

OFFICE FOR SALE

WESTOVER PLACE OFFICE CONDO – SW DURHAM, NEW ROOF

3624 Shannon Rd, Ste 101 & 102, Durham, NC 27707



OFFERING SUMMARY

Sale Price:	\$1,111,950
Building Size:	12,600 SF
Available SF:	4,200 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

Suites 101 & 102 at 3624 Shannon Road offer a ground-level office condominium in Westover Place Office Park, a single-story, Class B building (built 2003–2004) zoned Office & Institutional (OI) in Southwest Durham. Currently home to an engineering firm, the flexible layout suits a wide range of professional office users. The building includes 48 shared surface parking spaces and sits minutes from I-40, US 15-501 and Martin Luther King Jr. Parkway, with easy access to Duke University, UNC-Chapel Hill and South Square retail. A new roof was installed in February 2025. Offered at \$1,111,950, this is a well-located opportunity for an owner-user or investor in an established Durham submarket.

PROPERTY HIGHLIGHTS

- New roof installed February 2025
- Zoned Office & Institutional (OI)
- Flexible professional office condo, SW Durham
- Minutes to I-40, US 15-501 & MLK Jr. Pkwy
- Near Duke University and UNC-Chapel Hill
- 48 shared on-site surface parking spaces

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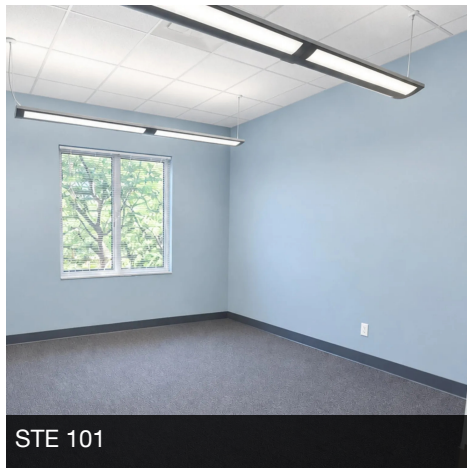
