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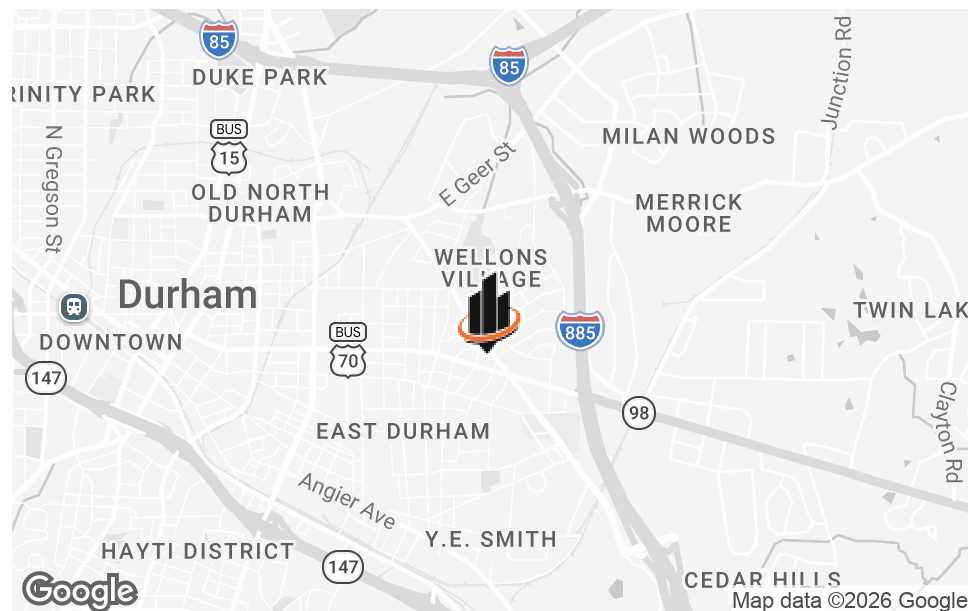


**JOHNNY WEHMANN**

919.287.3218 | johnny.wehmann@svn.com

FOR SALE | ±4,500 SF RETAIL BLDG  
**1715 HOLLOWAY STREET**  
DURHAM, NC 27703

# PROPERTY SUMMARY



ASKING PRICE

\$850,000

## OFFERING SUMMARY

BUILDING SIZE:	±4,500 SF
LOT SIZE:	±0.32 Acres
YEAR BUILT:	1973
PARCEL ID:	113702
ZONING:	CN

## PROPERTY OVERVIEW

Well-positioned **multi-tenant retail investment opportunity on Holloway Street** in east Durham, NC. This single-story commercial building **features an established ±1,500 SF tenant in place through 2028 with a renewal option**, providing stable in-place income and long-term occupancy.

With an **additional ±3,000 SF space available for an owner-user or new tenant, the property offers immediate cash flow with value-add and leasing upside** in a growing corridor. The site benefits from strong visibility, convenient access, and frontage along a heavily traveled thoroughfare surrounded by ongoing residential and commercial growth.

