



SALE OR LEASE:
VACANT MONTESSORI SCHOOL
SOUTH DURHAM / RTP AREA 7,800 SF DAYCARE FACILITY
6453 NC-55, DURHAM, NC 27713



CAM WILSON, BROKER 919.706.3619 CAM@SOUTHATLANTICSITES.COM

FOR SALE/LEASE: VACANT DAYCARE

6453 NC-55

Durham, NC 27713



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HIGHLIGHTS

- **Size:** 7,800 SF on 4.75 Acres with 8,500+ SF fenced playground.
- **Pricing:** For Sale: Negotiable For Lease: Negotiable
- **Location:** Southwest corner of the signalized intersection of NC-55 and Hopson Road, on the edge one of NC's largest employment hubs, the Research Triangle Park.
- **Layout:** Purpose-built childcare/daycare facility: eight classroom/activity rooms, administrative offices, bathrooms. Vacant as of June 1, 2026
- **Zoning:** CN — Neighborhood Commercial (Durham County)
- **Access:** Right-in/out via NC-55 with a U-turn lane for southbound ingress and a signalized U-turn for southbound egress
- **Traffic:** 23k VPD
- **Frontage:** 411 linear feet on NC-55
- **Parking:** 23 lined spaces + additional unstriped area available
- **Condition:** Roof replaced 2014, 5 x 5-ton HVAC units replaced 2015. Currently on septic with the ability to tap onto sewer if needed.

Interested?
**Contact us for more
information**

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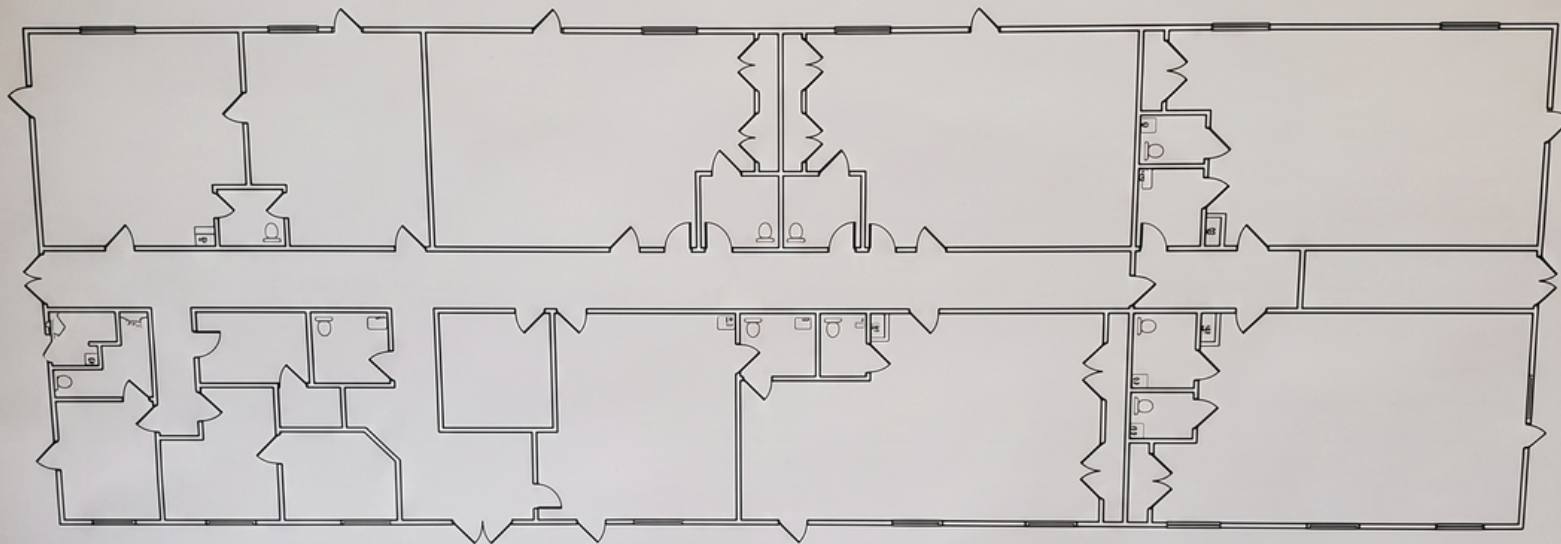
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FACILITY FLOORPLAN

Not to scale. For visual aid only.



