

214 Hunt Street

Durham, NC 27701

FOR
SALE



Outstanding Opportunity to Purchase Retail Space for a Restaurant

Features

- +/- 2,660 SF for restaurant/bar available with a 605 SF patio area overlooking Central Park. (Cold Dark Shell)
- Space is located on the bottom floor of The Vega (TheVegaDurham.com), a premier new residential condo building in downtown Durham, overlooking Central Park.
- Excellent location on Hunt Street between Foster Street and Rigsbee Avenue that offers a very walkable location in downtown Durham.
- Asking Price: \$1,200,000



For more information,
please contact:

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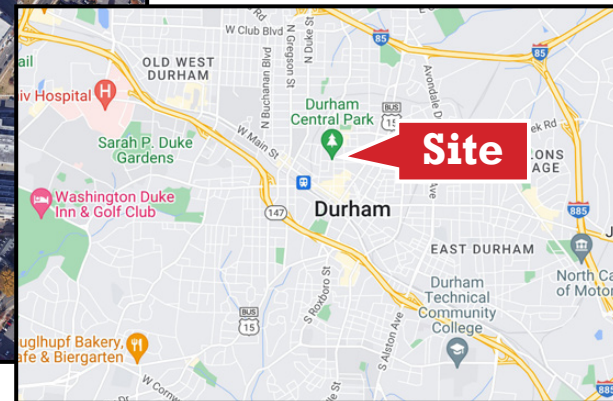
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SURROUNDING RESIDENTIAL

- ① Geerhouse - 256 Units
- ② 38 W Corporation - 82 Units
- ③ Foster on the Park - 146 Units
- ④ Liberty Apartments - 246 Units
- ⑤ Atlas Durham - 171 Units
- ⑥ Beckon Project - 263 Units
- ⑦ The Brannan - 35 Units
- ⑧ Central Park Co-Housing - 24 Units
- ⑨ Aura 509 - 182 Units
- ⑩ West Village - 368 Units



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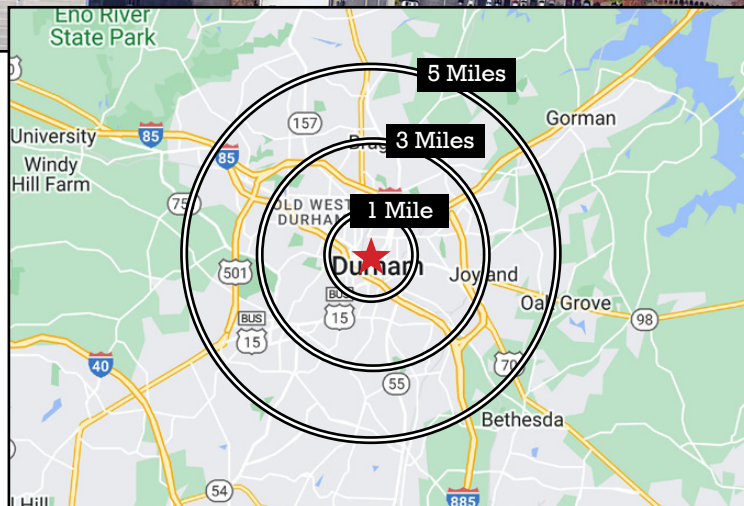
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Demographics

	1 Mile	3 Miles	5 Miles
2022 Total Population	19,500	107,201	200,472
2027 Population Projections	21,921	117,740	220,252
Pop Growth 2022-2027	12.42%	9.83%	9.87%
Average Age	38.40	36.50	37.30
2022 Total Households	8,500	40,953	79,240
HH Growth 2022-2027	12.99%	10.68%	10.40%
Avg Household Income	\$83,596	\$66,263	\$75,087
Avg Household Size	2.10	2.30	2.40
Median Home Value	\$351,229	\$208,679	\$215,729

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Durham, NC

With a stable and diverse economy, Downtown Durham has seen considerable growth in recent years. The population of Durham's metro is young, with more than a third of the population between the ages of 20 and 34, but the metro population has outpaced the national average with growth in every age bracket. Overall, Durham has seen its population increase roughly 20% in the last decade.

Major economic drivers include the medical-related industries and education systems located in Durham. Duke University, Duke Medical, and the University of North Carolina-Chapel Hill draw people to the area, and the substantial number of healthcare, tech, and financial jobs available in Downtown Durham keep them there. Employment growth in recent quarters has been more than triple the rate observed nationally as Durham's employment growth has several times exceeded 3.5% annually.

