

3300 North Duke Street

DURHAM, NC 27704



Land	FOR	SIZE	PRICE
	Sale or Lease	±2.14 AC	Call for Pricing



Overview

Immediate proximity to Duke Regional Hospital, providing strong daytime population driven by medical staff, patients, and visitors

Frontage on North Duke Street, one of Durham's primary commuter corridors, delivering exceptional visibility and brand exposure

High traffic counts and signalized access nearby, supporting retail, medical, and service-oriented uses

Strategic North Durham location serving surrounding neighborhoods, healthcare demand, and regional connectivity

±2.14 Acres Land for Sale or Ground Lease



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Property Overview

Demographics

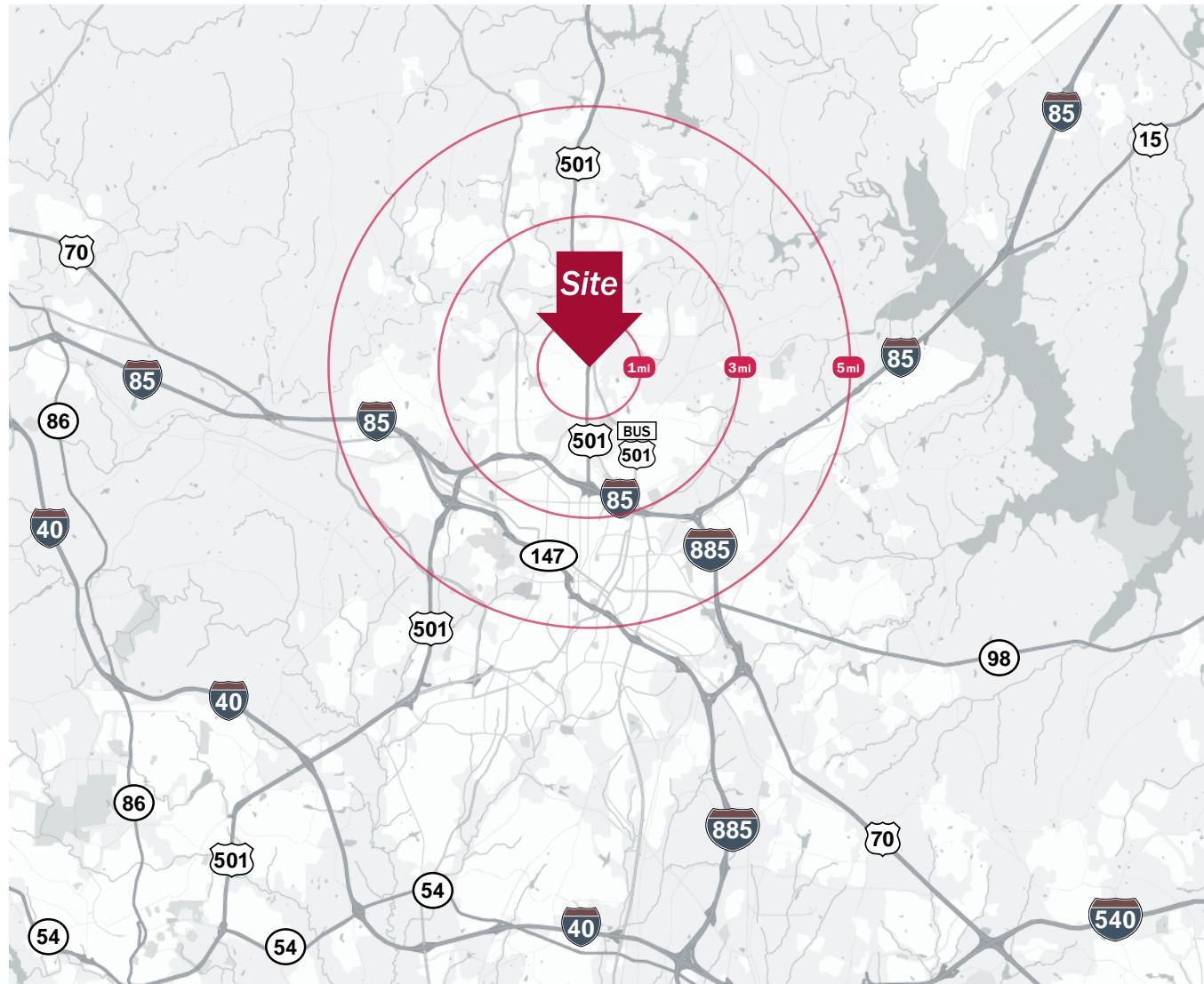
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	8,705	67,490	151,779
Daytime Population	15,377	70,158	182,530
Growth Rate	0.34%	1.12%	1.32%
Avg. HH Income	\$74,688	\$103,445	\$103,006

