

# 3821 DURHAM-CHAPEL HILL BLVD

±2 ACRES | DURHAM, NC 27707



Quality Equipment, LLC

STANDALONE BUILDING FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY OVERVIEW

Positioned along one of Durham's most active commercial corridors, 3821 Durham-Chapel Hill Blvd offers a rare opportunity to lease a standalone  $\pm 18,176$  SF building on approximately 2 acres. Located on a shared parcel with Flow Volkswagen of Durham, the site benefits from strong co-tenancy while maintaining dedicated access and identity for the front building. Available October 2027, the property is ideal for retail, showroom, or service users seeking visibility, scale, and convenient access between Durham and Chapel Hill.

## LOCATION DESCRIPTION

Situated on Durham-Chapel Hill Boulevard (US-15/501), a primary corridor linking Durham and Chapel Hill, the property is surrounded by national retailers, automotive users, and dense residential communities that drive consistent traffic. Its central location provides easy access to Duke University, UNC-Chapel Hill, and Research Triangle Park, placing it within one of the Triangle's most active trade areas.

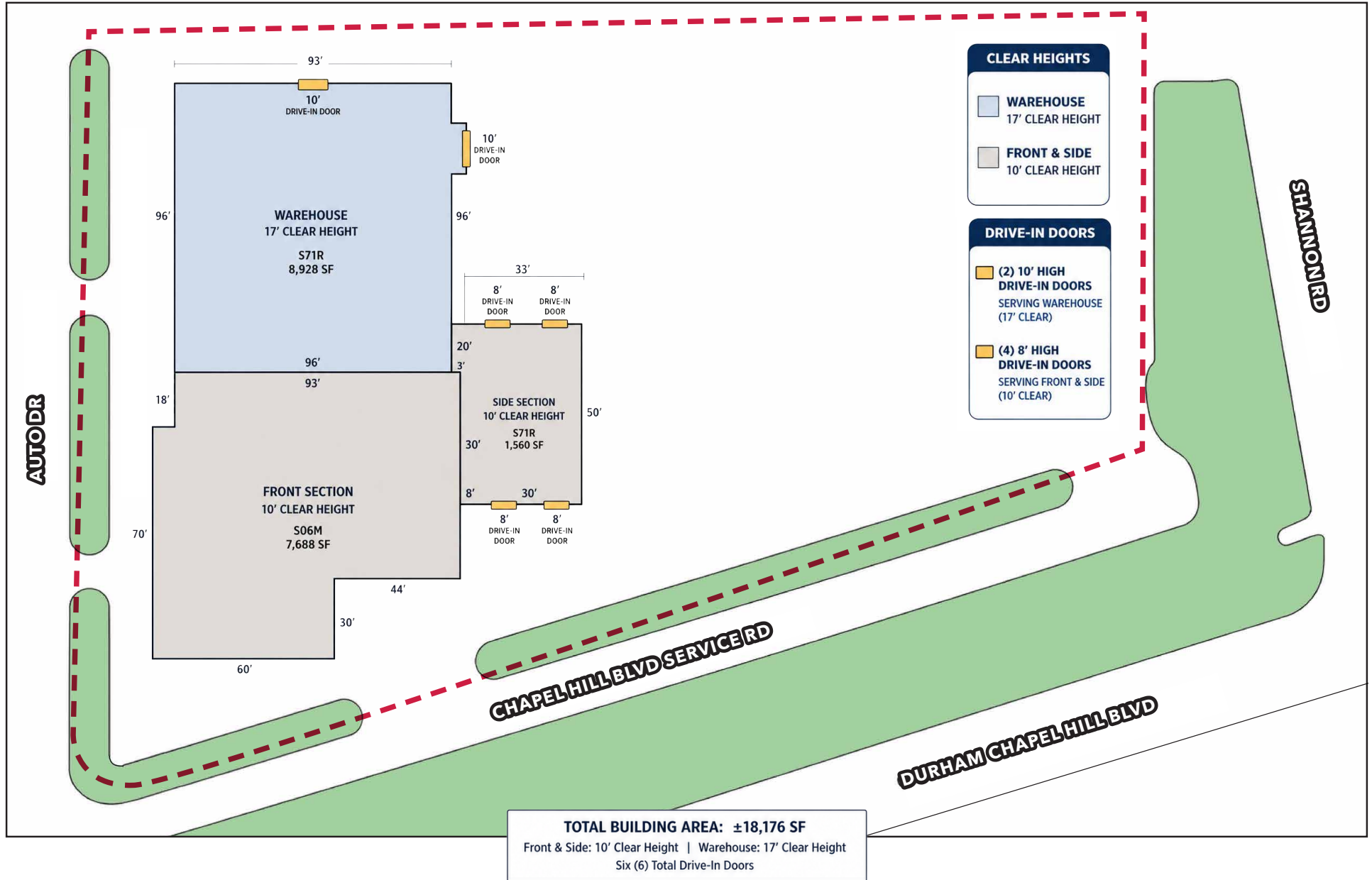
## PROPERTY DETAILS

- »  $\pm 18,176$  SF standalone building available for lease
- » Situated on approximately 2 acres (front building only)
- » Located on shared parcel with Flow Volkswagen of Durham
- » **Available October 2027**
- » Clear Heights & Loading:  $\pm 10'$  clear (front/side) with four (4) 8' drive-in doors;  $\pm 17'$  clear (rear warehouse) with two (2) 10' drive-in doors.
- » High-visibility frontage along Durham-Chapel Hill Blvd (US-15/501)
- » Excellent access between Durham and Chapel Hill
- » Ideal for retail, showroom, or service-oriented uses
- » Traffic counts:  $\pm 20,000$  VPD (Durham-Chapel Hill Blvd)
- » PIN: 0810375731
- » **Asking Rate: \$35,000 per month (\$23.11 NNN)**



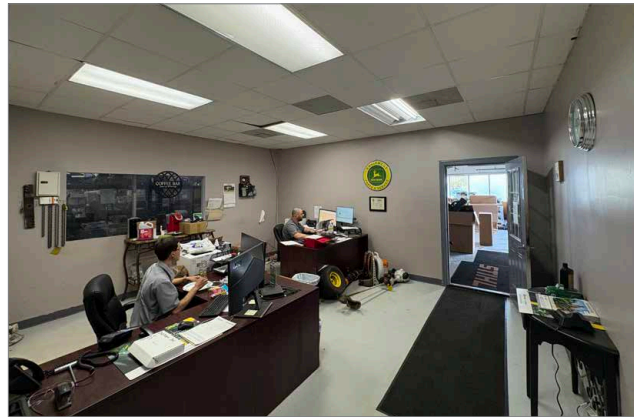
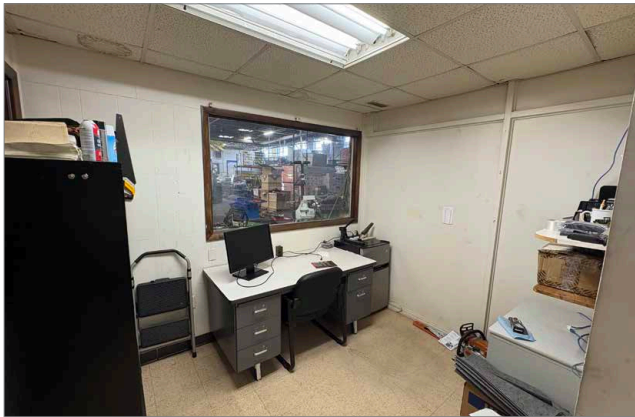
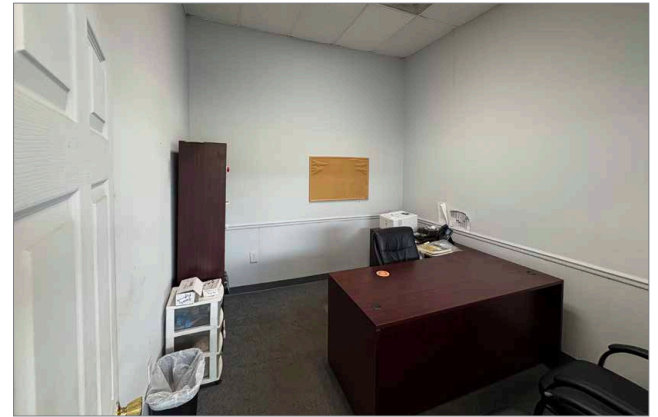
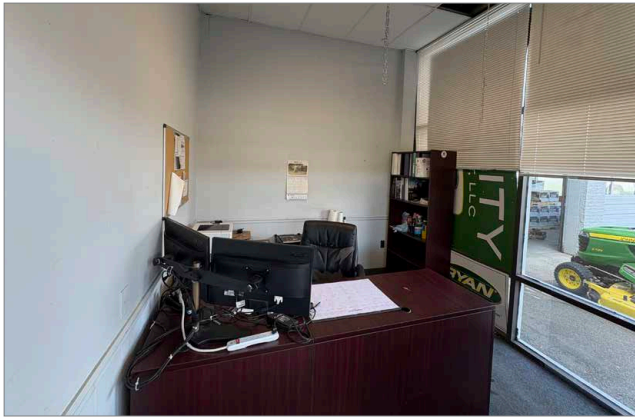
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# PROPERTY LAYOUT

