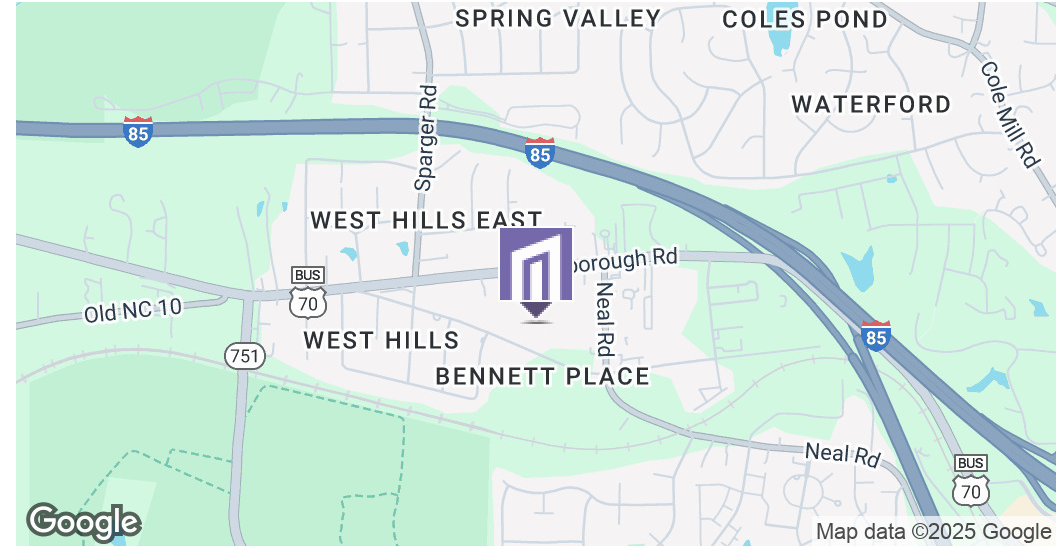


# 4506 BENNETT MEMORIAL ROAD

4506 Bennett Memorial Road, Durham, NC 27705



## OFFERING SUMMARY

Lease Rate:	\$14.75 SF/yr (NNN)
Building Size:	7,000 SF
Available SF:	7,000 SF
Zoning:	IL

## PROPERTY OVERVIEW

With a premium Durham location, just off I-85, I-40, Hwy 70, the Durham Freeway and 15-501, 4506 Bennett Memorial is ideal for a variety of uses. Built in 1990, the facility has approximately 600sf of office and 6,400sf of fully conditioned warehouse space. There are 1 drive-in door, 1 loading dock with roll-up, and 17' high ceilings. The office area also houses 2 bathrooms, a storage area and mechanical closet. 4 parking spaces are available immediately adjacent to the building, with as additional 24 spaces in a shared parking lot. This is a rare opportunity to occupy a flex building in this highly desirable light industrial area, close to Duke University, Downtown Durham, Chapel Hill and all regional transportation corridors.

