



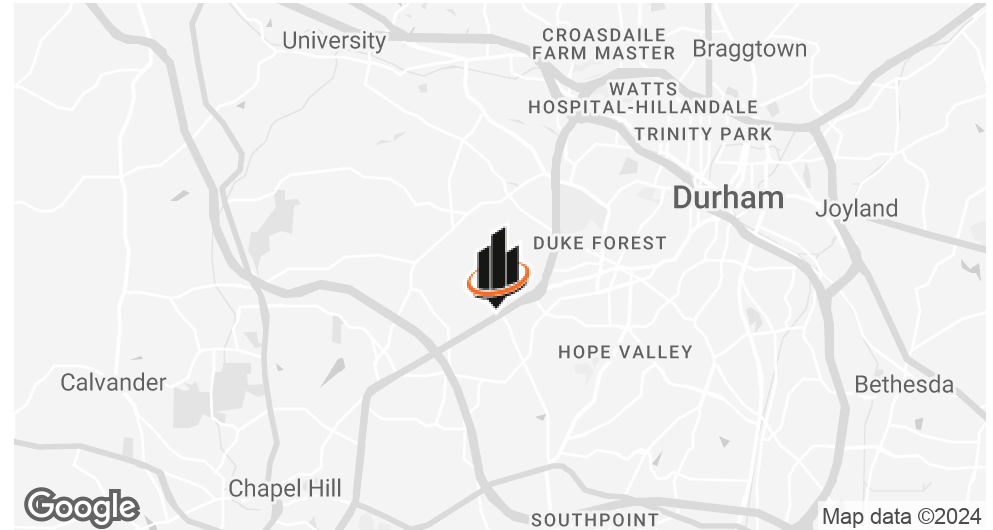
**±2.58 ACRES**

**GROUND LEASE**

**4603 DURHAM-CHAPEL HILL BLVD**

DURHAM, NC 27707

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LOT SIZE:</b>	±2.58 Acres
<b>PARCEL ID:</b>	140114
<b>ZONING:</b>	Commercial General (CG)
<b>UTILITIES:</b>	Available
<b>2023 TAXES:</b>	\$18,313.13
<b>LEASE RATE:</b>	Negotiable

## PROPERTY OVERVIEW

Located on the bustling Durham-Chapel Hill Blvd, this **±2.58-acre site offers a prime ground lease opportunity with excellent visibility and accessibility** due to its close proximity to I-40.

The property is **ideally situated to serve both the Durham and Chapel Hill communities**, making it perfect for businesses targeting a broad regional customer base.

## PROPERTY HIGHLIGHTS

- **Strategic Location:** Centrally located between Durham and Chapel Hill with close proximity to I-40, offering easy access and excellent visibility
- **High Traffic Volume:** Benefits from a high vehicle per day count of ±56,500 (via NCDOT), enhancing potential customer reach for any business
- **Lot Size:** Spans ±2.58 acres, providing ample space for various commercial uses under CG zoning

**WHIT BRANNON**

O: 919.287.3219

whit.brannon@svn.com

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# SITE OVERVIEW & TRAFFIC COUNTS



