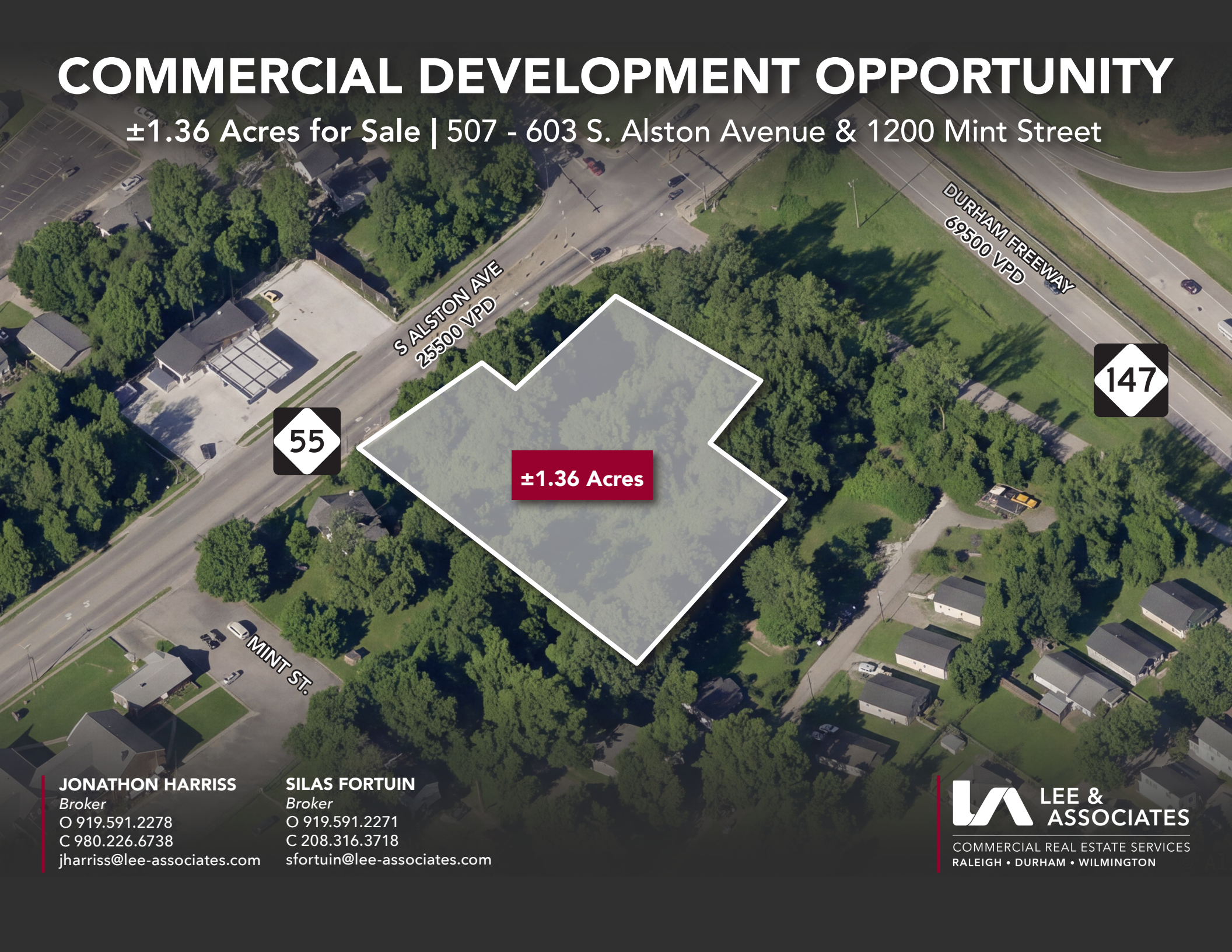


COMMERCIAL DEVELOPMENT OPPORTUNITY

±1.36 Acres for Sale | 507 - 603 S. Alston Avenue & 1200 Mint Street



±1.36 Acres

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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

TOTAL ACRES
±1.36

PARCEL NUMBERS
119138-119142

PRICE
\$1.25M

ACCESS
Mint Street & S. Alston

PROPERTY DESCRIPTION

Situated at the highly visible edge of South Alston Avenue and the Durham Freeway, this ±1.36-acre assemblage presents a rare opportunity for commercial development just minutes from Downtown Durham. Commercial Neighborhood (CN) zoning supports a variety of neighborhood-serving commercial uses, making the site well positioned for retail, restaurant, medical, office, and service-oriented development. The property consists of five assembled parcels with frontage along South Alston Avenue and access from Mint Street.