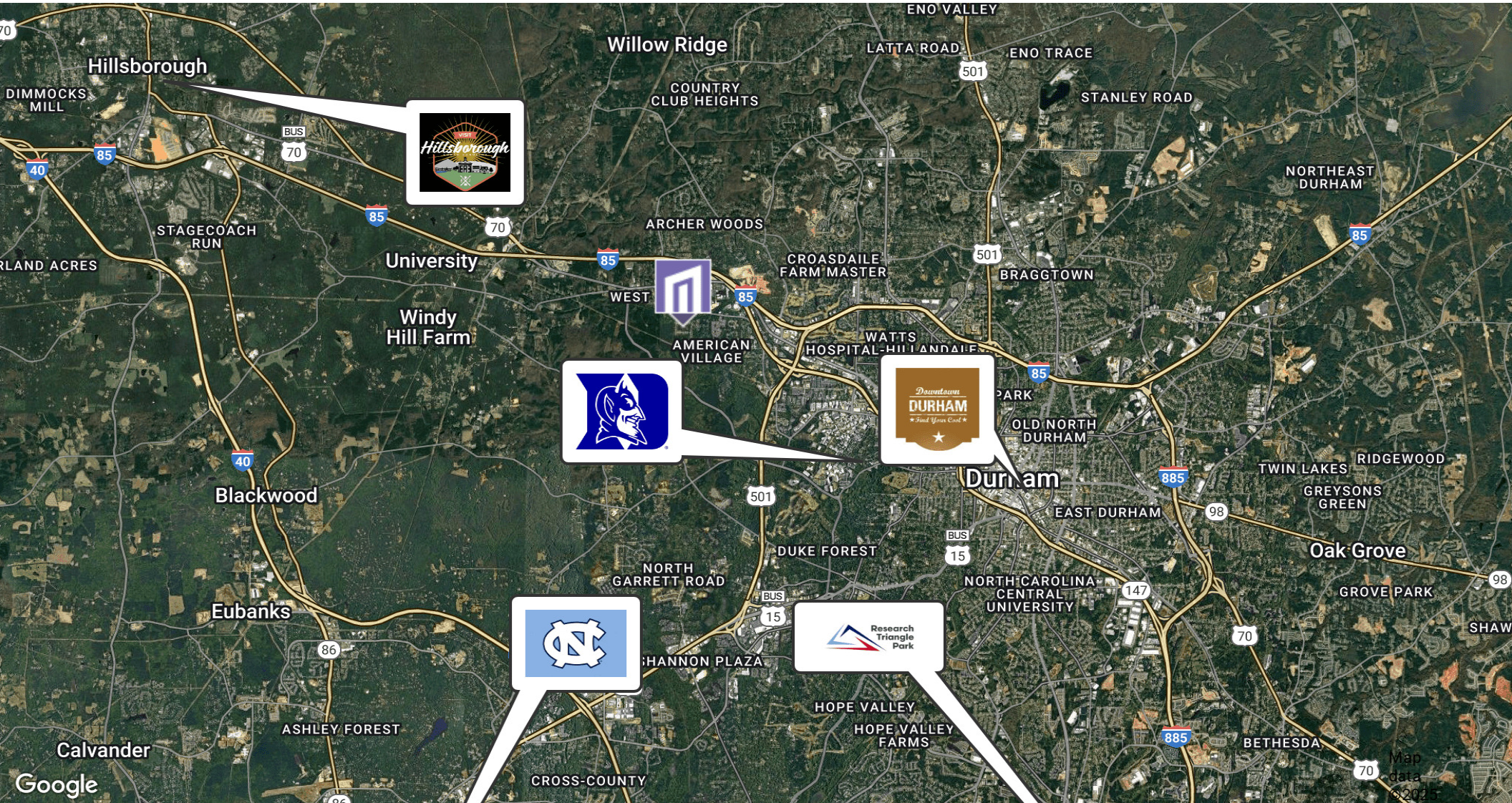
## PROPERTY HIGHLIGHTS

- 7,000 sf of fully conditioned space (600 sf of office and 6,400 sf of warehouse)
- Excellent West Durham location minutes from Duke University
- Turnkey condition
- Dock-height, drive-in and grade level doors