Traffic Count

Source: Esri® 2025

	AADT
N Duke St (Hwy 501)	30,500 (2025)
(Bus) Hwy 501	16,160 (2025)
Frasier St	2,620 (2025)



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Site Aerial



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Market Aerial



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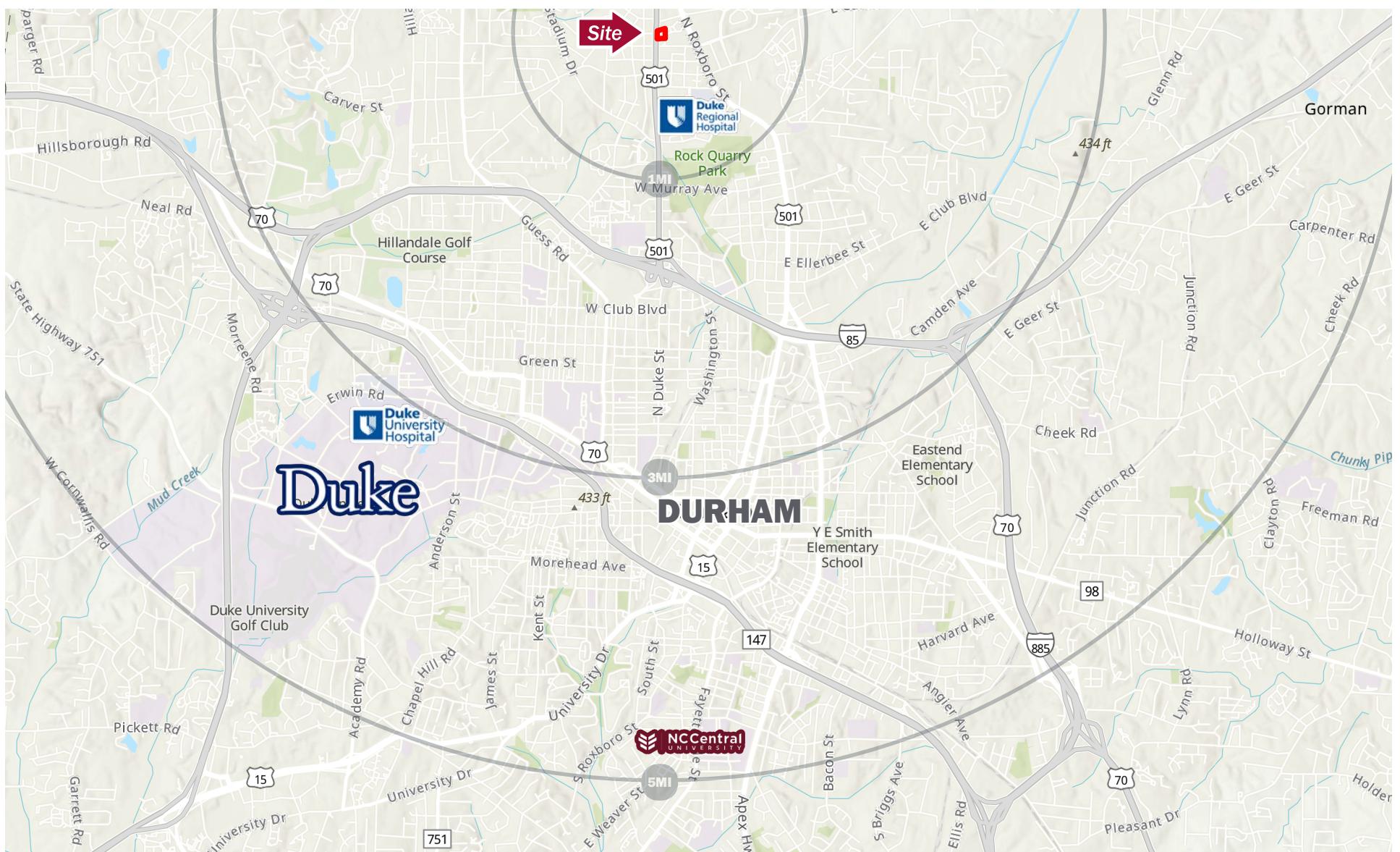
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Proximity Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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