



Prime Commercial Opportunity for Sale

\$525,000

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

3130 HOPE VALLEY ROAD, DURHAM, NC 27707

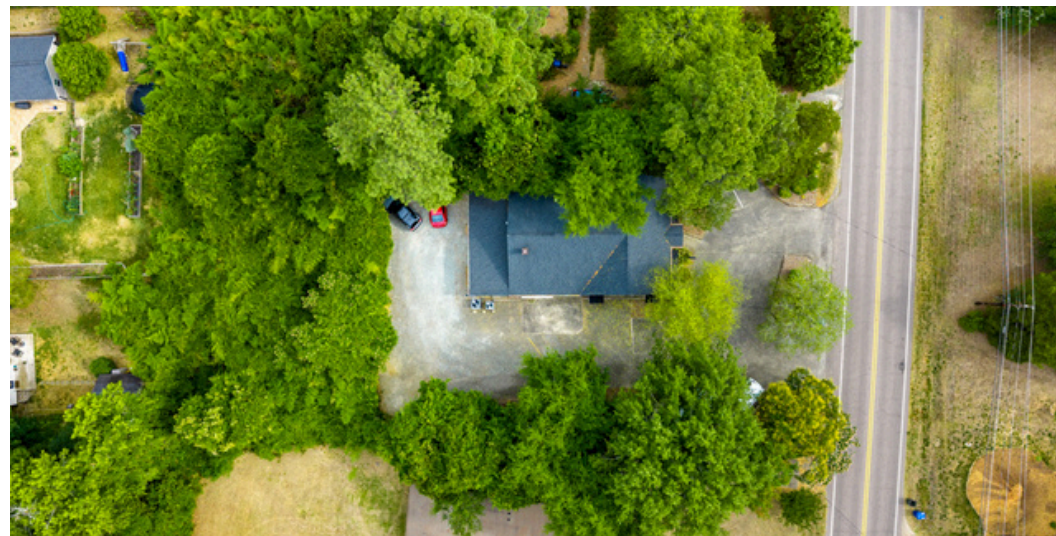


Property Details

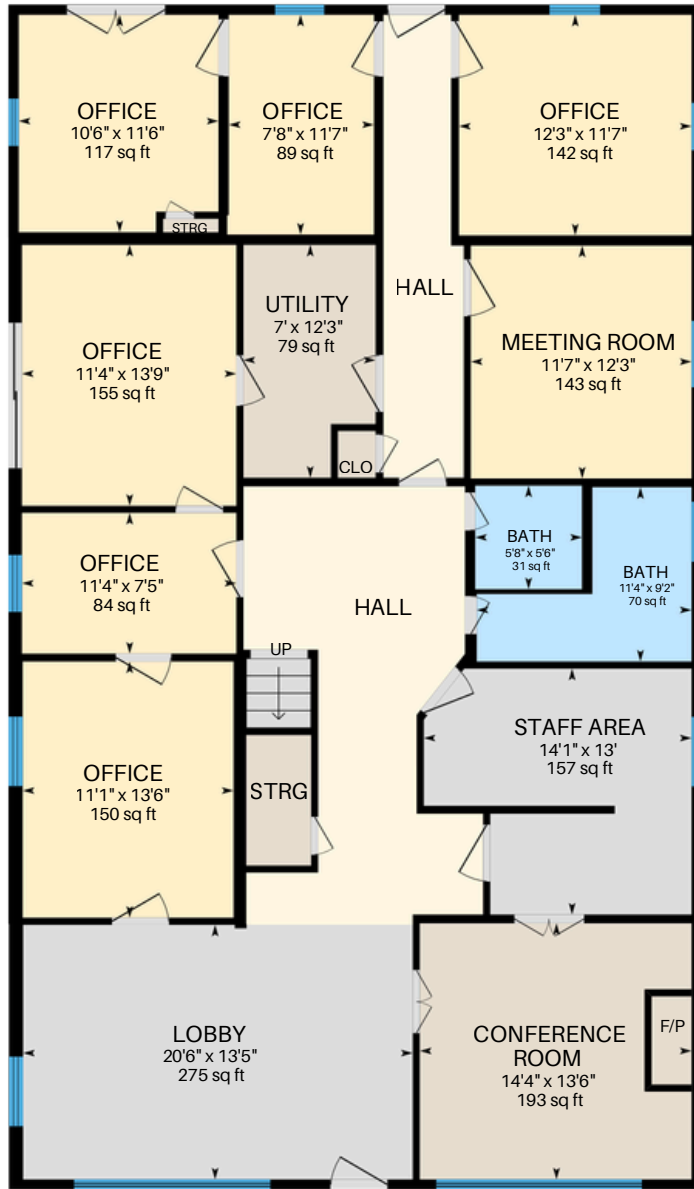
Positioned along Durham’s desirable Hope Valley corridor, this unique commercial opportunity offers exceptional visibility, accessibility, and long-term potential in a high-volume neighborhood setting. Surrounded by established residential communities, the property benefits from strong daily traffic counts and convenient access to Downtown Durham, Chapel Hill, and RTP.