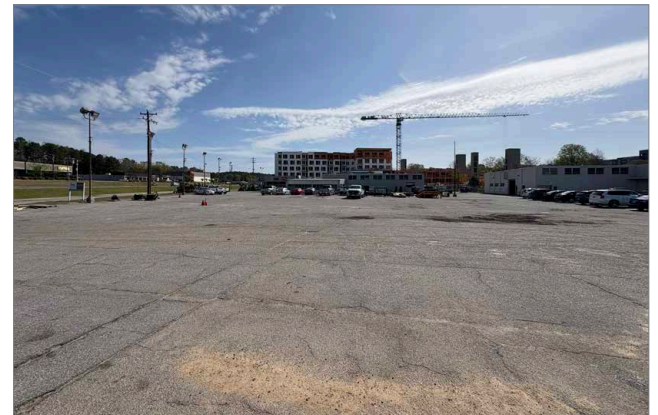
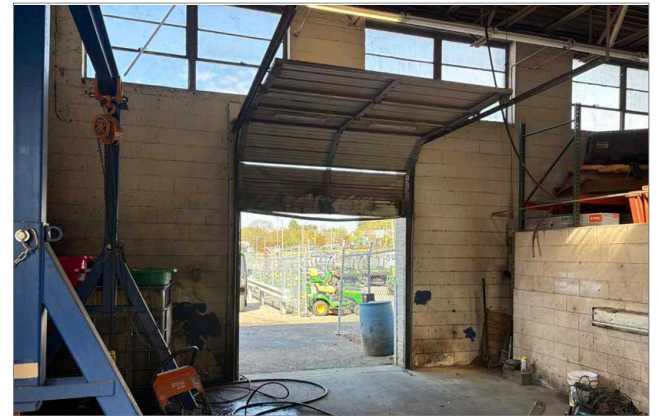
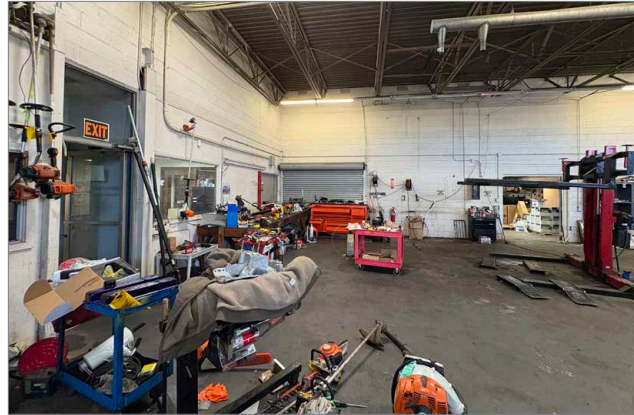
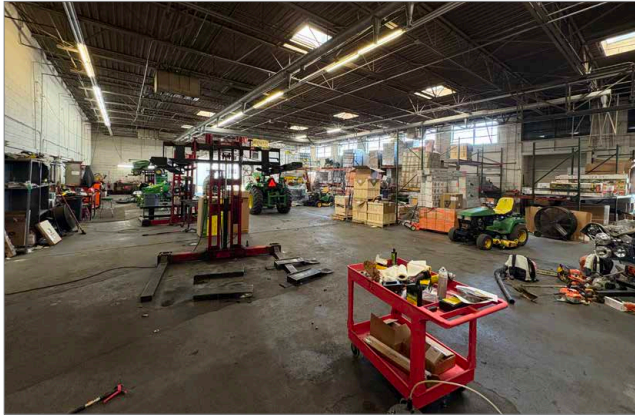


