



TRADEMARK
PROPERTIES

3718 S ALSTON AVE

DURHAM, NC 27713

3.66 ACRES

FOR SALE

LISTING BROKERS:

MIKE KEEN

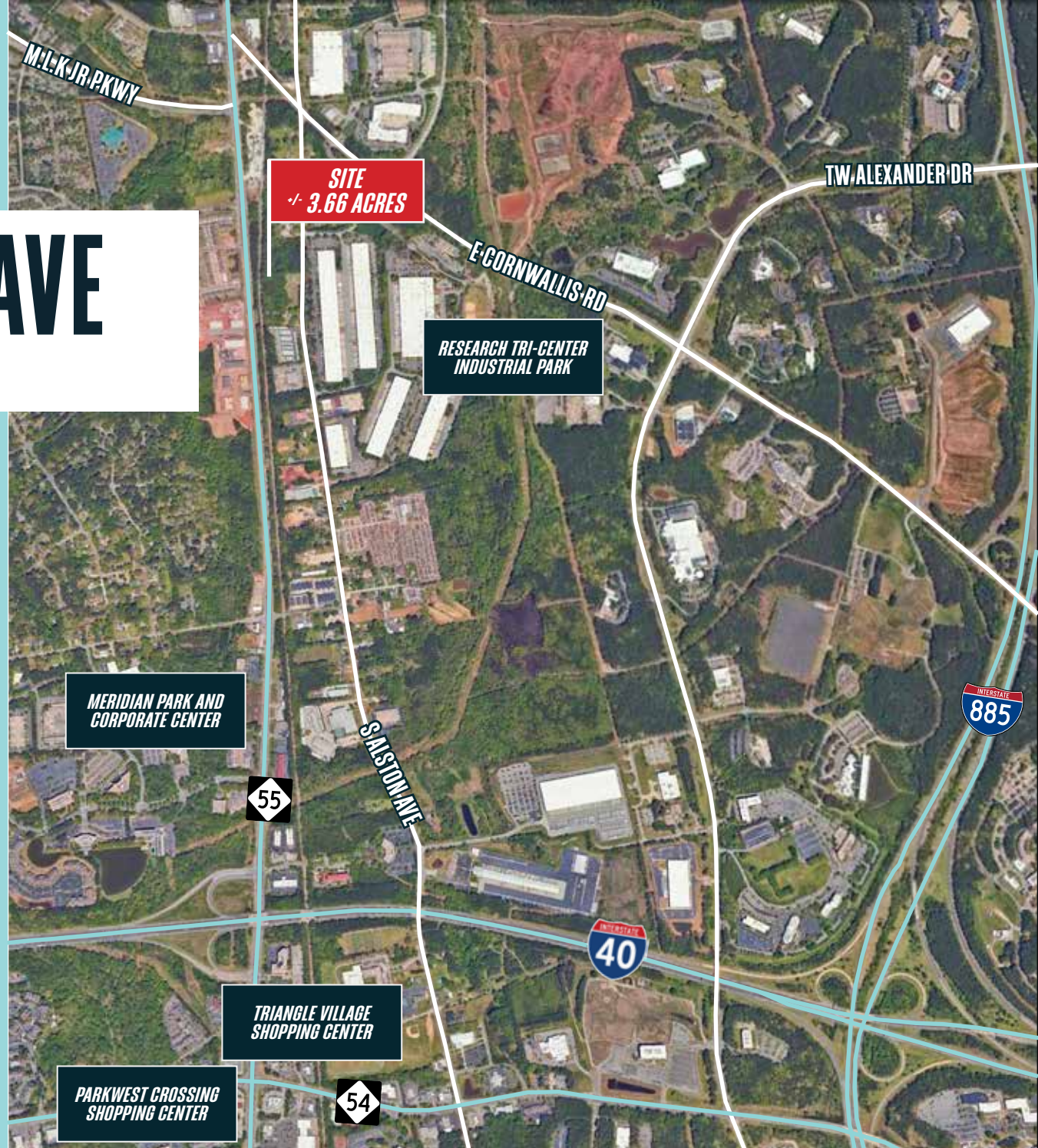
919.573.1392 (O) | 919.795.1944 (M)