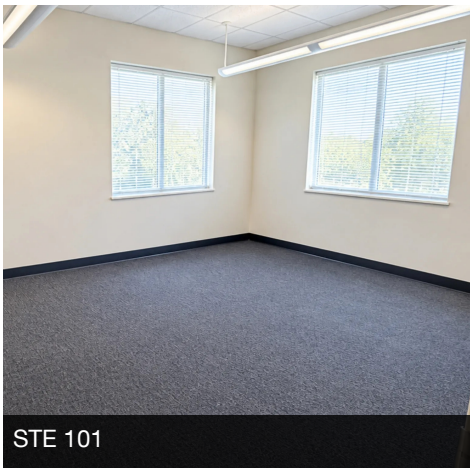
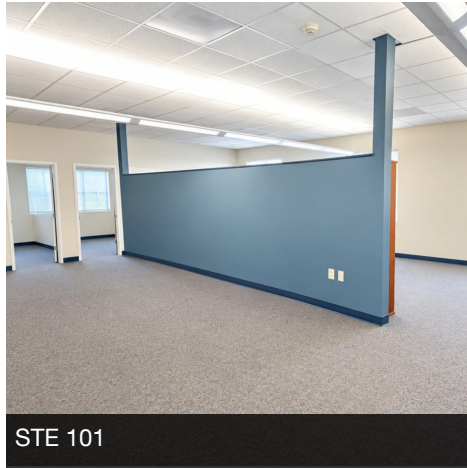
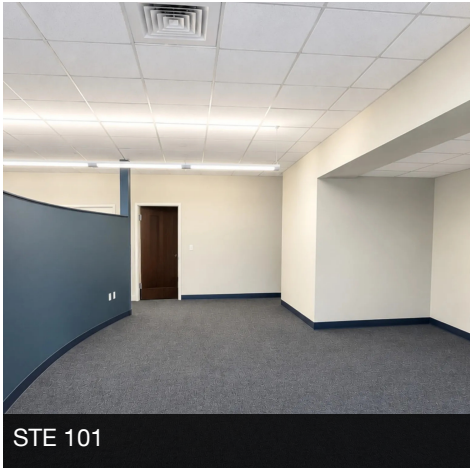
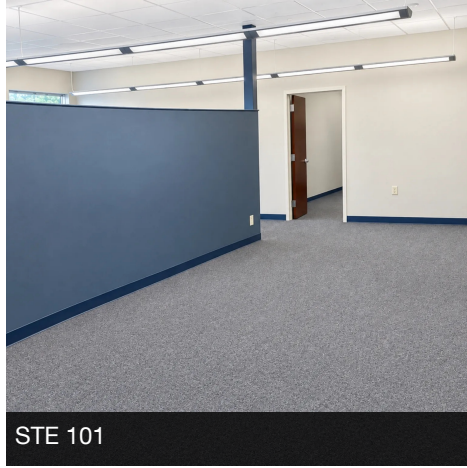
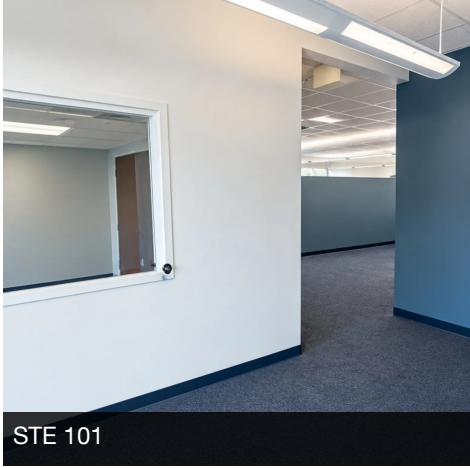
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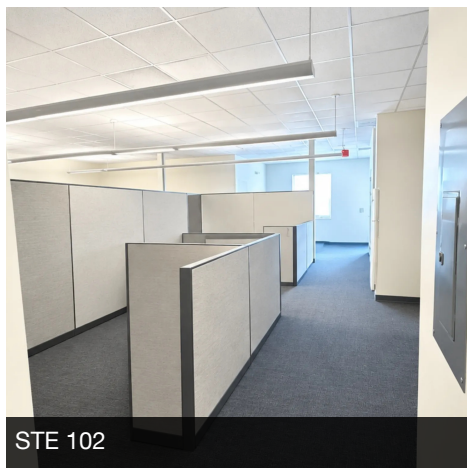
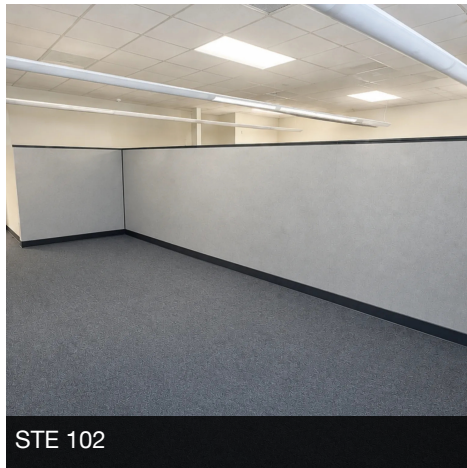
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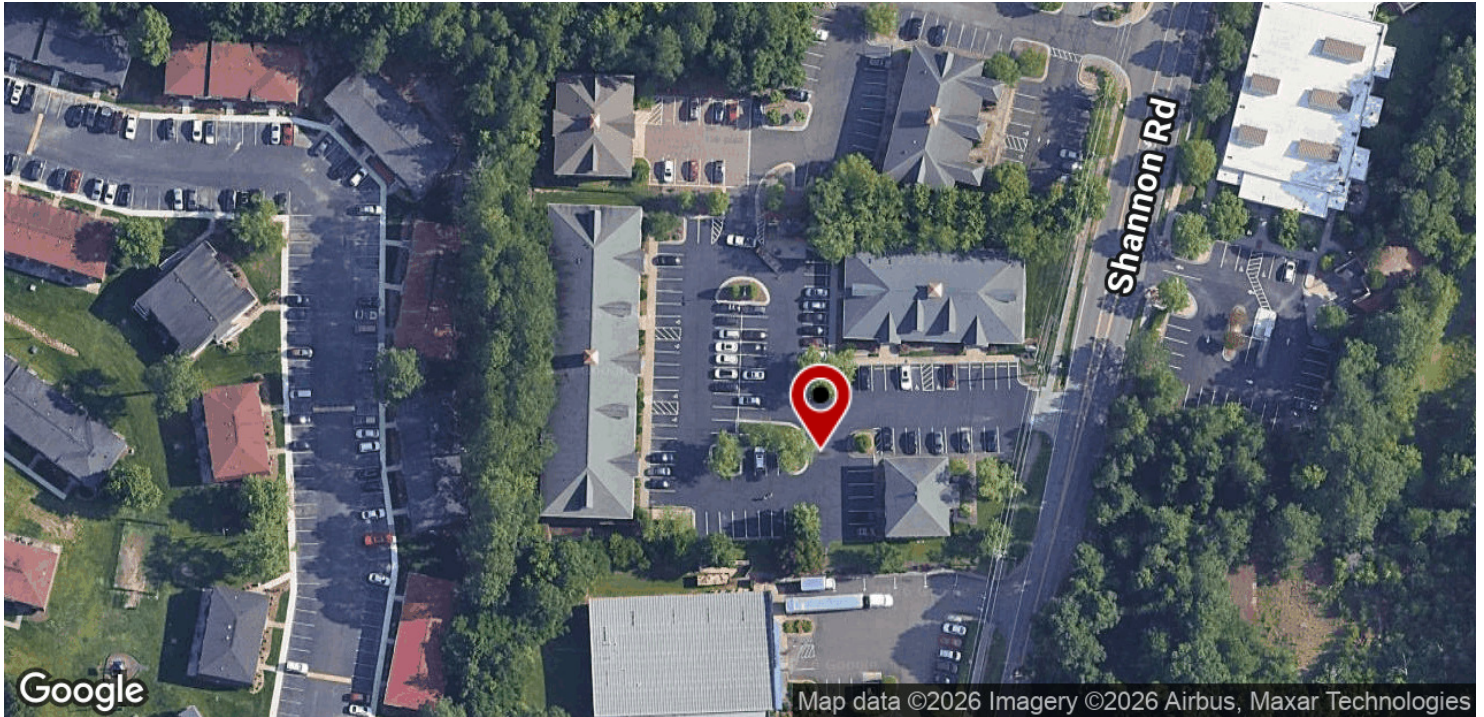
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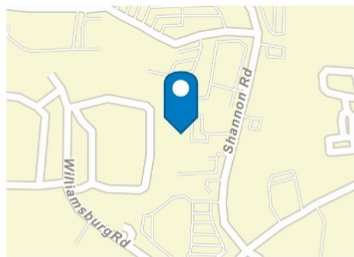
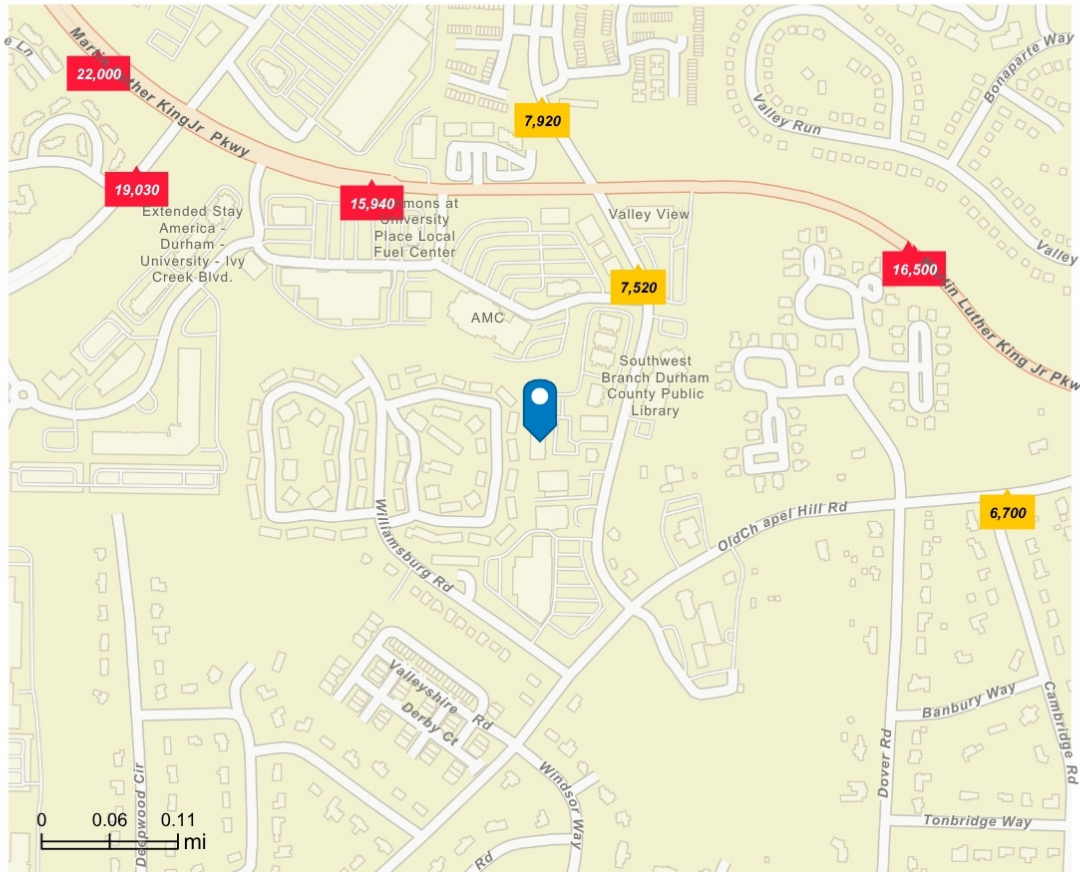
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Traffic Count Map - Close Up