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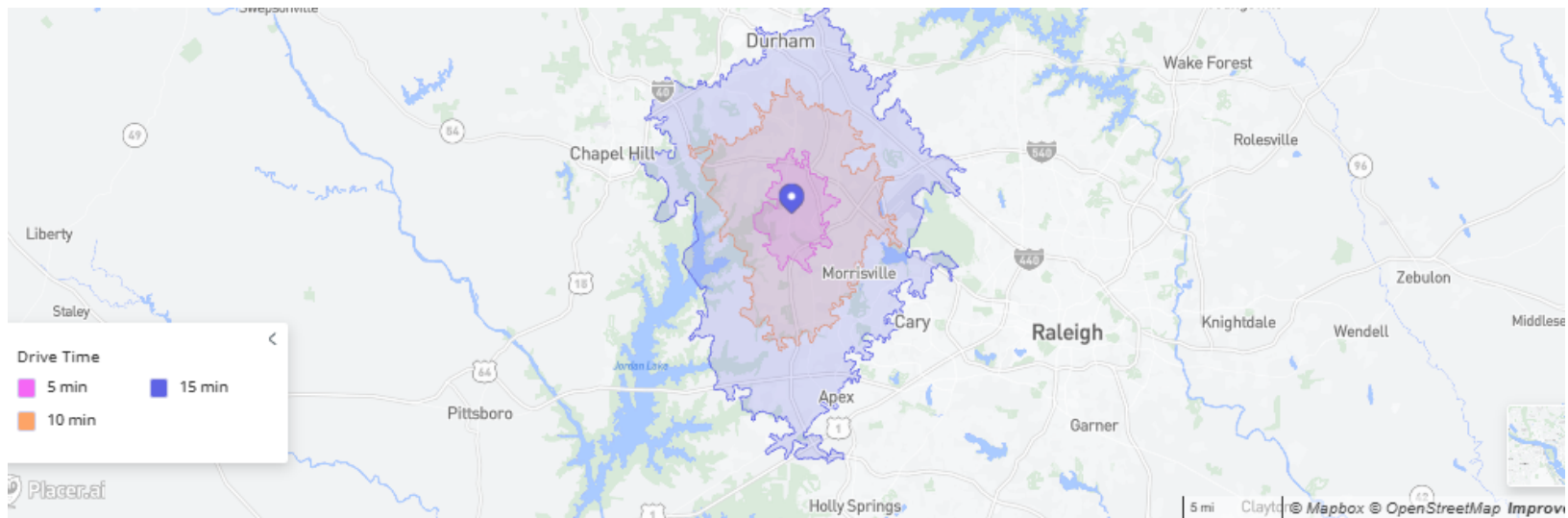
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DEMOGRAPHICS



Dataset: STI: Popstats ▼ Benchmark with: Nationwide State

2025 2030 Projection 2035 Projection

Search Group or Attribute



5 Min Drive

10 Min Drive

15 Min Drive

Overview

Population	15,226		147,401		390,883	
Households	7,212		57,913		157,777	
Persons per Household	2.11	86	2.54	104	2.45	100
Household Median Income	\$100,300.39	127	\$129,789.05	164	\$119,339.69	151
Household Median Disposable Income	\$84,563.31	125	\$107,847.8	160	\$99,503.94	147
Household Median Discretionary Income	\$65,017.86	125	\$89,718.7	173	\$81,831.44	158
Average Income Per Person	\$57,519.44	131	\$64,210.25	146	\$63,212.19	144
Median Rent	\$1,485.4	119	\$1,697.64	137	\$1,630.26	131
Median House Value	\$438,023.44	124	\$619,214.1	176	\$604,779.91	172

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