



**TRADEMARK  
PROPERTIES**

**1600 ANDERSON ST**

**DURHAM, NC 27707**

**48 UNITS  
FOR  
SALE**

**LISTING BROKER:**

**KHARMIKA ALSTON**

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**ANDERSON  
APARTMENTS**



**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552**

# EXECUTIVE SUMMARY

The property at 1600 Anderson St has 48 units spanning 44,711 square feet. It is located in a neighborhood influenced by Duke University and its medical center, the county's major employer and one of the state's largest. Amenities in the area include Lakewood Elementary School and Wrightwood Park, a 17-acre city park.

The property consists of five buildings offering five unit designs. Each unit includes a full kitchen with a stainless steel sink. One-bedroom units have one full bath, two-bedroom units have a full bath and a half bath, and three-bedroom units feature two full baths.

Originally built in 1968, the buildings have undergone extensive remodeling in 2017 and 2018. Renovations encompass new floors, drywall, doors, light fixtures, plumbing fixtures, appliances, windows, patio doors, kitchen counters, sinks, cabinets, and HVAC systems. Along with these renovations, sustainable renovations and improvements including new roofs, foundation work, landscaping, and waterproofing.



5

**BUILDINGS**

44,711

**SQUARE FOOTAGE**

48

**# OF UNITS**

# INVESTMENT SNAPSHOT



SUMMARY	
SF TOTAL	44,711
# OF UNITS	48
BUILDINGS	5
YEAR BUILT	1968
RENOVATED	2017 & 2018
ZONING	RU-M & RS-M(D)

