

OFFICE FOR SALE

±2,205 SF OFFICE CONDO AT SHANNON RD & MLK JR PKWY

3624 Shannon Road, Suite 101, Durham, NC 27707



OFFERING SUMMARY

Sale Price:	\$538,650
Building Size:	12,600 SF
Available SF:	Approx. 2,205 SF
Lot Size:	1.73 Acres
Year Built:	2004
Zoning:	Office and Institutional (OI)
Market:	Raleigh/Durham
Submarket:	South Durham
Traffic Count:	7,520 VPD

PROPERTY OVERVIEW

Suite 101 at 3624 Shannon Road is a ground-floor office condominium located in Westover Place Office Park, Building B, an established professional office park in South Durham. The unit is approximately 2,205 SF within a 1.73-acre park parcel and is zoned OI (Office & Institutional), supporting a range of professional, engineering, and institutional uses. The suite is currently occupied by an engineering firm, offering potential for an owner-user or investor. A new roof was installed in February 2025.

Conveniently positioned near the intersection of Shannon Road and Martin Luther King Jr. Parkway, the property provides easy access to US 15-501, NC-147, and I-40. Duke University and nearby retail and commercial amenities are also within a short drive. The property is offered at \$538,650.

PROPERTY HIGHLIGHTS

- Approx. 2,205 SF Ground-Floor Office Condo
- New Roof Installed February 2025
- Offered at \$538,650
- OI Zoning supports diverse office & institutional uses
- Prime access to US 15-501, NC-147 & I-40
- Shared Parking in Westover Place Office Park