MKEEN@TRADEMARKPROPERTIES.COM

CHIP RAYNOR

919.227.5660 (O) | 919.561.3799 (M)

CRAYNOR@TRADEMARKPROPERTIES.COM



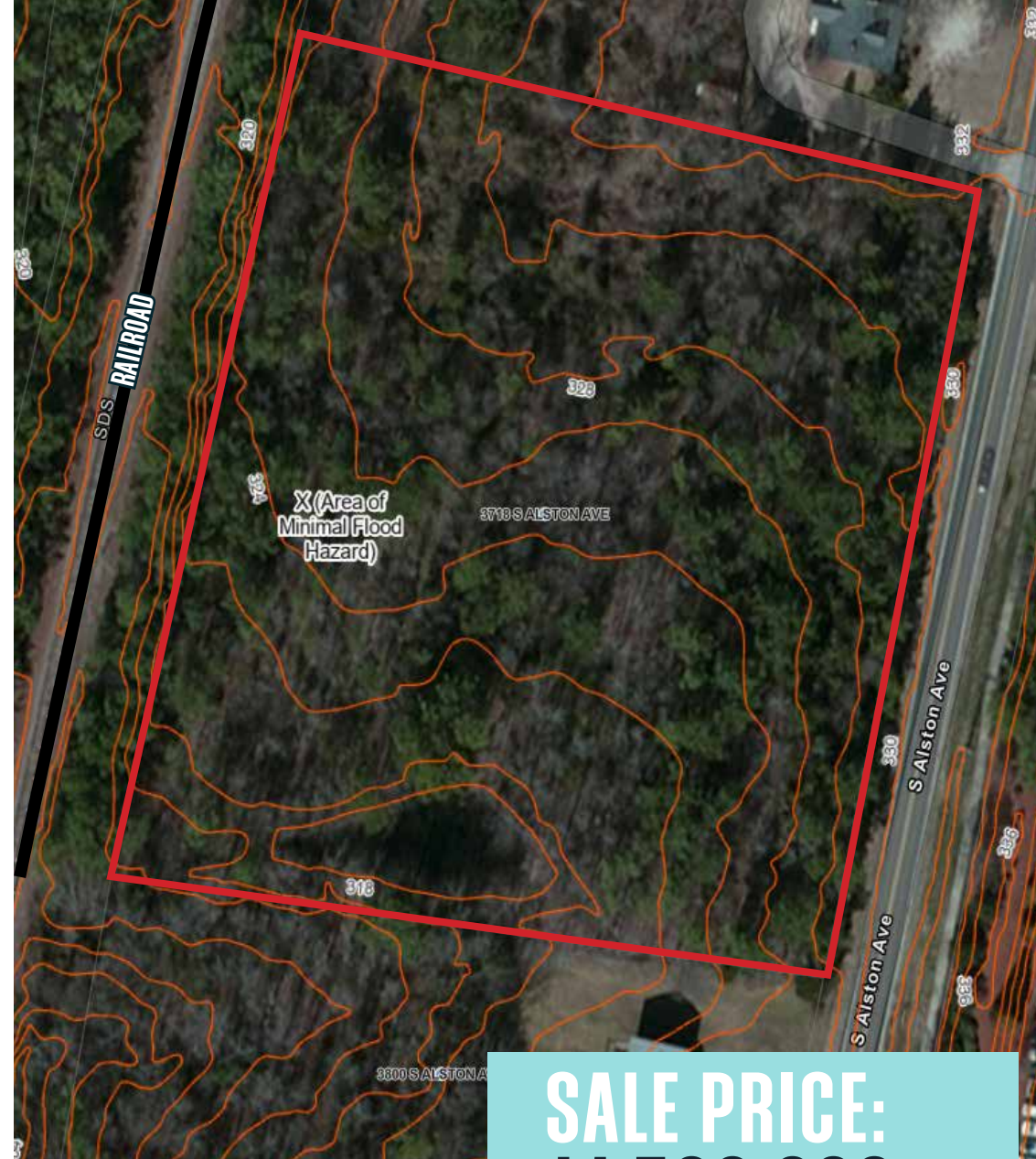
1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