The ±3,127 SF building provides a functional layout ideal for a variety of professional office, service-oriented, or neighborhood retail uses. Ample parking accommodates both employees and clients, making this an excellent fit for businesses seeking a convenient and easily accessible location. Currently utilized as a law office, the property is well suited for continued professional office use or other neighborhood businesses such as an accounting firm, consulting practice, or residential service provider.

ADDRESS	3130 Hope Valley Road
COUNTY	Durham
ROAD FRONTAGE	NC Hwy 751/Hope Valley Road
ZONING	RS-10
YEAR BUILT	1950
LOT SIZE (ACRES)	0.46
SQUARE FOOTAGE	3,127 SF
PROPERTY TYPE	Commercial - Non-Conforming Use
BEST USE	Law Firm, Accounting Firm, or Residential Service business
SALE PRICE	\$525,000

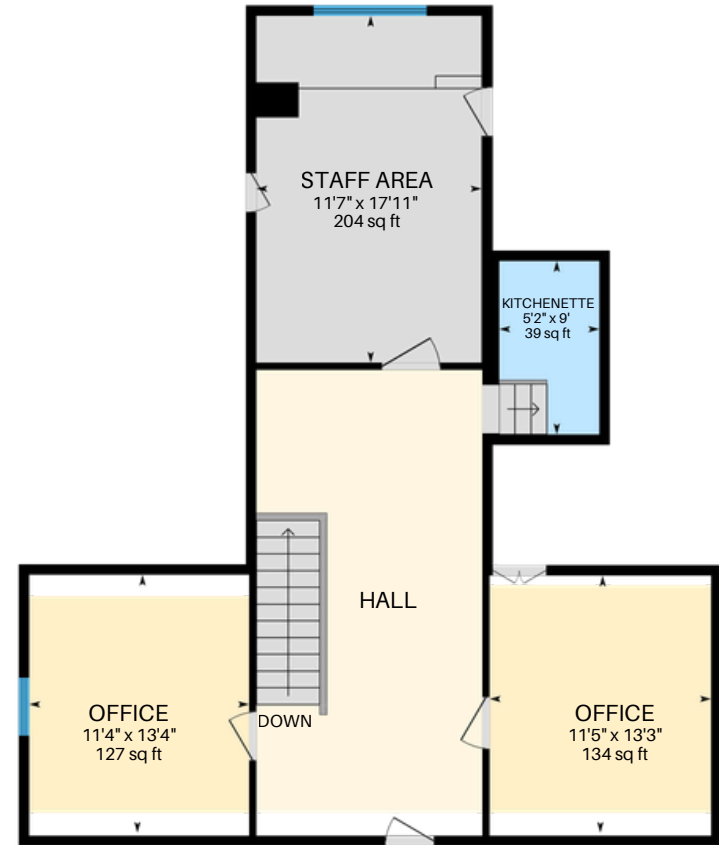


FLOOR PLAN