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VANDAN GANDHI, CCIM

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KW COMMERCIAL
245 NC-54 Suite 101
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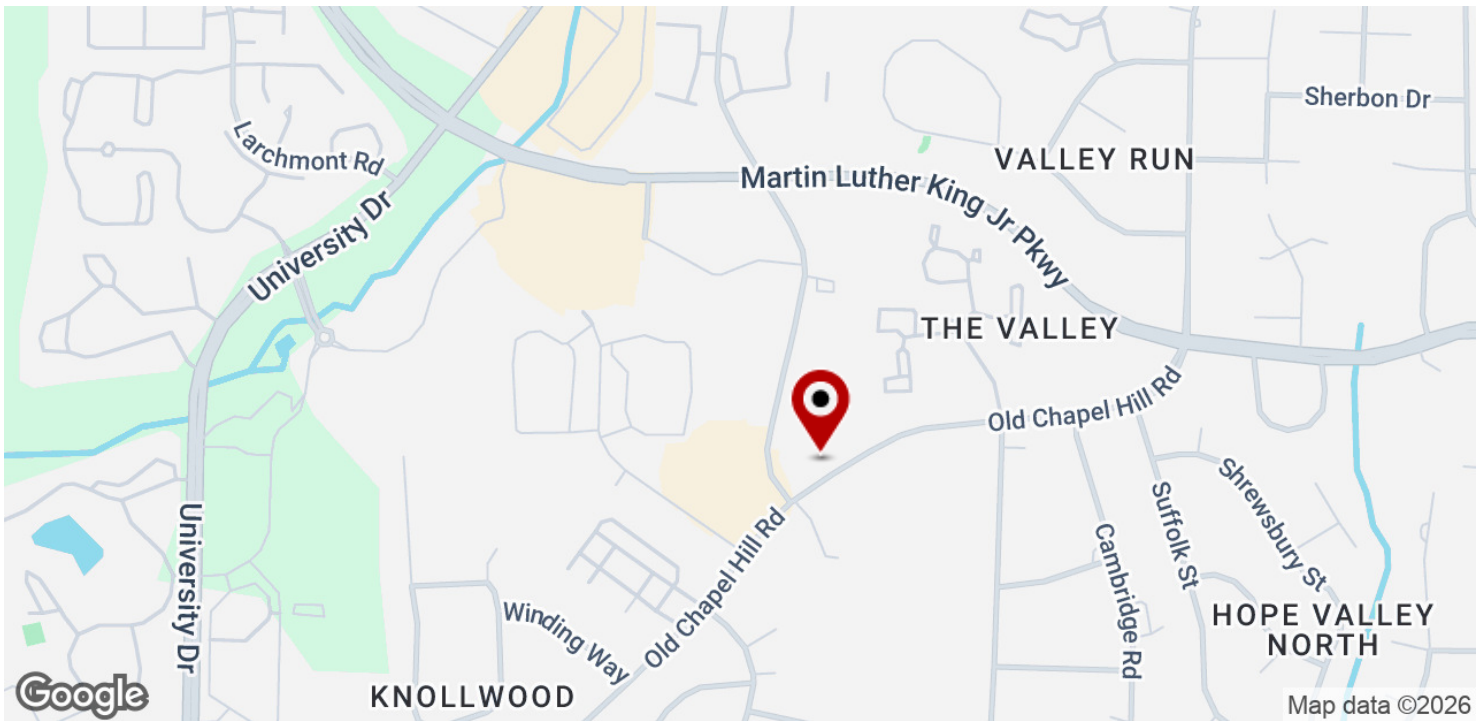
