



1008 WATTS STREET

1008 WATTS STREET, DURHAM NC 27701

THE SPACE

| | |
|-----------------|--------------------------------------|
| Location | 1008 Watts Street, Durham, NC, 27701 |
| COUNTY | Durham |
| Parcel ID | 102311 |
| Cross Street | Green Street |
| Square Feet | 9,411 |
| Annual Rent PSF | \$12.00 |
| Lease Type | Modified Gross |

HIGHLIGHTS

- This 9,411 SF assembly space is available for occupancy. The building is ideal for civic, church, daycare, school, and other non-profit uses. The main level is mostly open, with two large meeting/assembly rooms, conference room, office, kitchen, and restrooms. The lower level hosts several classrooms and offices with two sets of restrooms. Parking is shared with the adjoining Beth El Synagogue, along with several surrounding street parking options. Exterior features include a fenced-in playground area and upper and lower handicap access ramps. This location is conveniently located between Downtown Durham/Brightleft Square and 9th Street/Broad St corridors.
- Durham has continued to outpace some of the larger submarkets in terms of growth. Downtown's strong start-up presence coupled with the Research Triangle Park technology sector keep the area on the cutting edge. Amenities have also grown along with a mix of attractive multi-family and mixed-use developments urban core developments. The spoke that radiates around that core includes new offerings in the Government Services District, Warehouse District, Central Park, and Innovation Districts, Brightleaf Square, American Tobacco, and West Village. The quality of life, affordability, health care, education, culture, and diversity are significant drivers for the influxes to the population and will continue for the foreseeable future.



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 17,128 | 98,646 | 180,910 |



AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$81,864 | \$63,892 | \$71,524 |



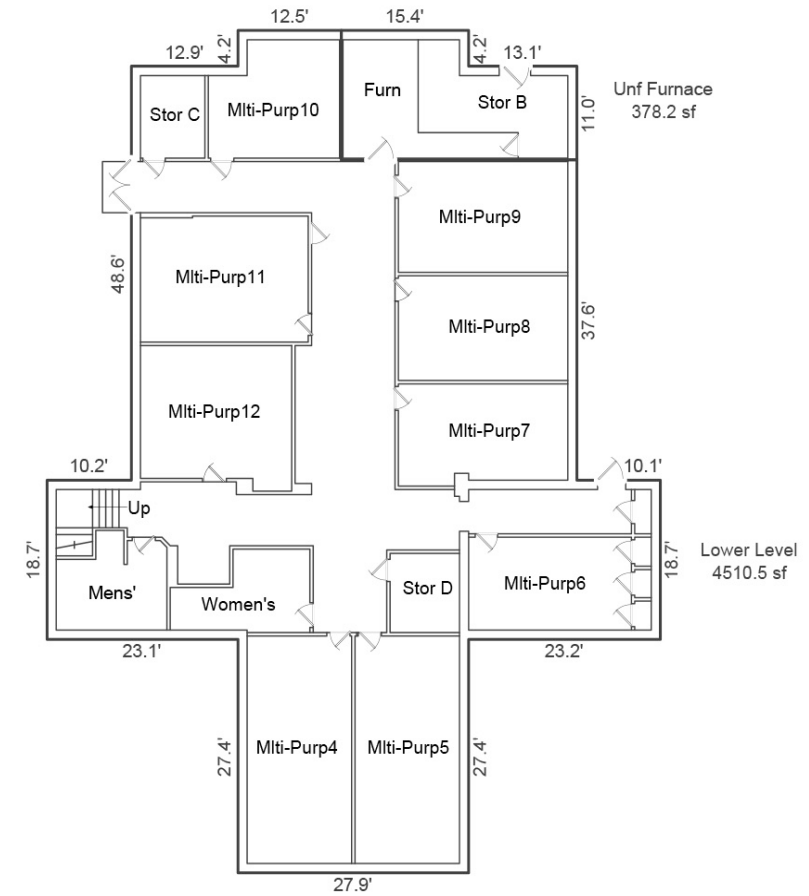
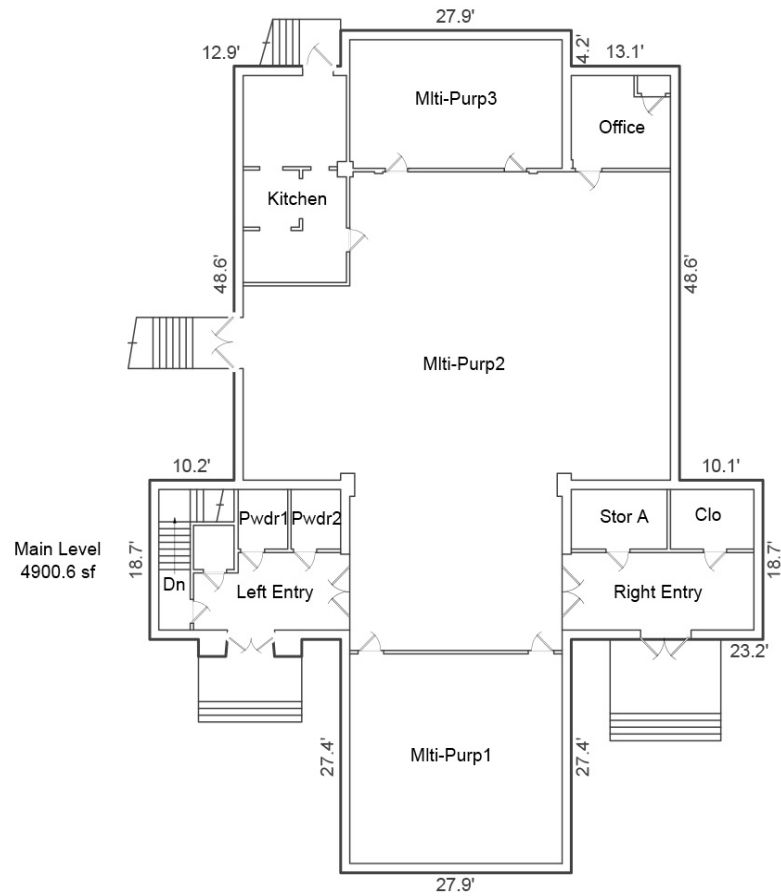
NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 7,170 | 38,525 | 71,780 |