ADDRESS

601 S. Alston, Durham, NC 27701

HIGHLIGHTS

- Price - \$1.25M
- Commercial Neighborhood (CN) Zoning
- Five contiguous parcels
- Excellent visibility from Durham Freeway and S Alston
- Minutes from Downtown Durham
- Easy access to NC-147
- Strong surrounding residential growth
- Existing roadway access
- Commercial Neighborhood zoning
- Fuel Sales/Tobacco Stores



ZONING & DEVELOPMENT OVERVIEW

CURRENT ZONING

Commercial Neighborhood (CN)

The property is currently zoned Commercial Neighborhood (CN) under Durham's existing Unified Development Ordinance (UDO). The district is intended to support a broad range of neighborhood-serving commercial uses, including retail, office, medical, restaurant, and service businesses, offering flexibility for future redevelopment.

NEW LDC ZONING

Neighborhood Services (NS)

Under Durham's proposed Land Development Code (LDC), four of the five parcels are designated Neighborhood Services (NS). This place type is intended to support neighborhood-scale commercial development that provides convenient access to daily goods and services; including offices, medical uses, childcare, pharmacies, restaurants, and small-scale retail. The designation emphasizes walkability, pedestrian-oriented design, and businesses that are directly accessible from surrounding neighborhoods.

PLACE TYPES

507, 509, 601 & 603 S. Alston Ave

Neighborhood Services (NS)

- Supports neighborhood-scale commercial development
- Intended for businesses serving surrounding residential neighborhoods
- Encourages walkable retail, office, medical, restaurant, and service uses
- Promotes pedestrian-oriented development and accessibility

