



Annette Montgomery AMontgomery@aacre.com 919.490.4400

Excellent location for MEDICAL Office !

LOCATION	280 East Carver Street Durham NC 27704	
FRONTAGE	302 Feet on E. Carver Street	
ACREAGE	5.549 Acres (+/-)	
BEST USE	Office or Multi-family	
PRICE/SF	\$4.75 SF	
ZONING	O & I City of Durham	
UTILITIES	At Site	
TOPOGRAPHY	Wetland Impact	
POPULATION/ RADIUS *	6,766	1 Mile
	52,094	3 Miles
	129,924	5 Miles
MED. HH INCOME	2008	2013 Projected
AVG. HH INCOME	\$48,108	\$56,609
	\$61,546	\$67,8783 *

*STDB Online, CCIM & US Census Bureau & ESRI Forecasts



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Site Data

PLS 2015-15-04
 AREA 24,000 SF
 100 ACRES
 PARCEL:
 01 PUBLIC SPACES
 01 EXTERIOR REQUIRED SPACES
 01 INTERIOR REQUIRED SPACES
 01 TOTAL SPACES

Site Plan

SCALE: 1" = 50'-0"

280 East Carver Street
Durham NC 27704

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