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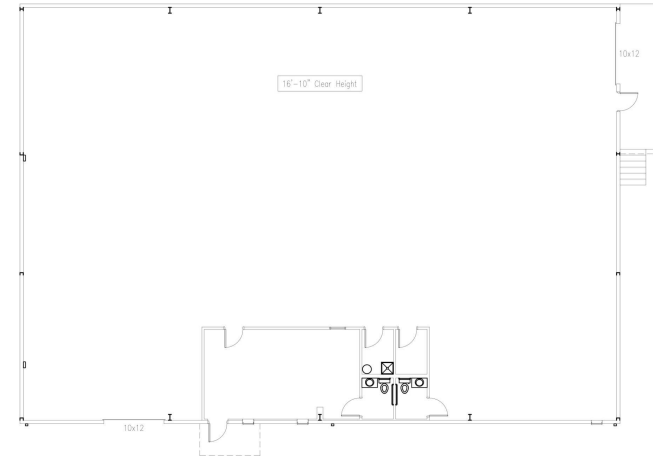
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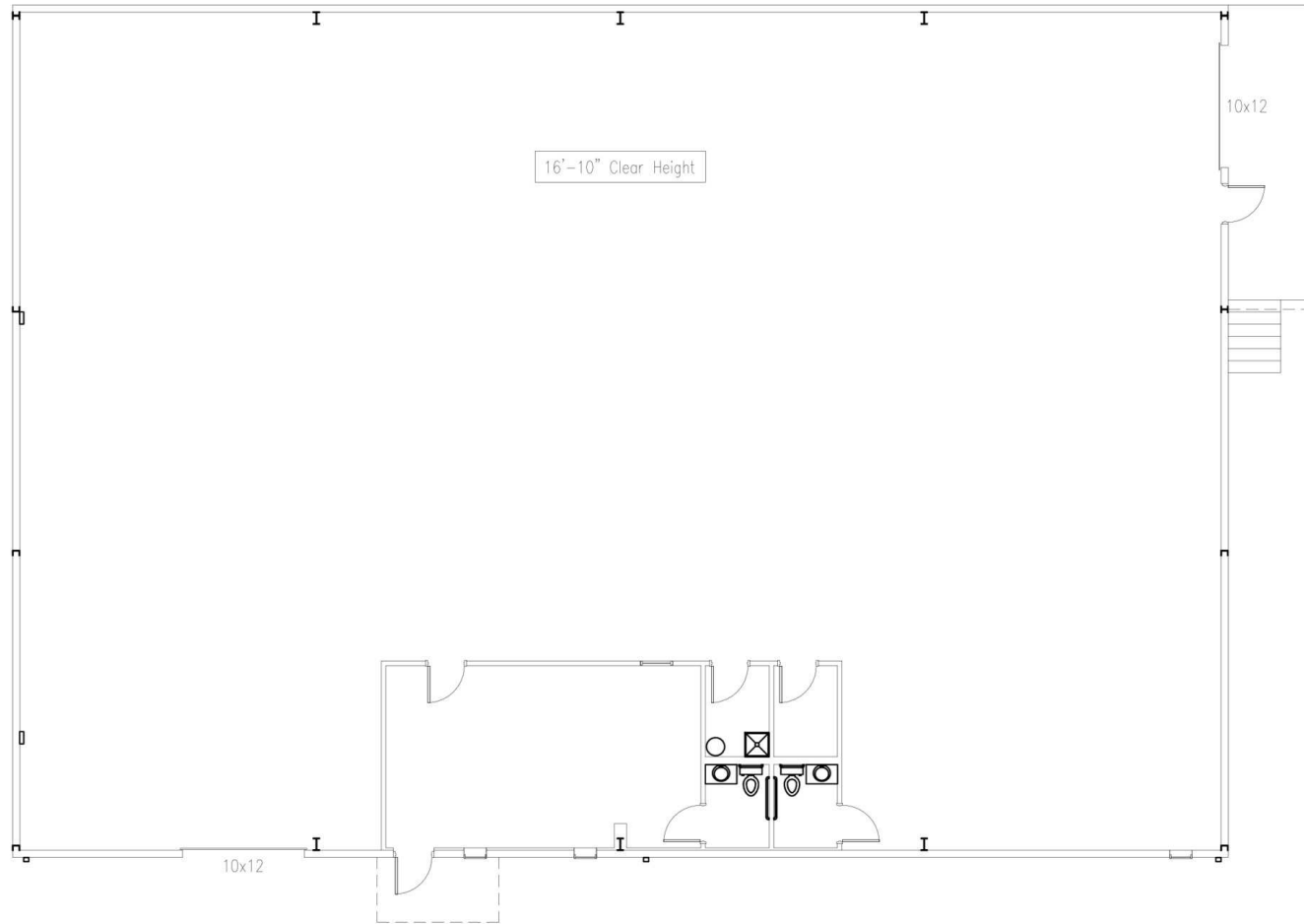
4506 Bennett Memorial Road, Durham, NC 27705



4506 Bennett Memorial Drive  
7,200 SF  
599 Office SF



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4506 Bennett Memorial Drive  
7,000 SF  
599 Office SF

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4506 Bennett Memorial Road, Durham, NC 27705