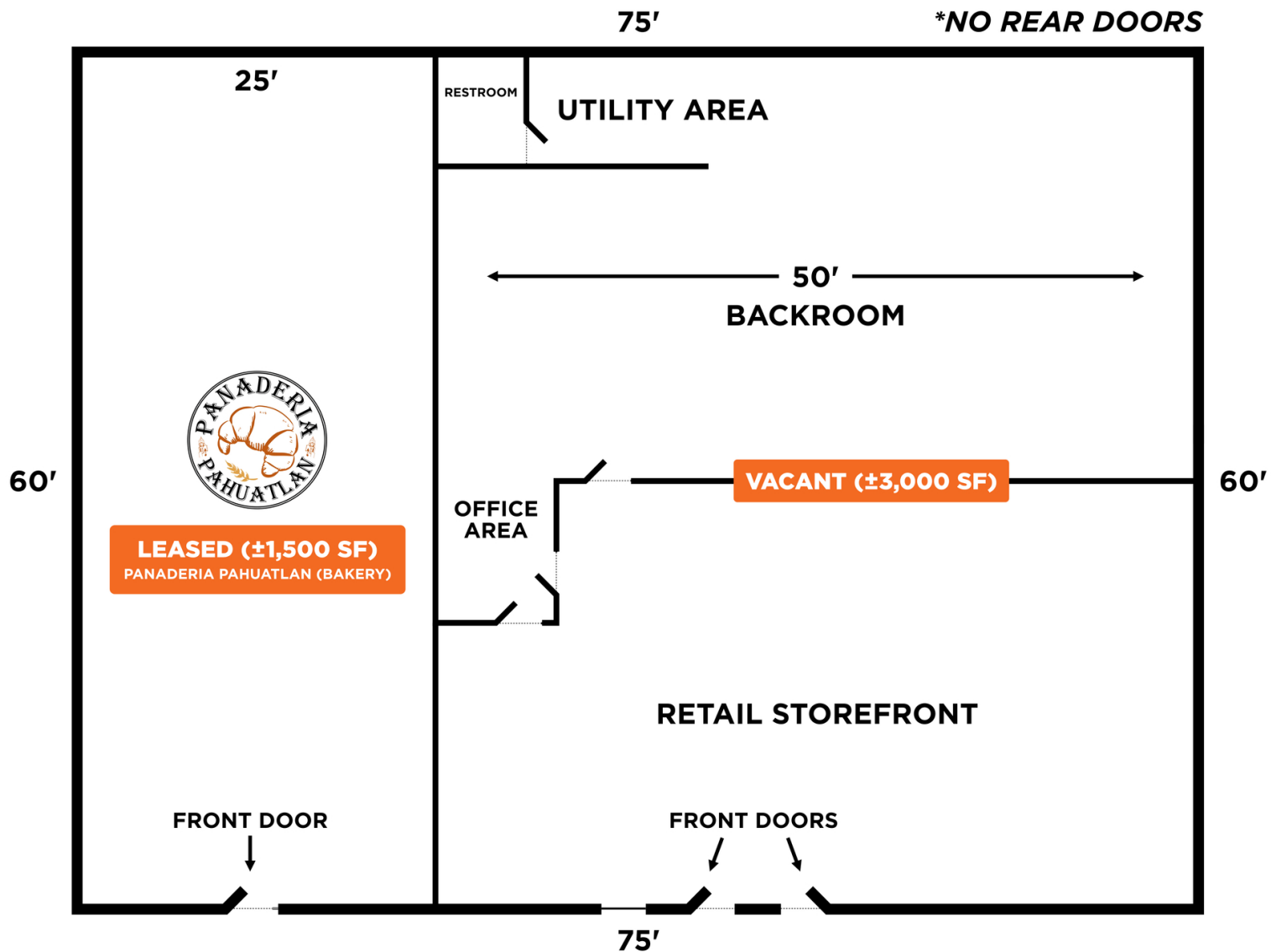
## PROPERTY HIGHLIGHTS

- High-visibility corner lot with ±8,900 vehicles per day (NCDOT 2025)
- Close proximity to downtown Durham (±2 miles) and Interstate 885 (±0.5 miles)
- Ideal for investors seeking a combination of stable income and future appreciation potential in one of Durham's evolving submarkets

# PROPERTY PHOTOS



# FLOOR PLAN





**Panaderia Pahuatlan** is a locally owned bakery with authentic Mexican breads, pastries, desserts, cakes, and traditional pan dulce.

Having served the Durham area for over 16 years, the bakery has built a strong reputation for quality products, affordable pricing, and exceptional customer service.

Known for its welcoming atmosphere and wide selection of fresh baked goods, Panaderia Pahuatlan continues to be a go-to destination for the local community and surrounding areas.

**Leased Area:** ±1,500 SF

**Approximate Rent PSF:** \$16.13/SF

**Lease Type:** NNN

**Lease Term:** Through 2028

**Option:** One 5-year renewal option

**Rent Escalation:** 3% annually





**Local Expertise.**  
**National Reach.**

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707