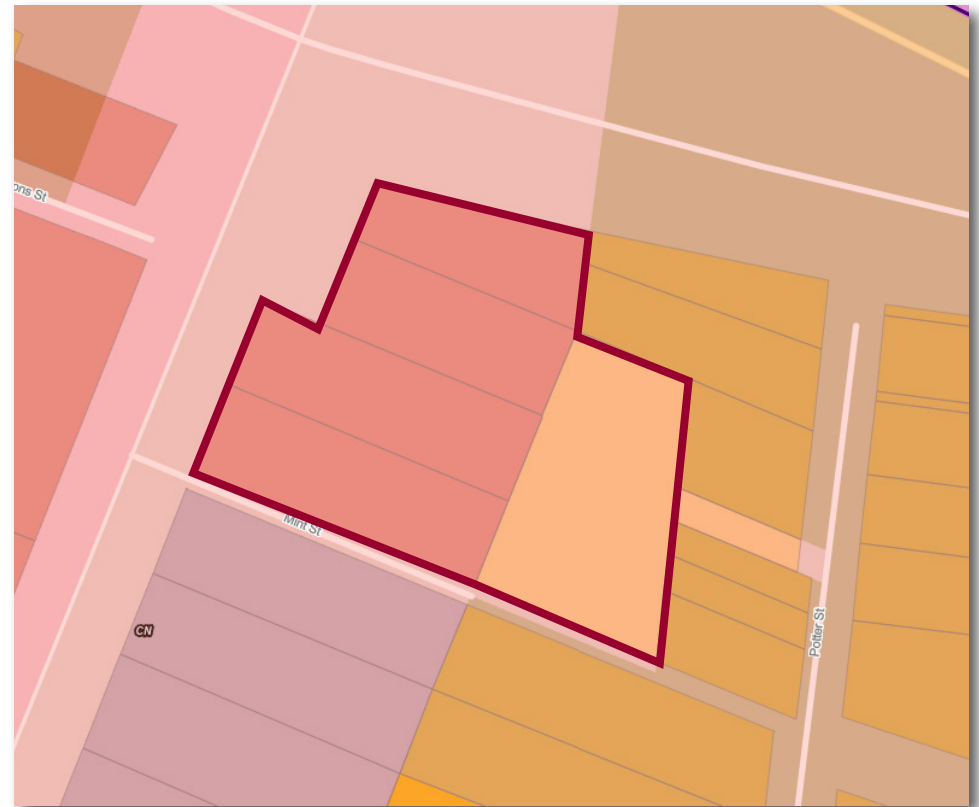
1200 Mint Street

Established Residential

- Currently zoned Commercial Neighborhood (CN)
- Identified as Residential-Density (R-D) under the paused LDC update
- Current zoning remains CN until any future code adoption

CURRENT DEVELOPMENT FACTS

- Commercial Neighborhood (CN) zoning currently in effect
- Existing Durham UDO governs all development
- Four parcels designated Neighborhood Services under the proposed LDC
- One parcel identified as Established Residential under the proposed LDC
- Excellent visibility along S. Alston Avenue and NC-147



Current zoning and place types shown. Refer to Durham UDO and GIS Advanced report for complete development standards.

DEVELOPMENT POTENTIAL

DEVELOPMENT HIGHLIGHTS

- ± 1.36 Acres
- Five assembled parcels
- Commercial Neighborhood (CN)
- Minutes from Downtown Durham
- High visibility from NC-147
- Strong surrounding residential growth

PERMITTED COMMERCIAL USES

- Restaurant/Cafe
- Coffee Shop
- Medical Office
- Professional Office
- Pharmacy
- Bank
- Boutique Retail
- Fitness Studio
- Childcare
- Personal Services

SELLER RESTRICTIONS

- Fuel Sales/Tobacco Stores



AREA OVERVIEW



WHAT'S NEARBY

- | | |
|--|---|
| 1 KFC
NZINGAS KITCHEN | 11 Gurley's Pharmacy
Bull City Dental
21c Museum Hotel
Durham
The Parlour
Durham Marriott
City Center |
| 2 Mezcalito Durham
Grill & Tequila Bar
Aaktun Coffee,
Restaurant and Bar
Ponysaurus Brewing
Co. | 12 Parker and Otis |
| 3 Yaya Tea DURHAM | 13 American Tobacco
Campus |
| 4 Golden Belt Campus | 14 Dashi Ramen and
Izakaya Cocktail Bar
Sweets by Shayda
Cafe |
| 5 SpringHill Suites by
Marriott Durham
City View | 15 The Durham Hotel
The Coffee Bar at
The Durham
M Sushi |
| 6 Durham Bulls
Athletic Park | 16 Carolina Theatre |
| 7 Durham Performing
Arts Center | 17 Downtown Durham
YMCA |
| 8 Tobacco Road
Sports Cafe
Aloft by Marriott
Durham Downtown
PRESS Coffee
Crêpes Cocktails | 18 Rise Southern
Biscuits & Righteous
Chicken |
| 9 Compare Foods | 19 Virge Yoga |
| 10 Mellow Mushroom
Durham | |

LOCATION ANALYSIS



DISTANCES		
Raleigh	26 miles	30 min
Fayetteville	72 miles	1 hr 15 min
Durham	2 miles	5 min
Greensboro	55 miles	55 min
Chapel Hill	12 miles	20 min

Charlotte	145 miles	2 hrs 20 min
Winston-Salem	80 miles	1 hr 15 min
Port of Wilmington	145 miles	2 hrs 20 min
Port of Charleston	280 miles	4 hrs 30 min
Port of Morehead City	165 miles	2 hrs 40 min
New York City	495 miles	8 hrs