1st Floor -2,267 SF

ENTRY



2nd Floor -860 SF







DEMOGRAPHICS

POPULATION

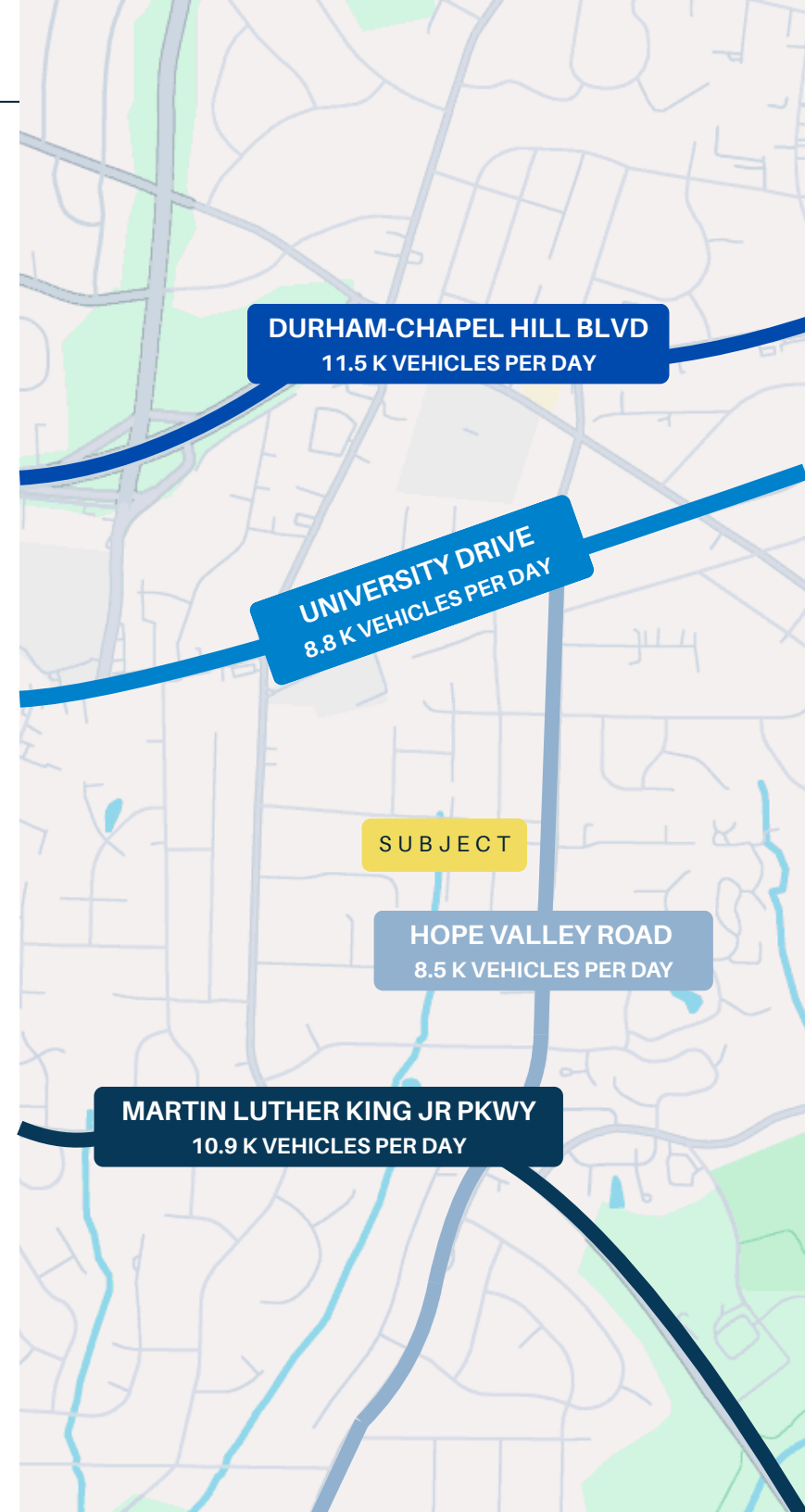
	2 miles	5 miles	10 miles
2020 Population	32,680	185,309	450,939
2025 Population	34,627	199,265	482,575
2030 Population Projection	36,610	210,964	509,790
Annual Growth 2020-2025	1.2%	1.5%	1.4%
Annual Growth 2025-2030	1.1%	1.2%	1.1%
Median Age	37.1	35.5	36.5
Bachelor's Degree or Higher	52%	51%	54%
U.S. Armed Forces	37	306	660

HOUSEHOLDS

	2 miles	5 miles	10 miles
2020 Households	13,981	79,924	185,337
2025 Households	14,718	86,100	199,188
2030 Household Projection	15,578	91,449	211,217
Annual Growth 2020-2025	2.1%	2.7%	2.7%
Annual Growth 2025-2030	1.2%	1.2%	1.2%
Owner Occupied Households	7,178	36,655	103,296
Renter Occupied Households	8,400	54,794	107,920
Avg Household Size	2.2	2.2	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$451M	\$2.5B	\$6.4B