SALE PRICE  
**CALL BROKER**

# PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS

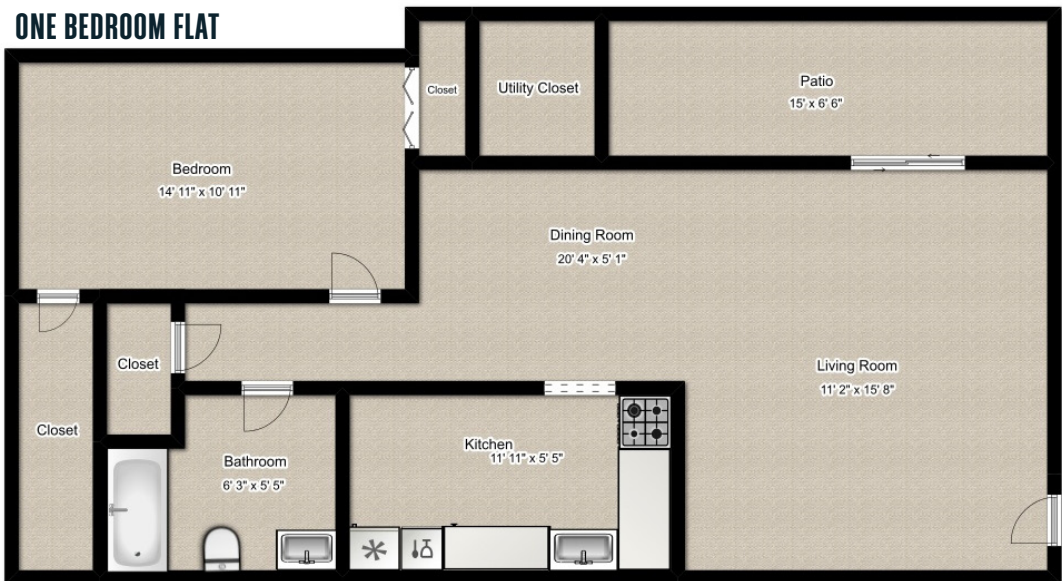


# FLOOR PLANS



**ONE BEDROOM FLAT W/ DEN**

**ONE BEDROOM FLAT**



*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.*

# FLOOR PLANS



**TWO BEDROOM FLAT W/ DEN**

**TWO BEDROOM FLAT**



*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.*

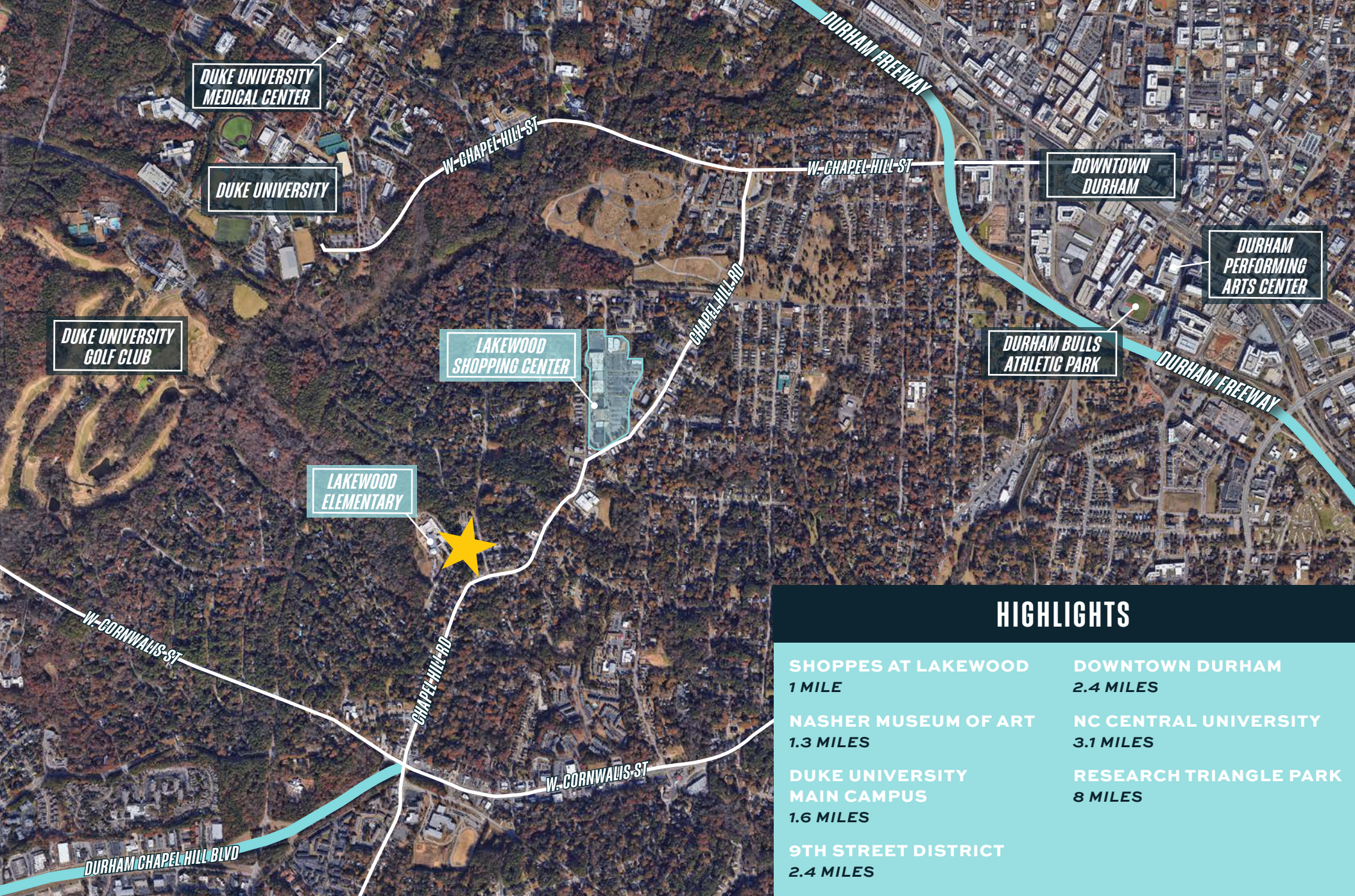


# FLOOR PLANS



**THREE BEDROOM**

*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy.*



## HIGHLIGHTS

**SHOPPES AT LAKEWOOD**  
1 MILE

**NASHER MUSEUM OF ART**  
1.3 MILES

**DUKE UNIVERSITY  
MAIN CAMPUS**  
1.6 MILES

**9TH STREET DISTRICT**  
2.4 MILES

**DOWNTOWN DURHAM**  
2.4 MILES

**NC CENTRAL UNIVERSITY**  
3.1 MILES

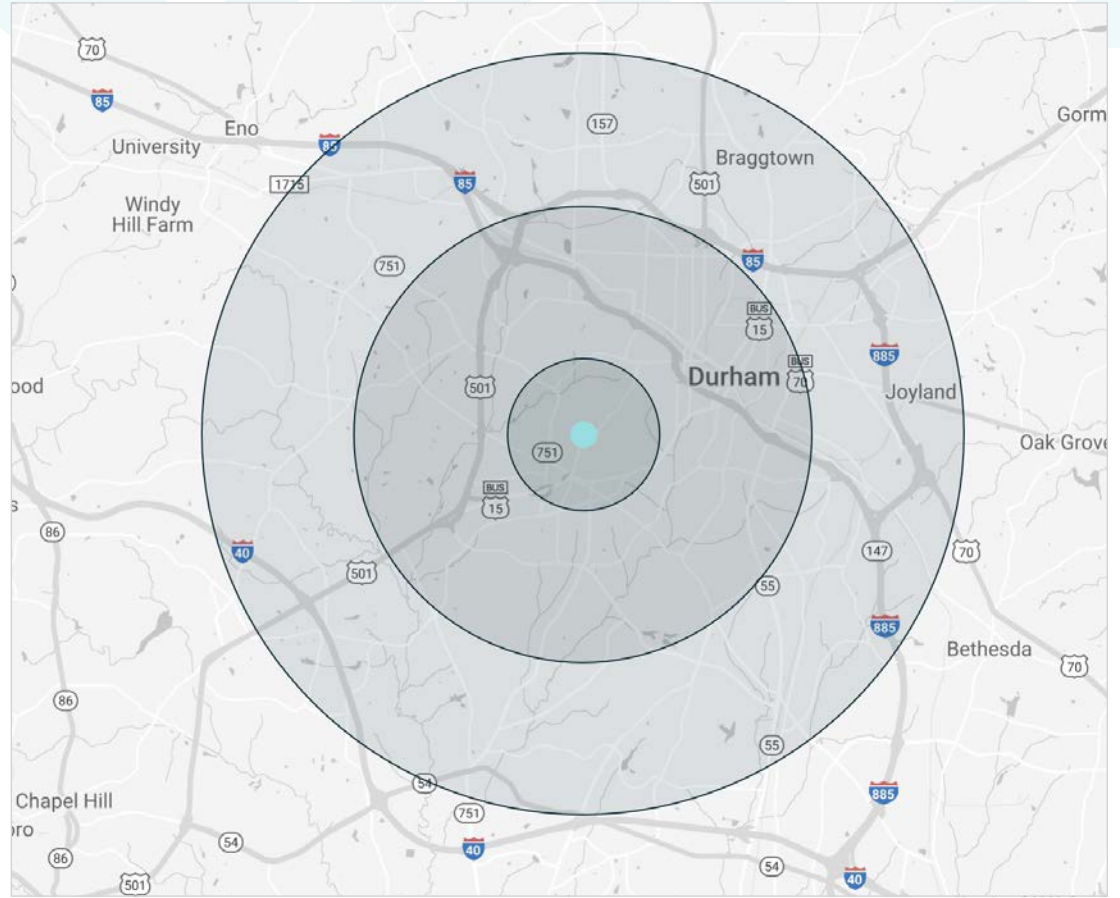
**RESEARCH TRIANGLE PARK**  
8 MILES

# DEMOGRAPHICS

	1 MILE	
	2023 <i>(Estimated)</i>	2028 <i>(Projected)</i>
<b>POPULATION</b>	10,563	10,701
<b>AVERAGE HOUSEHOLD INCOME</b>	\$122,577	\$126,176

	3 MILE	
	2023 <i>(Estimated)</i>	2028 <i>(Projected)</i>
<b>POPULATION</b>	99,713	102,335
<b>AVERAGE HOUSEHOLD INCOME</b>	\$97,016	\$97,234

	5 MILE	
	2023 <i>(Estimated)</i>	2028 <i>(Projected)</i>
<b>POPULATION</b>	200,946	205,556
<b>AVERAGE HOUSEHOLD INCOME</b>	\$103,126	\$102,877



# MARKET OVERVIEW

Durham, North Carolina is a vibrant and thriving city with a diverse economy and a strong real estate market. Known as the “Bull City,” Durham is home to several renowned universities, including Duke University and North Carolina Central University, which contribute significantly to the local economy.

The city’s economy is diverse, with sectors such as healthcare, education, technology, and research playing a prominent role. Duke University and its medical center are major employers in the area, attracting professionals and students from around the world. Additionally, the Research Triangle Park, located just 8 miles from Durham, is one of the largest research and technology parks in the country, providing further economic opportunities.