Virtual Tour

<https://my.matterport.com/show/?m=zJQe8hCVLWH>







Front Elevation



Front Elevation



Exterior Entrance



Lobby/Entrance



Main Level Open Space



Main Level Open Space



Main Level Open Space II



Main Level Open Space



Main Level Office



Main Level Kitchen



Main Level Kitchen



Lower Level Hallway



Lower Level Classroom



Lower Level Classroom



Lower Level Classroom



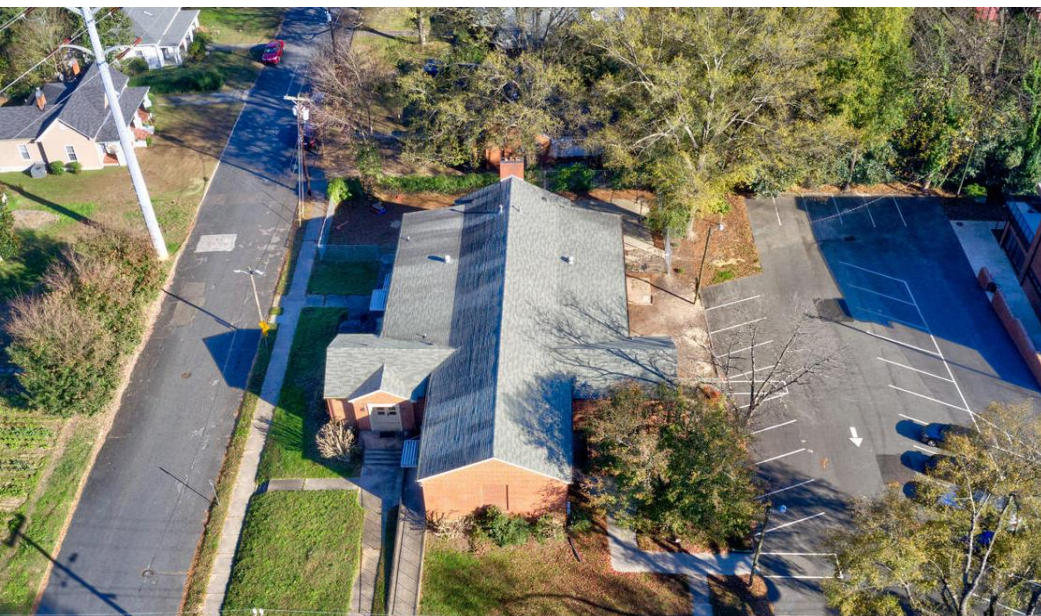
Lower Level Classroom



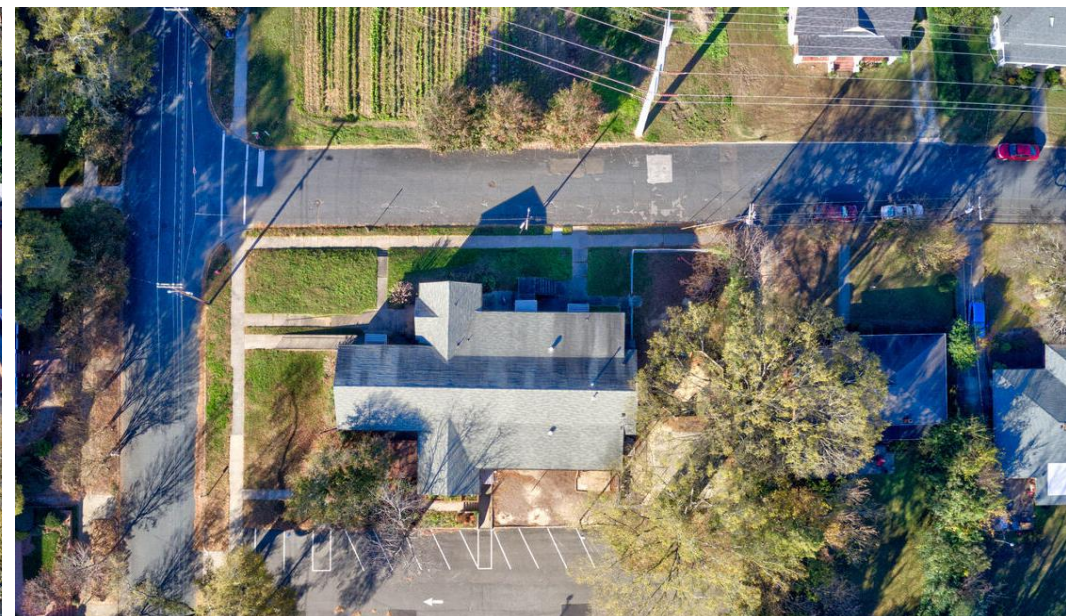
Rear Elevation



South Elevation