3624 Shannon Rd, Durham, North Carolina, 27707

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per 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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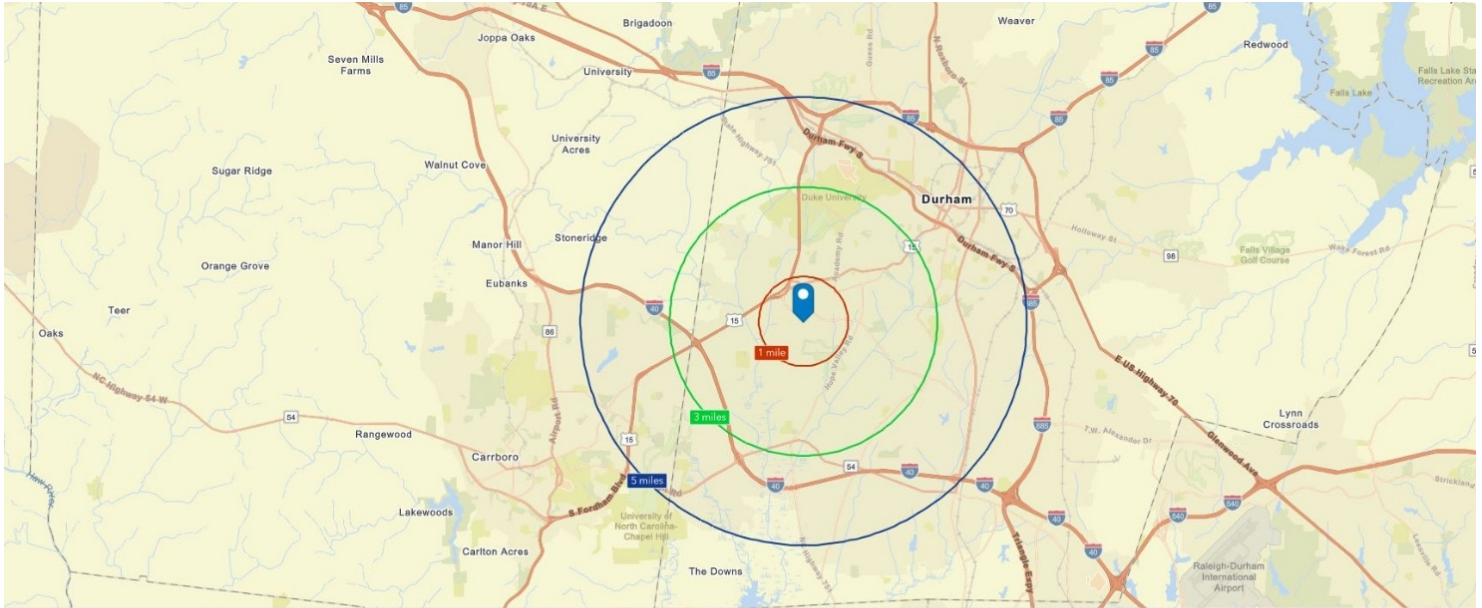
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	1 MILE	3 MILES	5 MILES	
2026 Estimated Population	9,360	64,168	194,945	 POPULATION