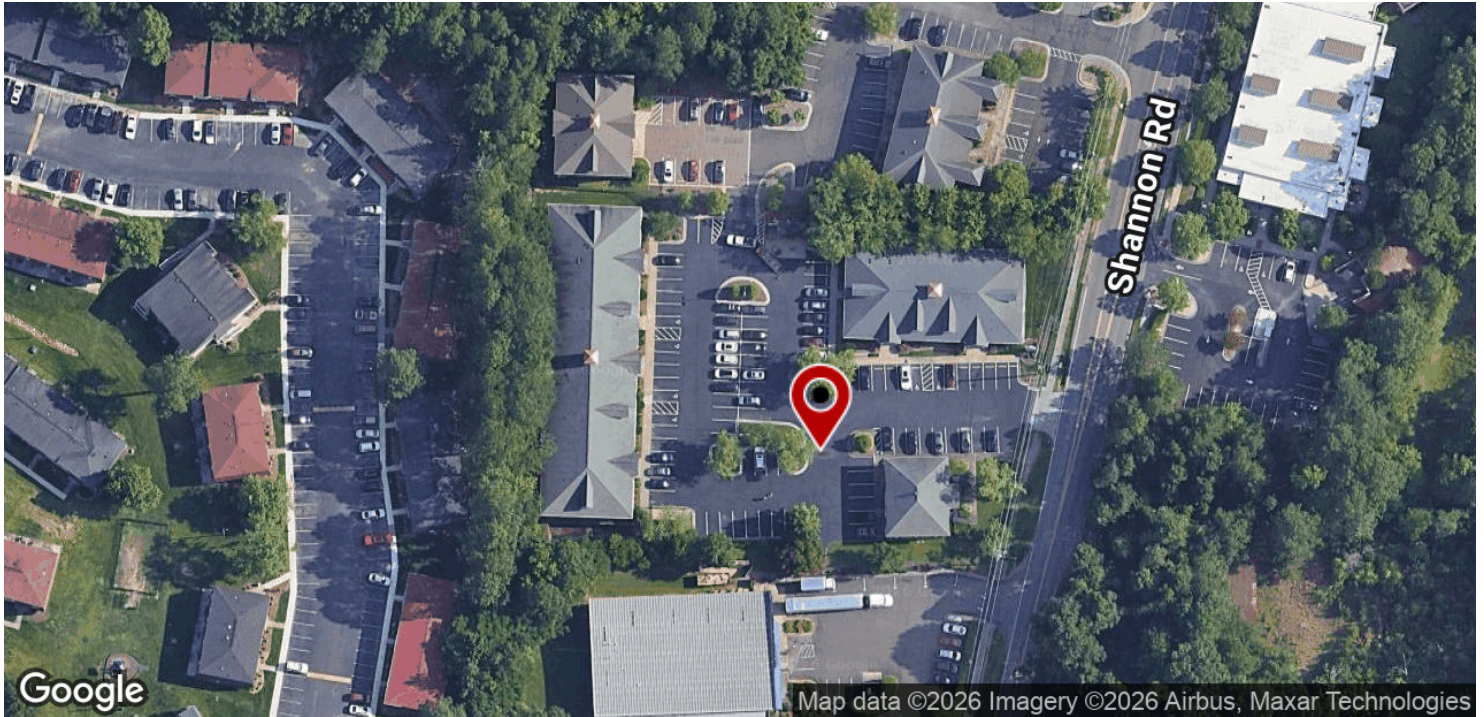
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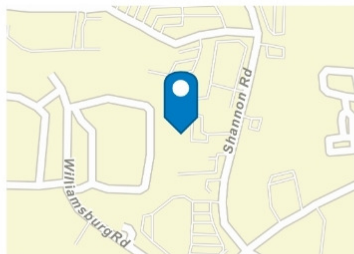
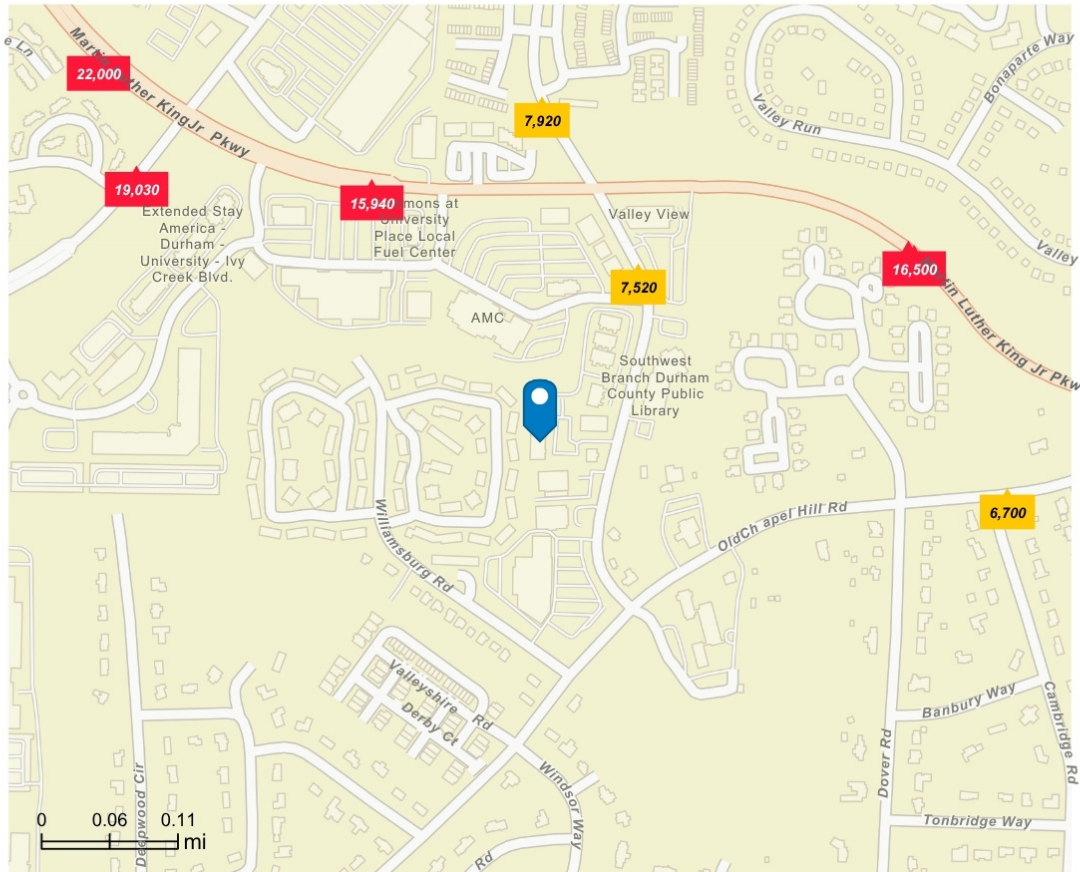
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Traffic Count Map - Close Up