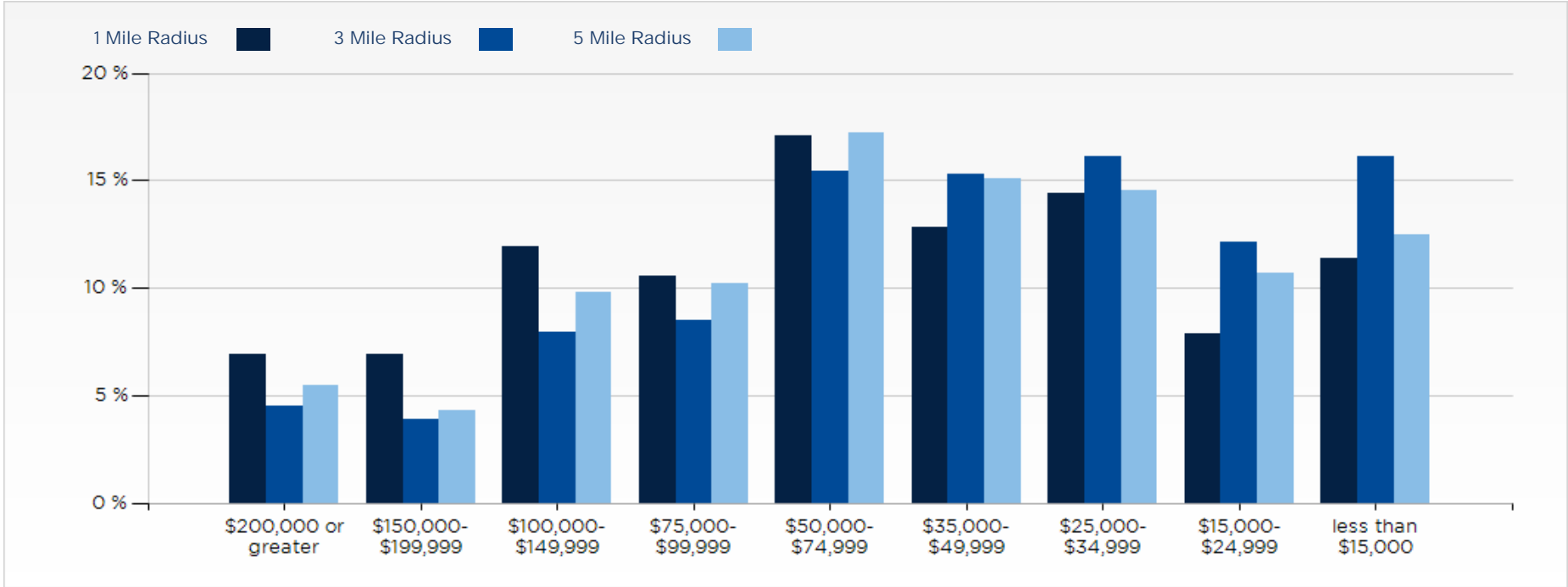


Aerial

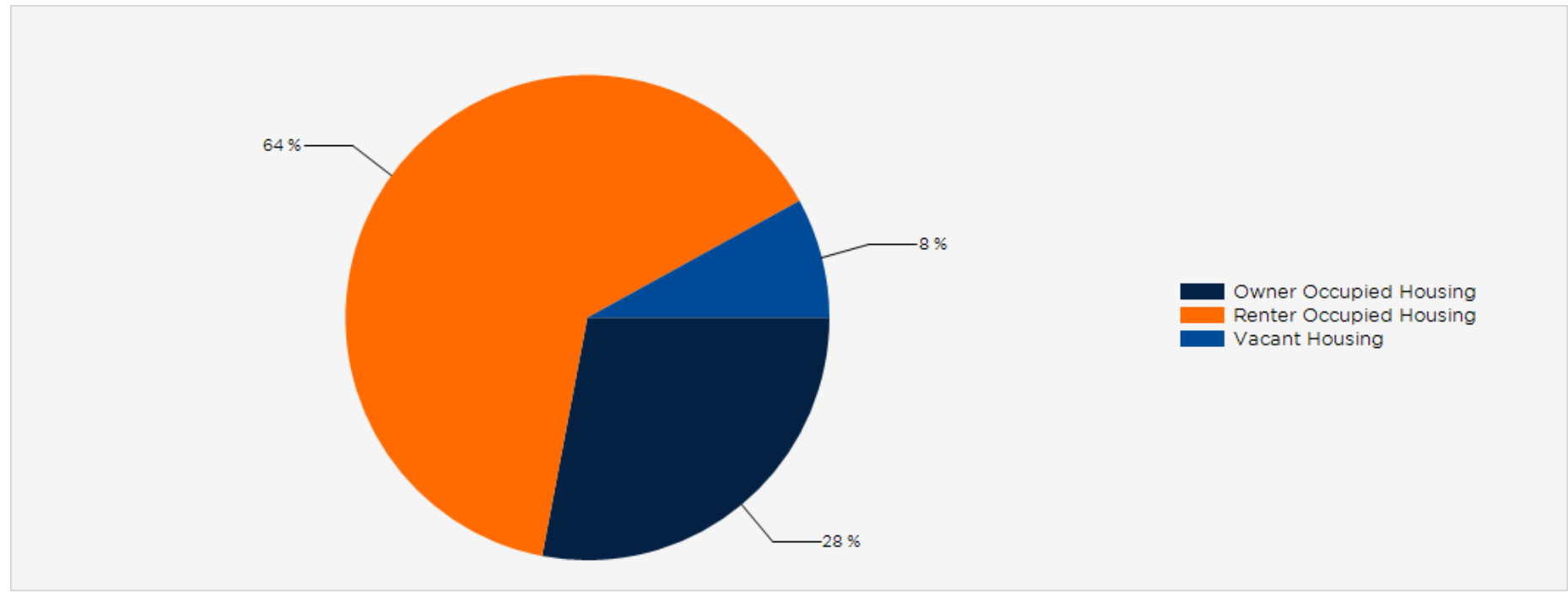


Aerial

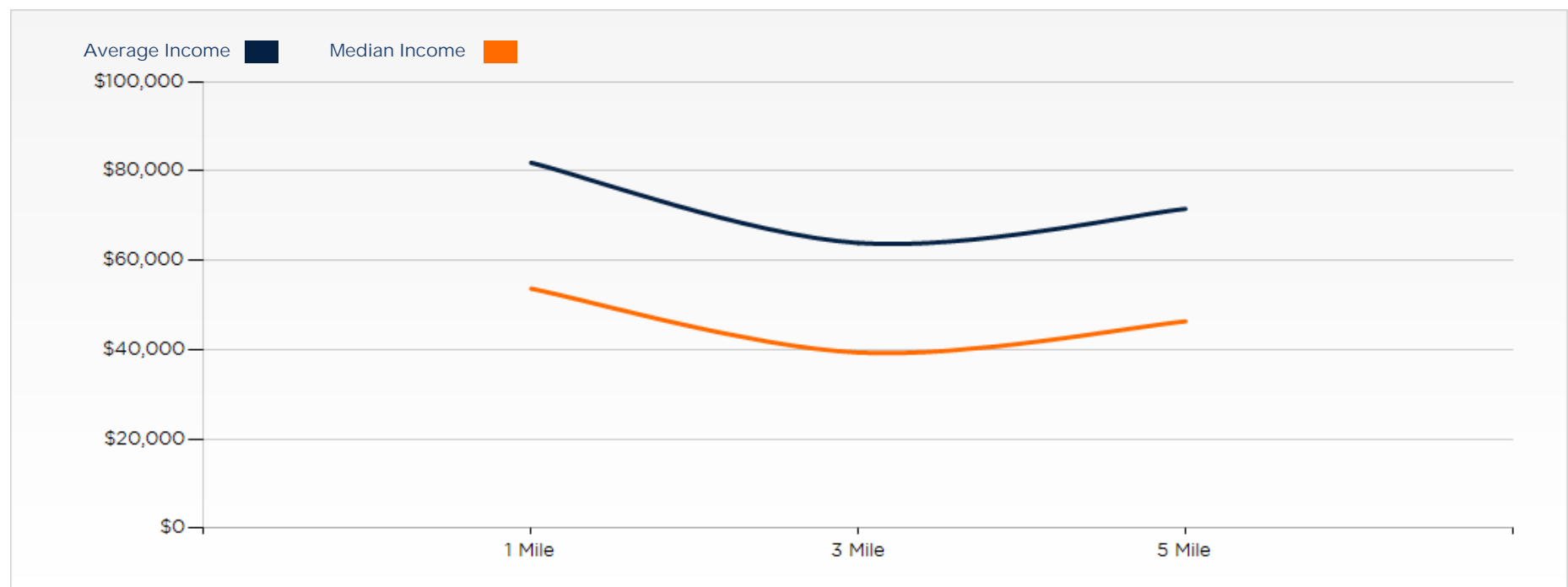
2020 Household Income



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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