

1502 NC 54, SUITE 403, DURHAM, NC 27707

Professional Office Condo For Sale in Durham

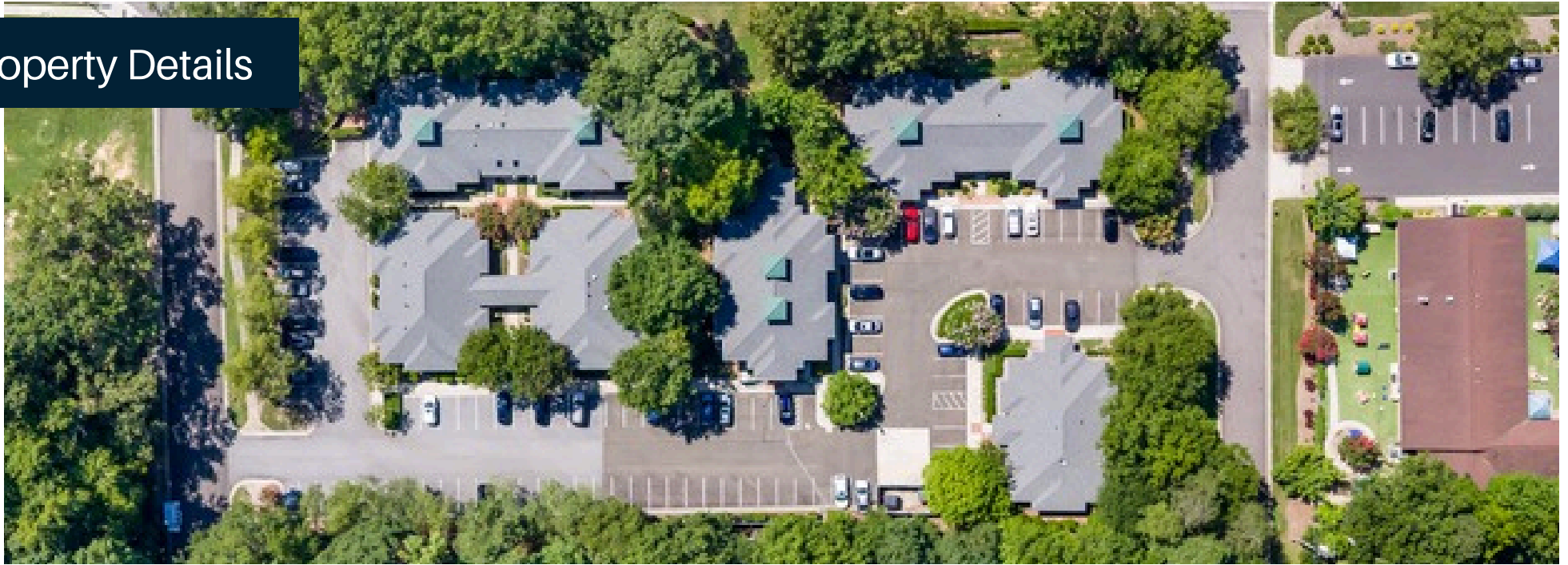
\$199,000

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

Property Details



Professional Office Space with Exceptional Triangle Access

Bright, move-in ready office suite offering abundant natural light and a flexible layout to accommodate a variety of professional users. Located in the well-maintained New Hope Court office condominium complex on NC Highway 54, the property features landscaped grounds, ample surface parking, and immediate access to I-40. Its prime southwest Durham location provides exceptional connectivity to Chapel Hill, Research Triangle Park, downtown Durham, and RDU International Airport, with nearby retail and dining adding everyday convenience.

- 10 minutes to Chapel Hill
- 15 minutes to RTP
- Immediate access to I-40, between two interchanges
- 20 Minutes to downtown Durham
- Convenient to RDU Airport

Price	\$199,000
Total Square Footage	817 SF
Building Type	Office Condominium
Year Built	2001
Stories	2
Parking	Surface
Complex Name	New Hope Court
Zoning	OI - Office and Industrial

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Key Highlights

Bright, professional office suite

Three private offices

Large windows throughout

Efficient layout

Freshly painted interior

Move-in ready condition

Well-maintained condominium complex

Landscaped grounds

Convenient access to major roads

Ample surface parking available





POPULATION

	2 miles	5 miles	10 miles
2020 Population	20,679	142,635	458,312
2025 Population	21,126	149,223	494,320
2030 Population Projection	22,184	156,619	523,928
Annual Growth 2020-2025	0.4%	0.9%	1.6%
Annual Growth 2025-2030	1.0%	1.0%	1.2%
Median Age	40.2	36.1	36.5
Bachelor's Degree or Higher	71%	62%	57%
U.S. Armed Forces	34	196	651