The real estate market in Durham has been experiencing growth and development in recent years. The city offers a range of housing options, from historic homes in neighborhoods like Trinity Park and Forest Hills to modern condominiums and apartment complexes. The demand for housing is driven by the growing population, including students, young professionals, and families.

Durham’s central location in North Carolina, along with its proximity to major highways, such as Interstate 85 and Interstate 40, makes it an attractive destination for businesses and residents alike. The city’s downtown area, including the American Tobacco Historic District, has undergone revitalization efforts, resulting in a vibrant arts and entertainment scene, with restaurants, shops, and cultural attractions.



# MARKET OVERVIEW

The presence of Duke University also contributes to a strong rental market in Durham, with a significant student population seeking off-campus housing options. Investors and property owners can benefit from rental income and potential appreciation.

Overall, Durham, NC offers a favorable real estate market with a diverse economy, strong educational institutions, and a growing population. The city's continued development and investment in infrastructure make it an attractive location for both residents and businesses looking for opportunities in the Research Triangle region.

Durham has undergone significant development and growth in recent years. The downtown area, particularly the American Tobacco Historic District, has experienced revitalization efforts, resulting in a vibrant mix of residential, commercial, and entertainment spaces. The city has invested in infrastructure improvements, including transportation and public amenities, to accommodate the growing population and attract businesses.

Furthermore, Durham has seen an increase in mixed-use developments, combining residential and commercial spaces. The city has focused on creating walkable neighborhoods and enhancing connectivity between different parts of the city.



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Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

**EXCLUSIVE LISTING BROKER**

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**REAL ESTATE ADVISOR**

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