3718 S ALSTON AVE
DURHAM, NC 27713

PROPERTY DESCRIPTION

- › 3.66 acre commercial parcel situated along a high-traffic commercial and industrial corridor in Durham, just minutes from Research Triangle Park (RTP)
- › 9,400 AADT on S Alston Ave. 27,5000 AADT on NC-55
- › Public sewer and water have been extended to the site
- › Parcel is zoned Commercial Neighborhood (CN). Zoning supports low-intensity, pedestrian-oriented commercial development serving nearby residential area
- › Permitted Uses: Local Retail, Professional Services, Neighborhood Services (e.g., Barber Shop), Restaurant (No Drive-Thru), Medical/Dental/Business Offices, and Community Uses (e.g., Library, Community Center)
- › Multifamily is permitted, typically when incorporated above ground-floor commercial uses
- › Directly across the street from Research Tri-Center, one of the largest Industrial developments in Raleigh/Durham
- › Adjacent to the 336-unit Elevate the Park apartment complex

UTILITIES	Public water, sewer
PIN	0739321024
ZONED	CN



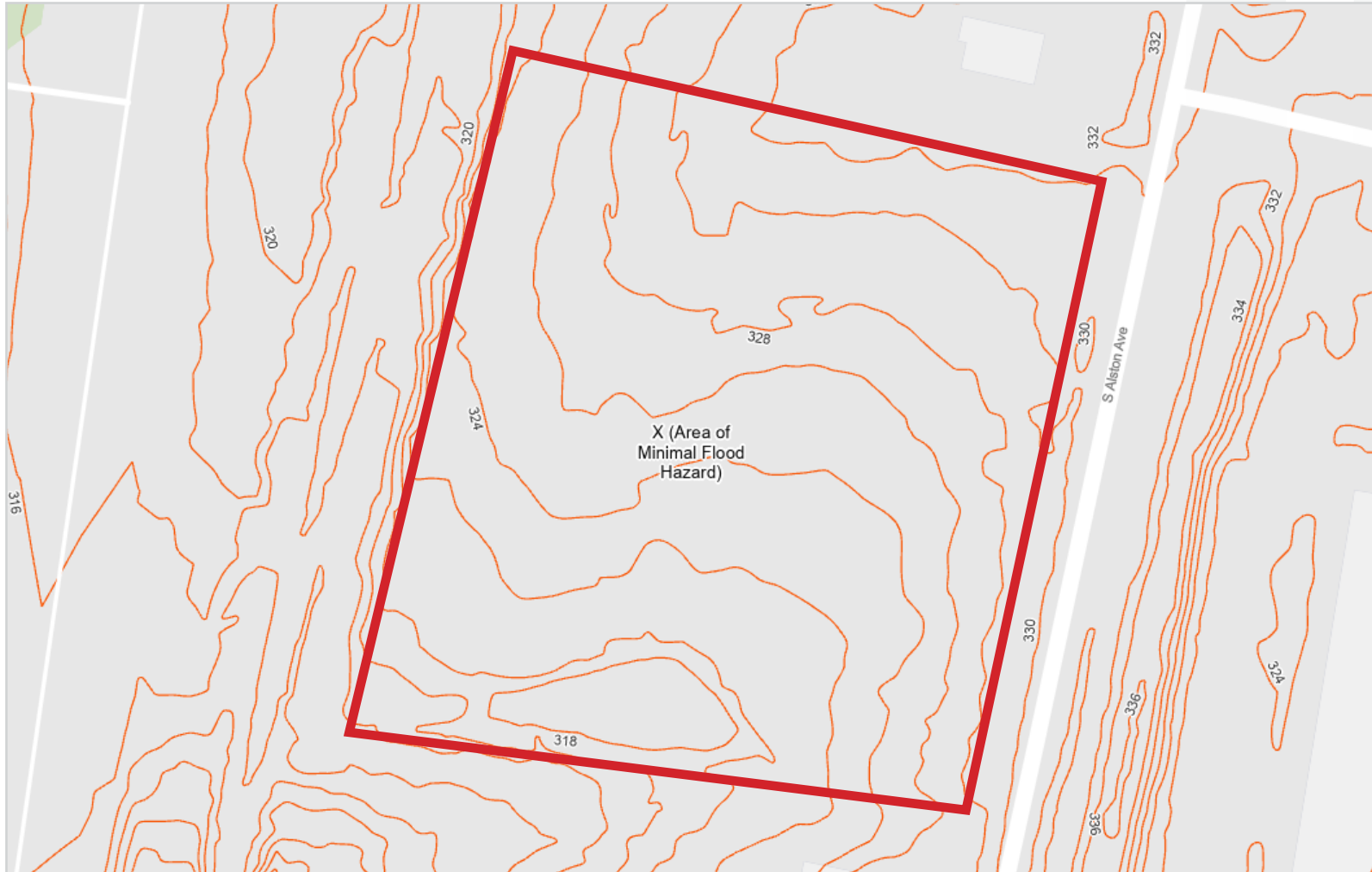
SALE PRICE:
\$1,500,000

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TOPOGRAPHY MAP

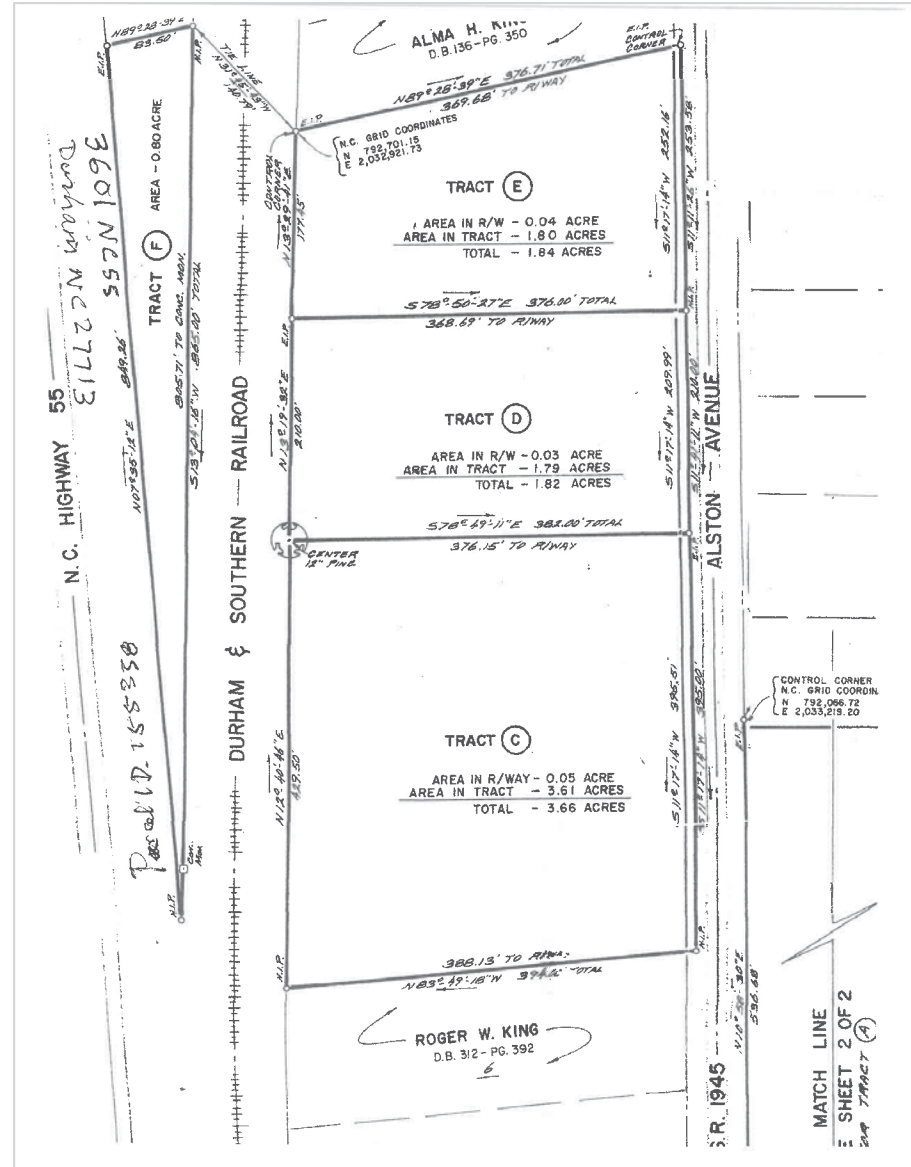


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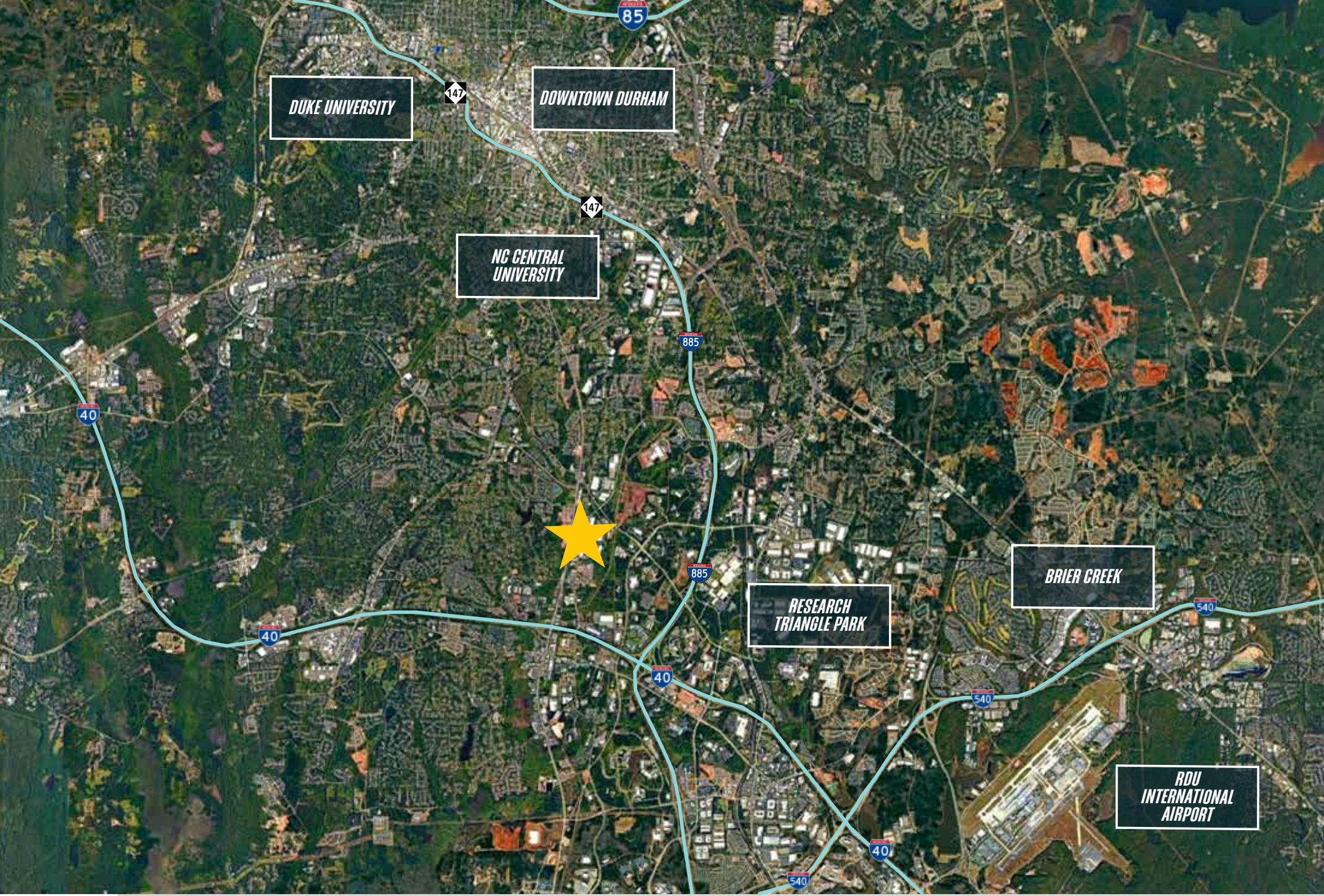
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SURVEY



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