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whit.brannon@svn.com

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**PROPERTY PHOTOS**



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

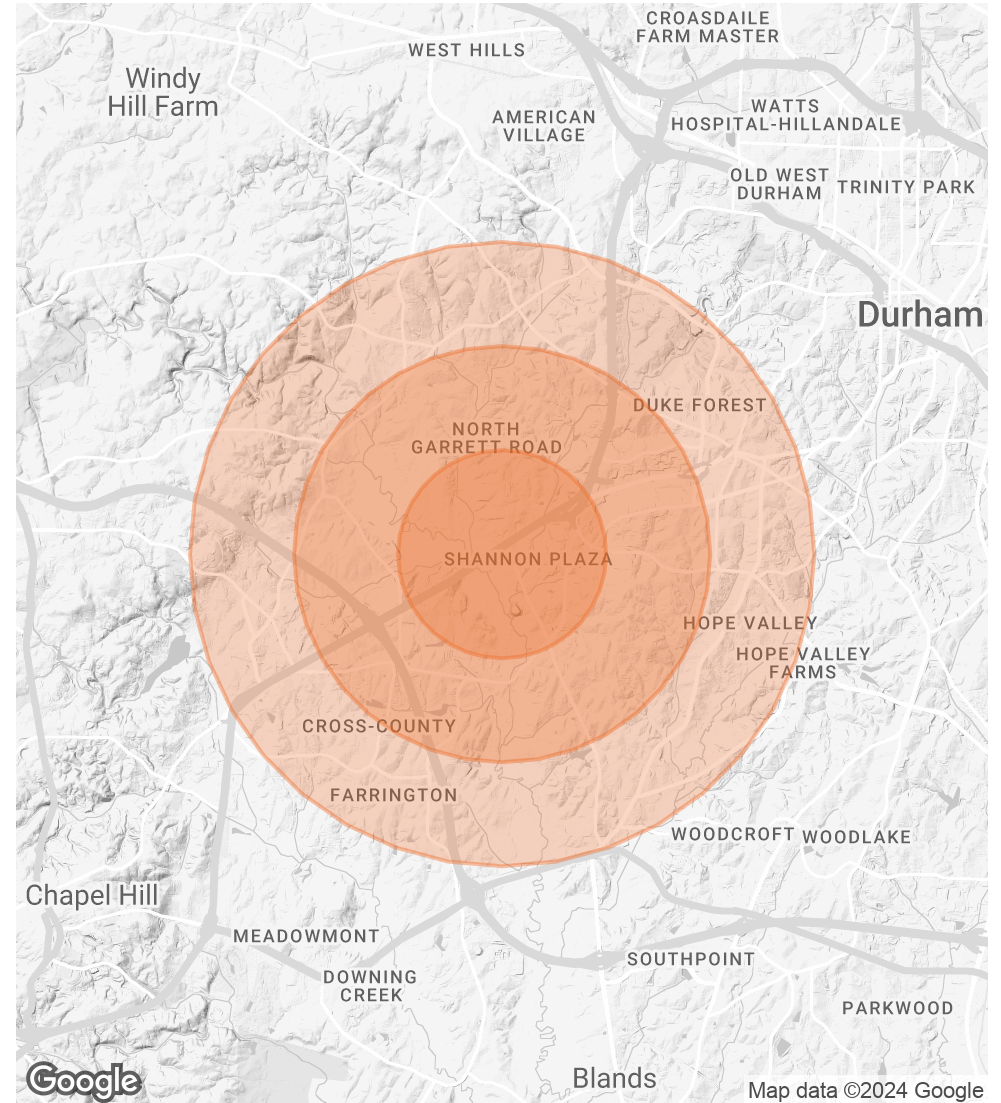
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	9,370	25,507	52,172
<b>AVERAGE AGE</b>	35	38	40
<b>AVERAGE AGE (MALE)</b>	0	0	0
<b>AVERAGE AGE (FEMALE)</b>	0	0	0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	4,724	11,971	23,212
<b># OF PERSONS PER HH</b>	2	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$89,695	\$119,175	\$126,330
<b>AVERAGE HOUSE VALUE</b>	\$391,807	\$496,002	\$502,167

Demographics data derived from AlphaMap



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## ADVISOR BIO



### WHIT BRANNON

Advisor

[whit.brannon@svn.com](mailto:whit.brannon@svn.com)

Direct: **919.287.3219** | Cell: **919.667.6226**

### PROFESSIONAL BACKGROUND

Whit started his real estate career at Morris Commercial in 2016. Having grown up in Chapel Hill and residing in Durham, Whit brings local knowledge to SVN | REA, where his primary focus is on retail infill opportunities and industrial. He loves spending time with his wife and dogs and, together, they enjoy running and competing in local races, such as The Tar Heel 10 Miler, Running of the Bulls 8K, and The Bull City Half Marathon.

### MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®
- Member, National Association of Realtors®

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