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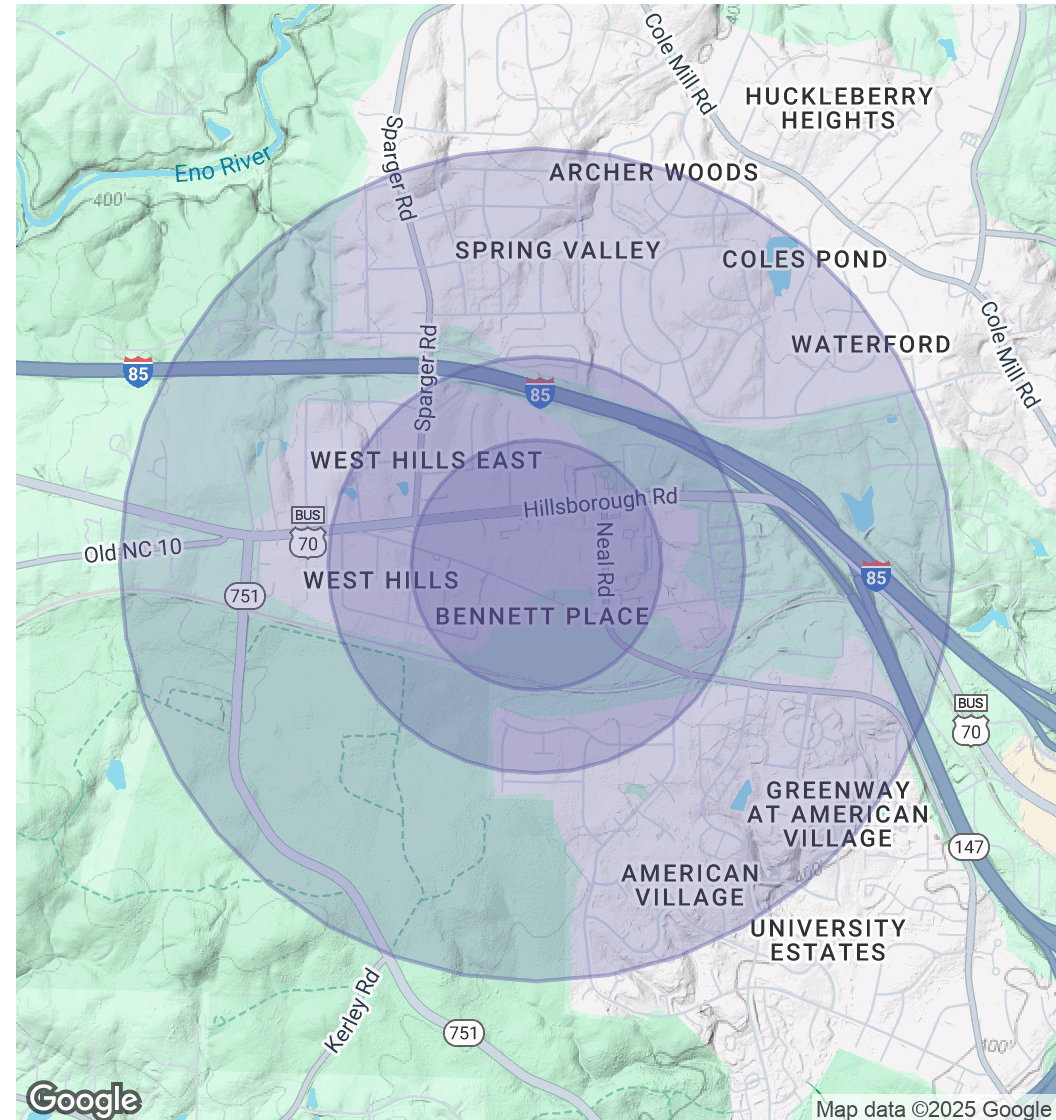
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# 4506 BENNETT MEMORIAL ROAD

4506 Bennett Memorial Road, Durham, NC 27705

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	113	872	4,718
Average Age	44	42	41
Average Age (Male)	44	41	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	392	2,075
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$101,922	\$133,097	\$141,198
Average House Value	\$431,425	\$471,096	\$437,104

*Demographics data derived from AlphaMap*



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