HOUSEHOLDS

	2 mile	5 mile	10 mile
2020 Households	9,909	59,282	185,533
2025 Households	10,113	62,067	200,920
2030 Household Projection	10,640	65,378	213,676
Annual Growth 2020-2025	2.0%	2.3%	2.8%
Annual Growth 2025-2030	1.0%	1.1%	1.3%
Owner Occupied Households	5,866	33,143	103,947
Renter Occupied Households	4,773	32,235	109,728
Avg Household Size	2.1	2.2	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$356.3M	\$2.1B	\$6.7B

Woodcroft Shopping Center

WELLS FARGO

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ACE



Hope Valley Commons



Harris Teeter

CLUB PILATES

Walgreens



DUNKIN'

BANK OF AMERICA



FIFTH THIRD



COASTAL
— CREDIT UNION —

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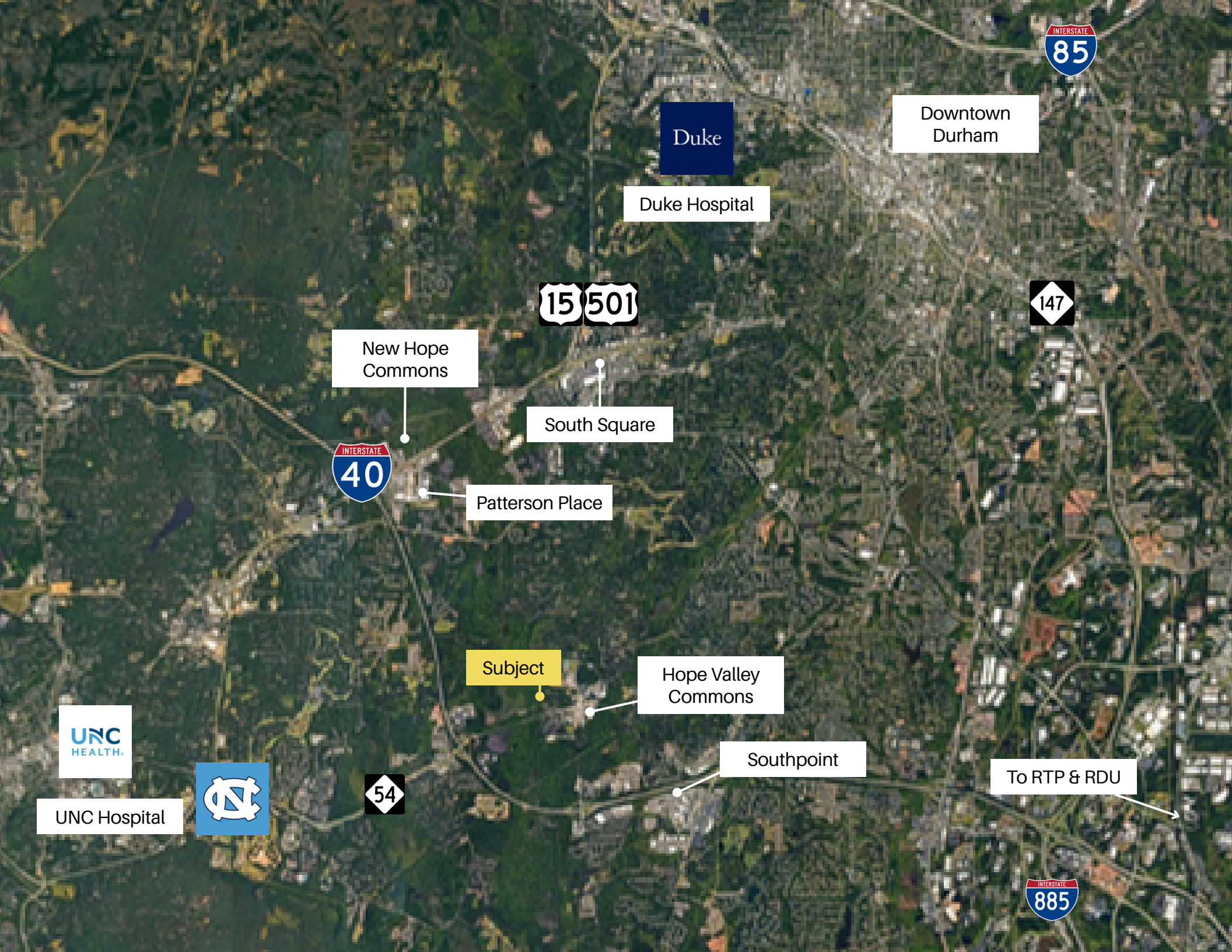
Falconbridge
Animal Hospital



54

Subject







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Contact Us

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