2031 Projected Population	9,882	66,871	205,906	
2026 Estimated Household	4,509	28,959	87,094	 HOUSEHOLD
2031 Projected Household	4,787	30,729	93,973	
2031 Estimated 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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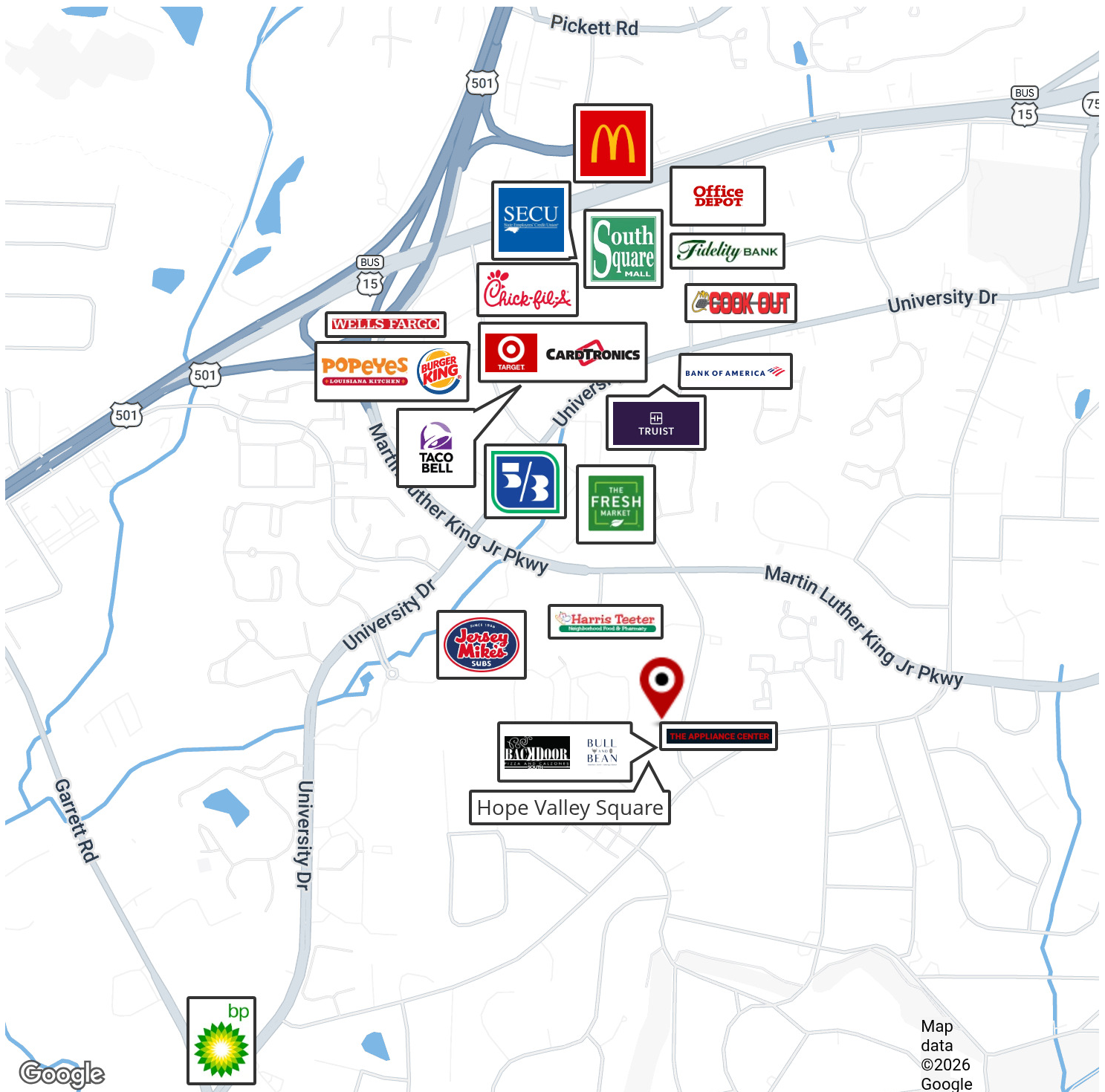
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