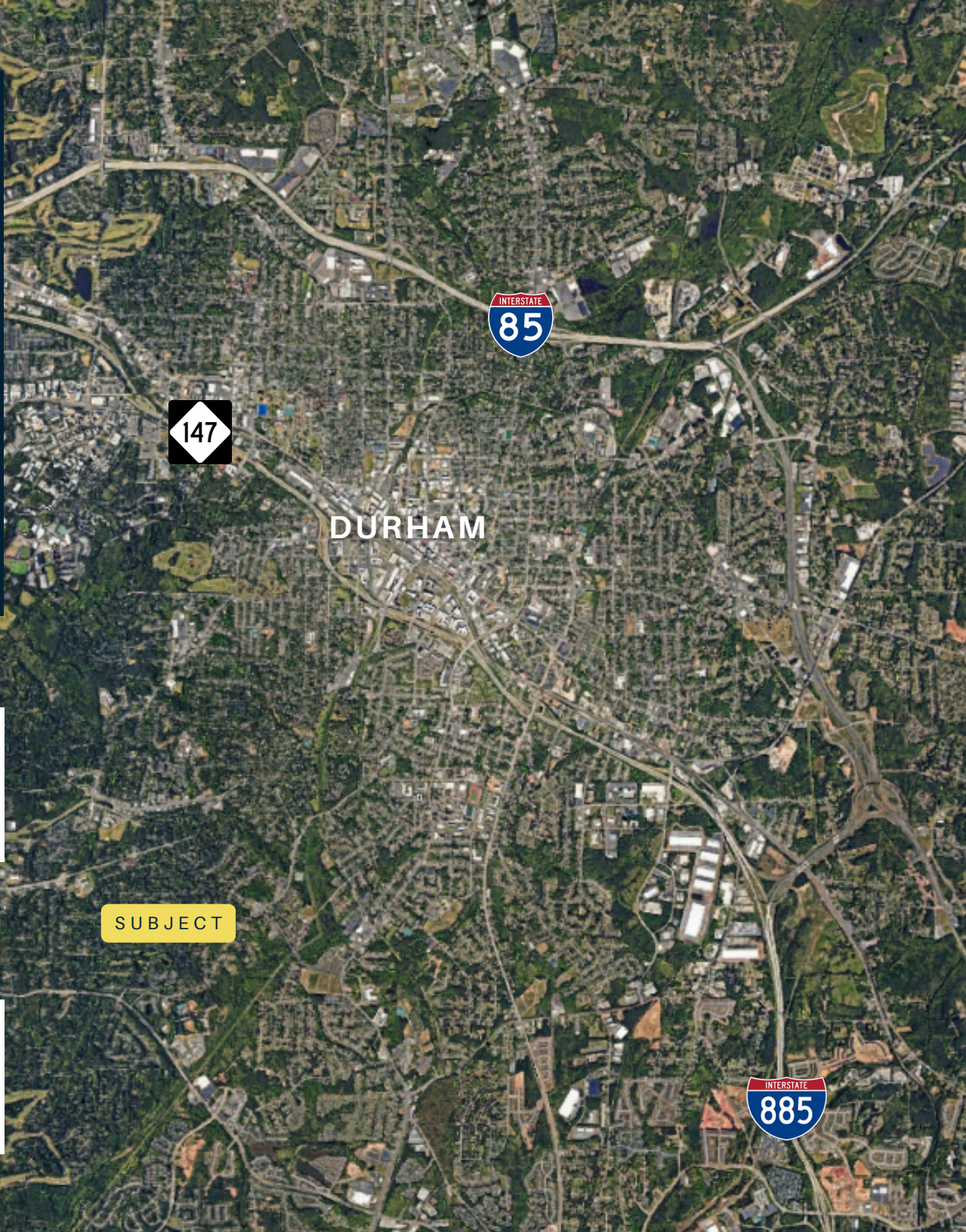
INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$111,823	\$105,915	\$118,700
Median Household Income	\$79,447	\$76,630	\$90,009



Drive Times

I-40	10 minutes
DOWNTOWN DURHAM	9 minutes
DUKE UNIVERSITY	7 minutes
CHAPEL HILL	18 minutes
UNC CHAPEL HILL	16 minutes
RDU AIRPORT	18 minutes
RTP	12 minutes
RALEIGH	35 minutes



SOUTH SQUARE SHOPPING CENTER

SUBJECT

PATTERSON PLACE SHOPPING CENTER





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