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# PHOTOS



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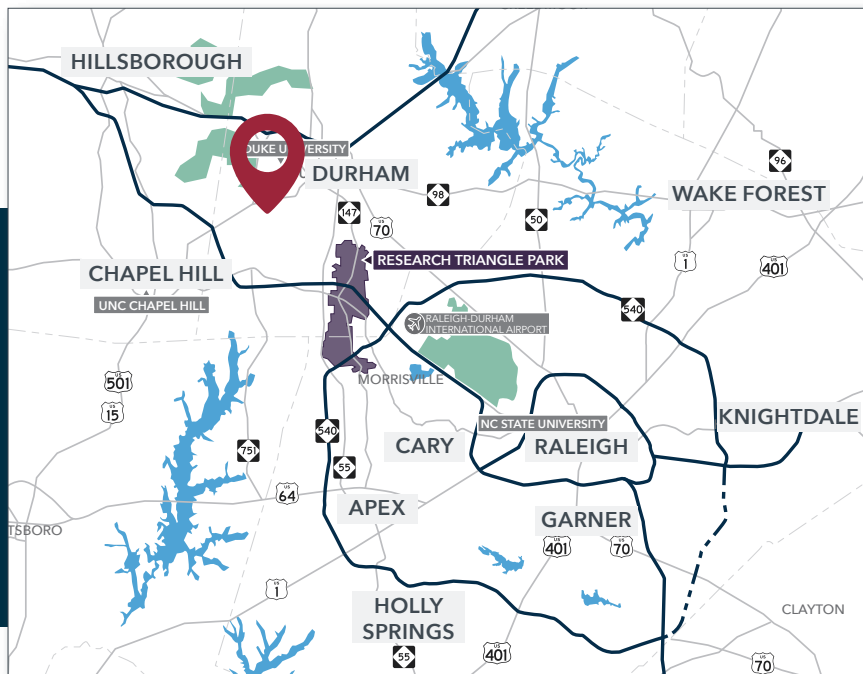
# AREA OVERVIEW



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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	9,475	71,309	193,454
2030 Projected Population	10,486	73,313	203,015
Daytime Population	13,854	93,476	243,682
Bachelor's Degree or Higher	66.1%	62.4%	63.3%
Median Age	34.1	32.6	34.2
Average Household Income	\$114,967	\$114,776	\$118,660
Average Home Value	\$544,460	\$526,667	\$511,356



## ABOUT DURHAM, NORTH CAROLINA

Durham, NC is a dynamic and rapidly growing city within the Research Triangle, located approximately 25 miles northwest of Raleigh. Known for its innovation-driven economy, Durham has experienced significant growth fueled by its proximity to Research Triangle Park, Duke University, and a strong healthcare and technology presence. The city continues to attract both residential and commercial development, supported by a highly educated workforce, vibrant downtown, and convenient access to major corridors including I-40, US-15/501, and NC-147.

PRESENTED BY:

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