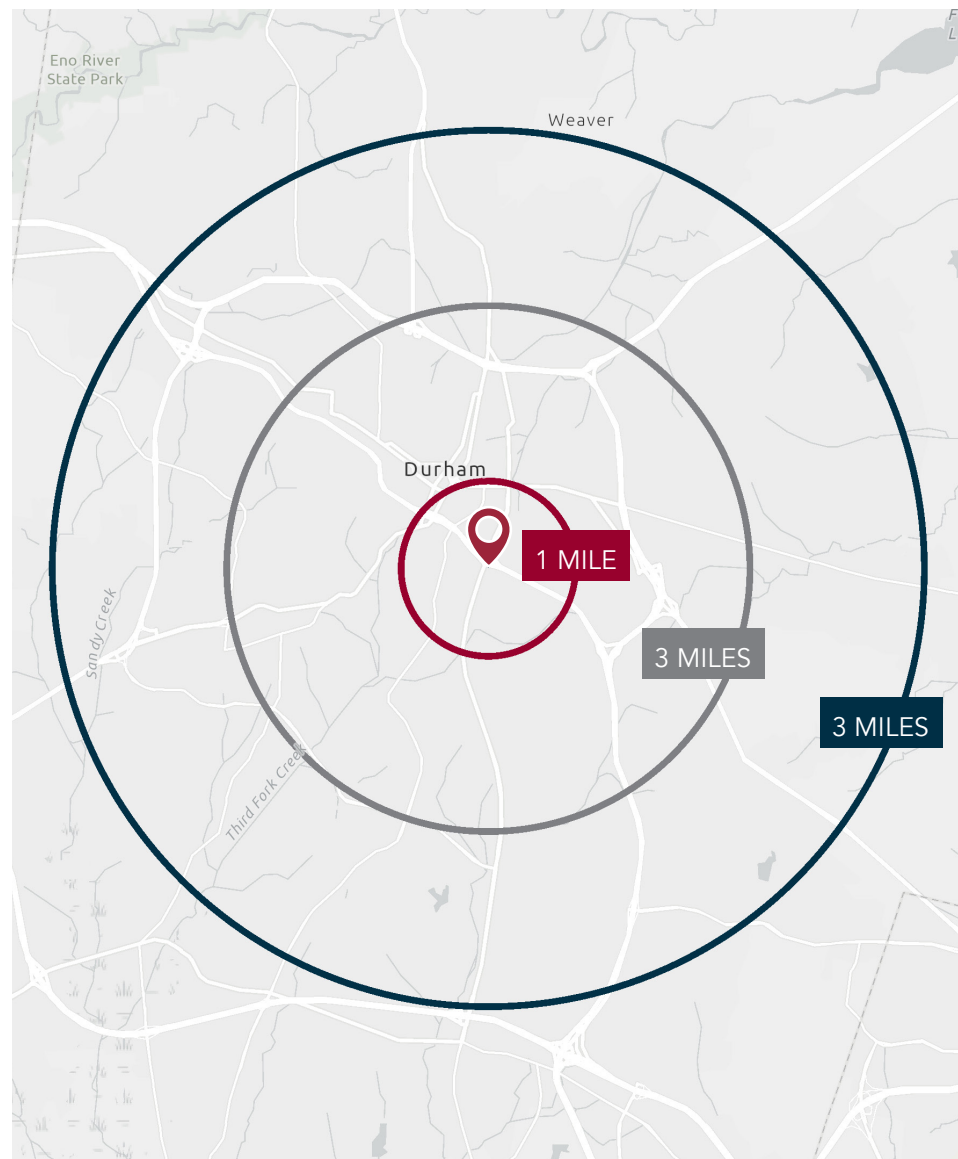
DEMOGRAPHICS

ABOUT DURHAM, NC

- » *One of the Southeast's fastest-growing markets*, with sustained population and employment growth fueling demand for new retail, restaurant, and service-oriented development.
- » *Part of the nationally recognized Research Triangle*, anchored by Duke University, Research Triangle Park (RTP), and UNC-Chapel Hill, providing a highly educated workforce and diverse economic base.
- » *Excellent regional connectivity*, with immediate access to NC-147, I-40, I-85, and Raleigh-Durham International Airport (RDU), connecting the site to major employment centers throughout the Triangle.
- » *Thriving downtown and surrounding neighborhoods*, with continued public and private investment creating strong demand for neighborhood-serving commercial uses and mixed-use development.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,537	97,313	205,192
Average Age	30.4	33.4	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,270	40,625	86,507
Average HH Size	2.30	2.23	2.33
Average HH Income	\$80,472	\$106,065	\$114,151
Average Home Value	\$335,990	\$464,092	\$446,414

* Demographic data derived from 2026 arcGIS





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