#1

Foodiest Small Town

Bon Appetite

#4

Best Places to Live

US News & World Report

TOP 10

Tech Towns

Wired Magazine

#2

Top 10 American Cities of the Future

Division of Financial Times

#5

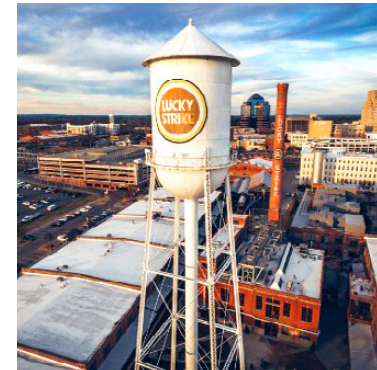
Best Places for New College Grads

The Atlantic

#3

Most Educated City in America

Forbes



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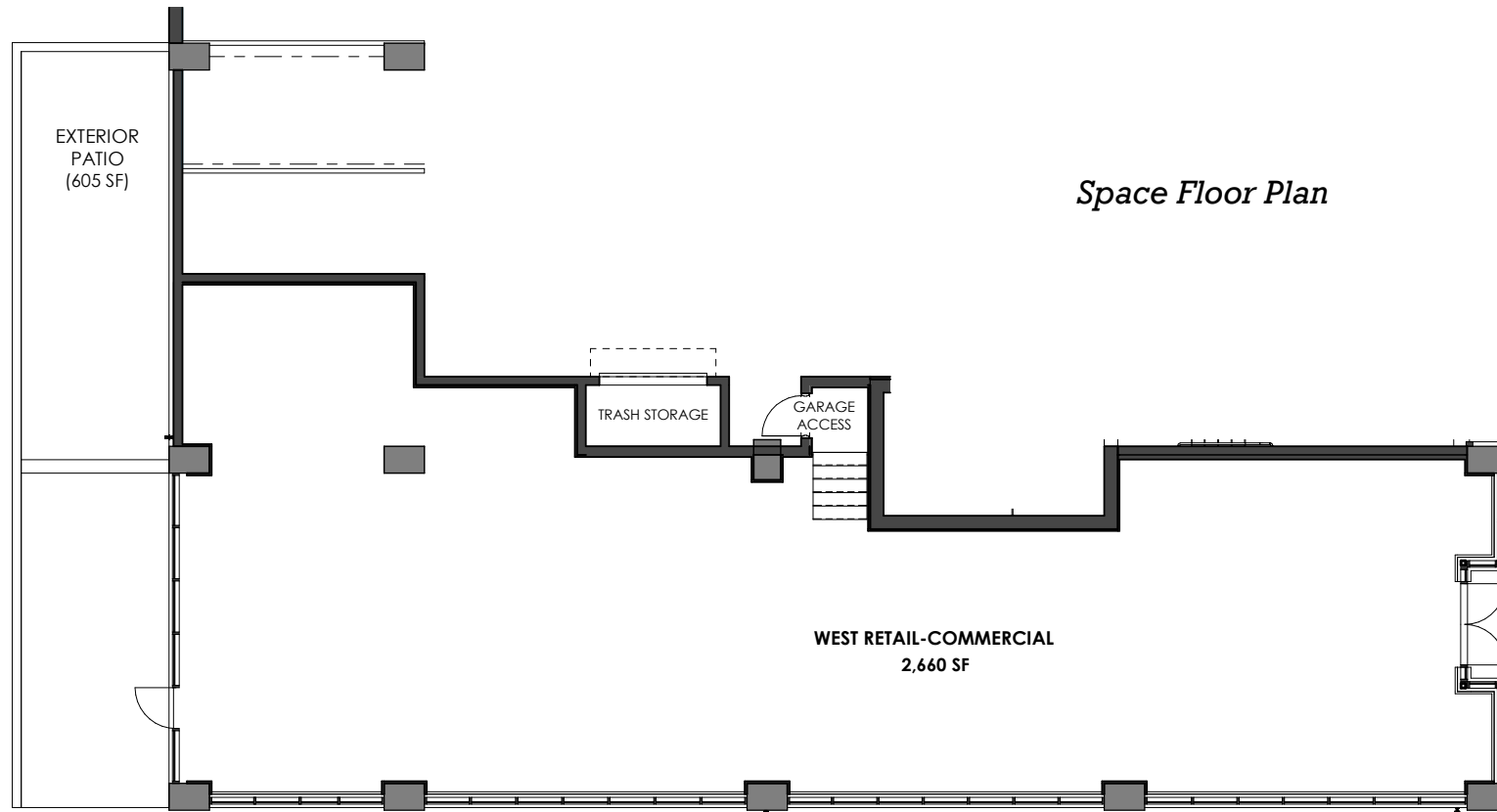
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Space Floor Plan

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*Restaurant
Conceptual
Rendering*



*Bakery/Coffee Shop
Conceptual Rendering*

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