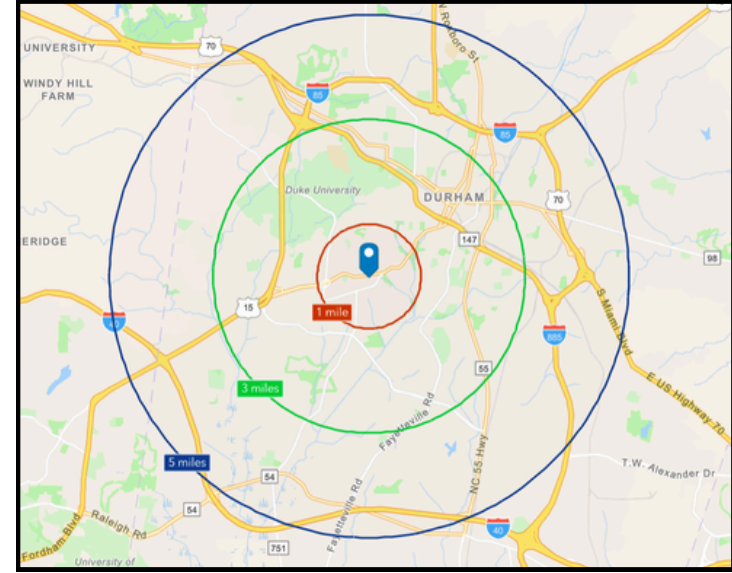
PARCEL MAP



DEMOGRAPHICS

Demographic	1 MILES	3 MILES	5 MILES
Population	10,321	101,417	200,827
2030 Projected Population	11,403	107,817	216,071
Households	4,192	42,173	86,516
Average HH Size	2.39	2.11	2.17
Median Age	37.1	31.7	33.7
Median HH Income	\$80,558	\$68,152	\$76,516

Sources: ESRI, CoStar



DEMOGRAPHIC SUMMARY

2617 Durham Chapel Hill Blvd, Durham, North Carolina, 27707

Ring of 5 miles

KEY FACTS

200,827

Population



86,516

Households

33.7

Median Age

\$62,628

Median Disposable Income

EDUCATION

7.9%

No High School Diploma



15.3%

High School Graduate



18.4%

Some College/
Associate's Degree



58.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$76,516
Median Household
Income



\$47,953
Per Capita
Income



\$85,085
Median Net
Worth

EMPLOYMENT



72.3%

White Collar



14.2%

Blue Collar



16.0%

Services



3.5%
Unemployment
Rate

HOUSEHOLD INCOME



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

2617 DURHAM-CHAPEL HILL BLVD DURHAM, NC 27707

FOR SALE

*Hair by Design
Down Under Suites*

Twenty-First Floor



DEVEREUX

RDG
COMMERCIAL

JOEL FLEMING

919-215-2624

joel@devereuxnc.com

JOSH GRESSETT

434-327-7417

josh@rdgnc.com

The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. All information is subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.