



OFFERING MEMORANDUM

1800 Martin Luther King Jr. Parkway, #104
Durham, NC 27707

Madison Centre

Madison Centre

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Exclusively Marketed by:



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MADISON CENTRE

01

Executive Summary

Investment Summary

Location Summary



OFFERING SUMMARY

ADDRESS	1800 Martin Luther King Jr. Parkway, #104 Durham NC 27707
COUNTY	Durham
MARKET	Durham
SUBMARKET	South Durham
BUILDING SF	805 SF
YEAR BUILT	1986
APN	0810-14-24-7812.017
OWNERSHIP TYPE	Fee Simple

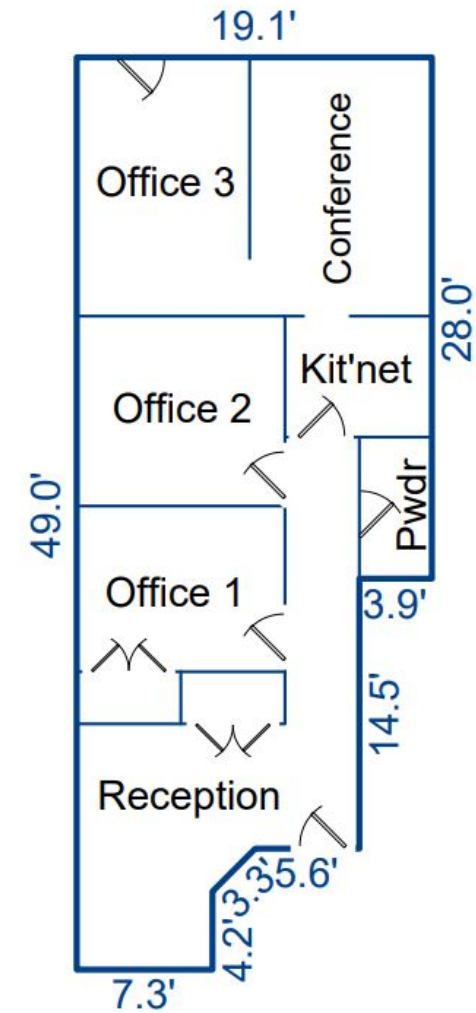
FINANCIAL SUMMARY

OFFERING PRICE	\$96,000
PRICE PSF	\$119.25

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	9,486	59,059	182,275
2020 Median HH Income	\$47,042	\$62,988	\$56,526
2020 Average HH Income	\$77,034	\$99,364	\$91,089

First Floor
805.3 sf







02

Property Description

Property Features

Aerial Map

Parcel Map

Stacking Plan

Additional Maps

MADISON CENTRE

PROPERTY FEATURES

NUMBER OF TENANTS	0
BUILDING SF	805
YEAR BUILT	1986
ZONING TYPE	O&I
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CONDO	Lower Level Unit

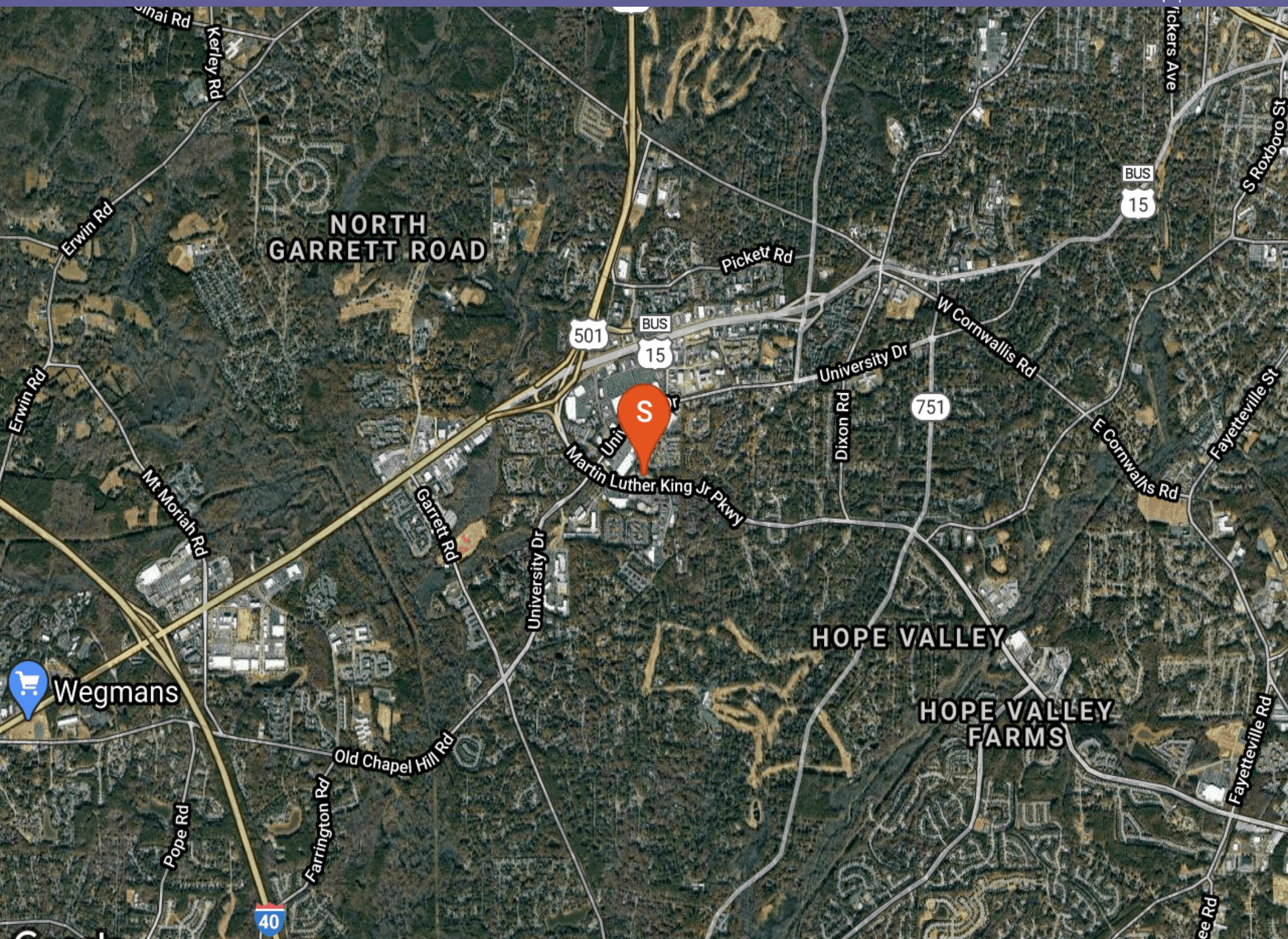
MECHANICAL

HVAC	Heat Pump
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	Separately Metered
LIGHTING	Flourescent

CONSTRUCTION

FOUNDATION	Crawl
FRAMING	Wood
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Shingle
LANDSCAPING	Manicured
WINDOWS	Insulated





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