

FOR SALE OR LEASE

STREET-LEVEL RETAIL CONDO



PRESENTED BY:



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105 W. MAIN STREET

DURHAM, NC 27701

PROPERTY SUMMARY



ASKING PRICE	\$975,000
LEASE RATE	\$35.00/SF (NNN)

PROPERTY OVERVIEW

Available for sale or lease, this **±2,378 SF street-level hair salon space occupies the ground floor of a three-story mixed-use building in the heart of downtown Durham's City Center**, offering prominent Main Street frontage and strong pedestrian visibility.

Surrounded by roughly 130 food and beverage establishments, the property is within walking distance of the American Tobacco Historic District, the Durham Performing Arts Center (DPAC), and the Durham Innovation District.

OFFERING SUMMARY	
BUILDING SIZE:	±7,820 SF
AVAILABLE SF:	±2,378 SF
CURRENT USE:	Retail (Hair Salon)
YEAR BUILT:	1925
ZONING:	DD-C
PARCEL ID:	102754
TICAM:	\$4.67/SF

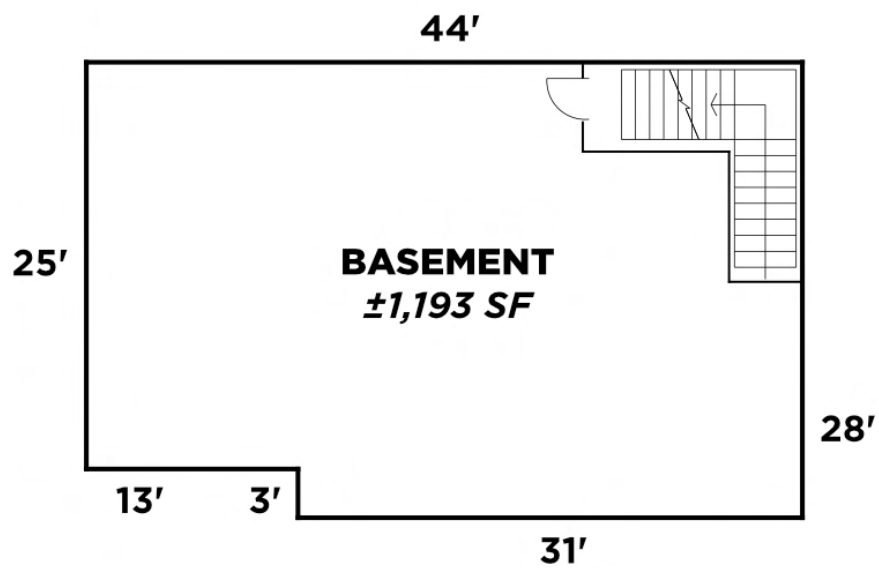
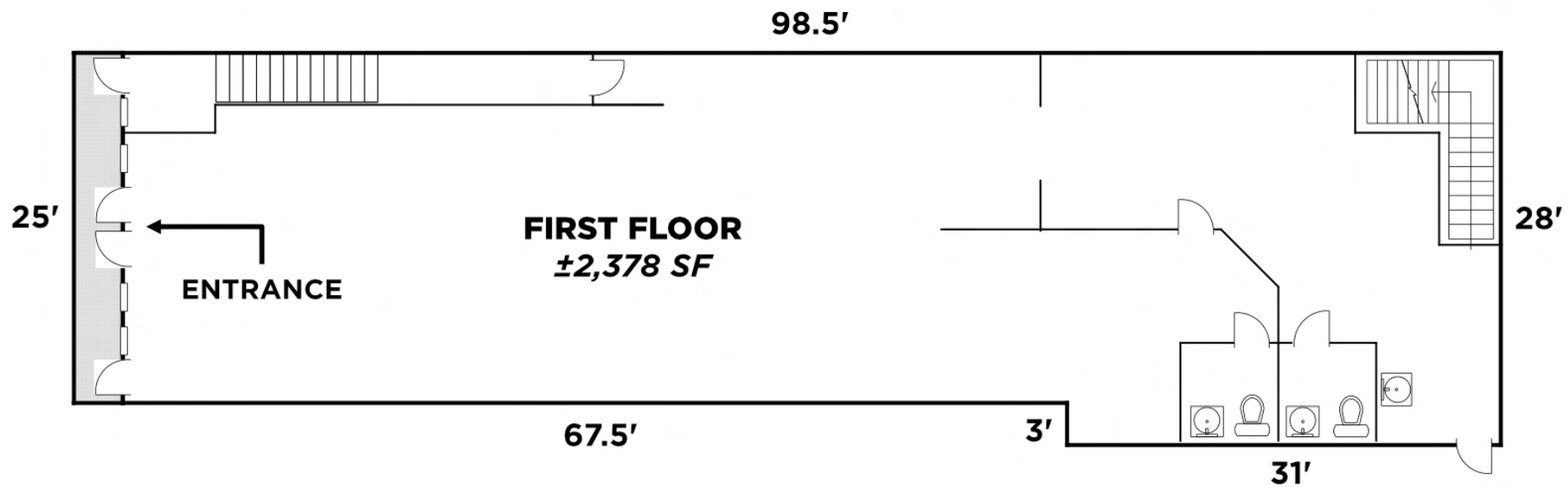
PROPERTY HIGHLIGHTS

- **Historic Building:** ±2,378 SF street-level commercial unit in a three-story mixed-use building (c. 1925) with high-visibility, Main Street frontage, and classic downtown character.
- **Second-Gen Salon Space:** Existing well-appointed buildout with plumbing, electrical, and salon infrastructure in place - reducing TI costs and allowing for quicker occupancy.
- **Natural Light & Visibility:** Large storefront windows provide abundant natural light, strong streetscape presence, and excellent exposure to pedestrian and vehicular traffic.
- **Basement Storage:** No additional cost for exclusive use of ±1,193 SF of basement space.

FIRST FLOOR PHOTOS



FLOOR PLANS



EXTERIOR PHOTOS



RETAILER MAP



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