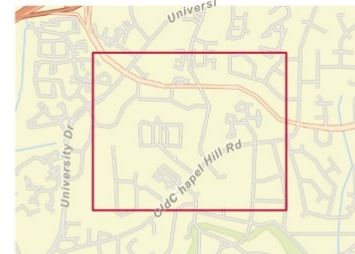
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Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ day 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

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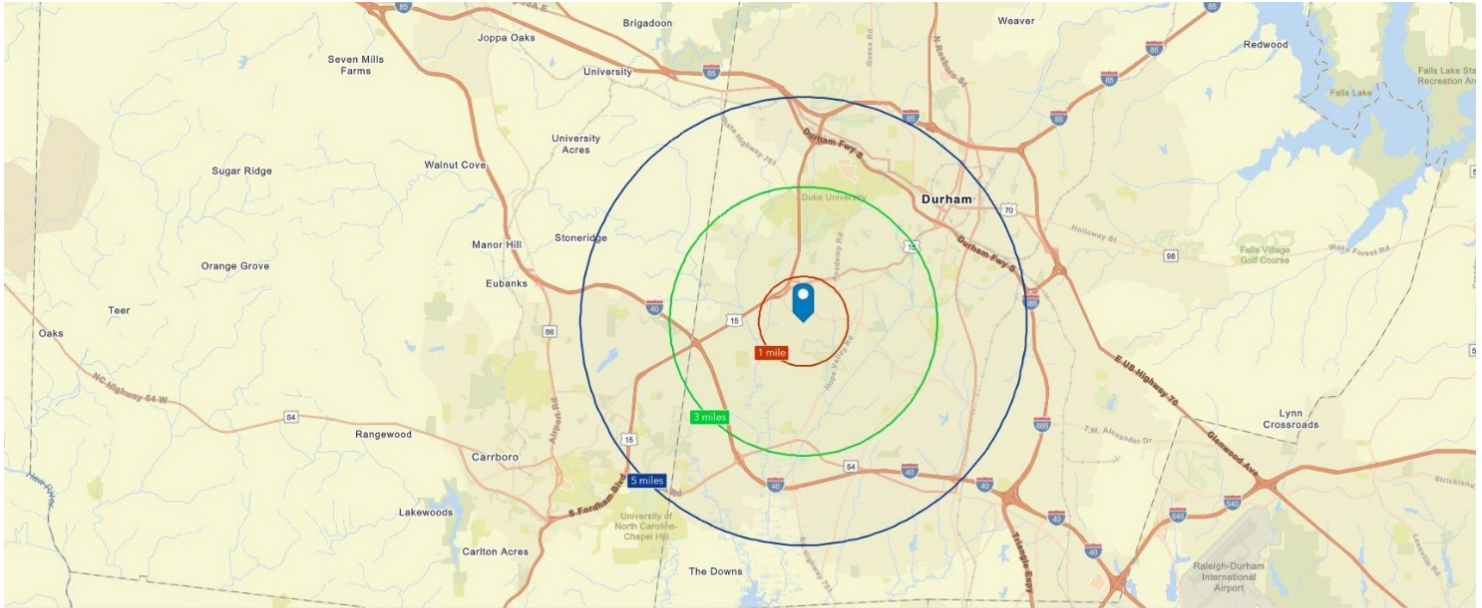
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	1 MILE	3 MILES	5 MILES	
2026 Estimated Population	9,360	64,168	194,945	 POPULATION
2031 Projected Population	9,882	66,871	205,906	
2026 Estimated Household	4,509	28,959	87,094	 HOUSEHOLD
2031 Projected Household	4,787	30,729	93,973	
2031 Estimated Owner Occupied Housing	1,448	15,137	39,344	 HOUSING
2031 Estimated Renter Occupied Housing	3,340	15,593	54,629	
2026 Estimated Total Business	806	2,423	8,706	 BUSINESS
2026 Estimated Total Employees	7,081	23,611	101,830	 EMPLOYEES

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