

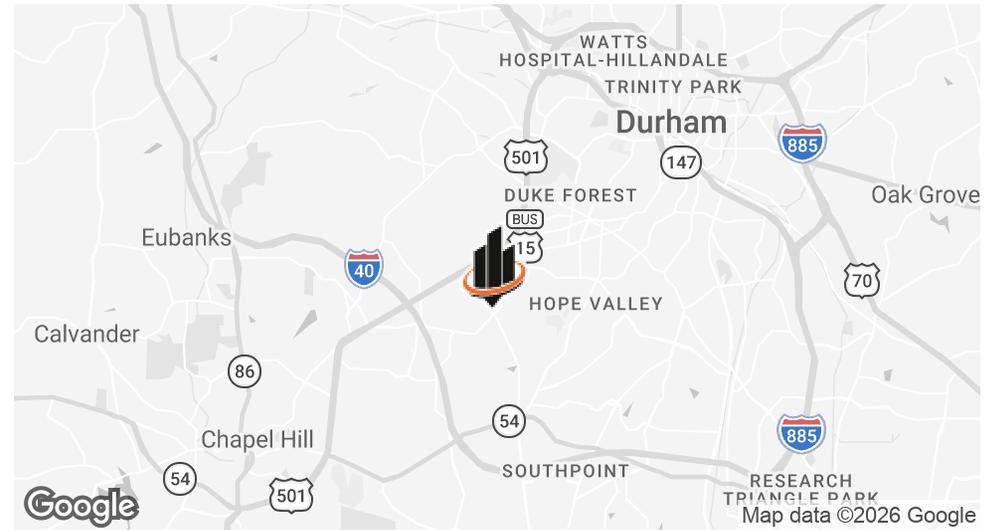


GROUND LEASE

# GARRETT ROAD ASSEMBLAGE

5314 GARRETT RD, 4200 & 4211 OLD CHAPEL HILL RD, 4309 JEAN AVE | DURHAM, NC 27707

# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>CONTACT BROKER FOR PRICING</b>
-------------------	-----------------------------------

## OFFERING SUMMARY

<b>LOT SIZE:</b>	±1.52 Acres
<b>PARCEL ID:</b>	139993, 140006, 140007, 140008
<b>ZONING:</b>	CN
<b>LEASE TYPE:</b>	Ground Lease (NNN)
<b>VIDEO TOUR:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

**We are seeking proposals for long-term ground leases.** Located at a prominent intersection of Garrett and Old Chapel Hill Road, **this site offers great exposure and visibility for a business.**

The site is adjacent to Hope Valley and the Blue Cross Blue Shield headquarters, **just minutes from a wide variety of retailers in and around Durham-Chapel Hill Blvd (±1 mile).**

## PROPERTY HIGHLIGHTS

- **Strategic Location:** Centrally located between downtown Durham (±5 miles) and Chapel Hill (±2 miles) with close proximity to I-40 (±2.5 miles)
- **High Traffic Area:** Benefits from a high vehicle per day count of ±22,000 on Old Chapel Hill and ±20,000 on Garrett, enhancing potential customer reach

**WHIT BRANNON**  
O: 919.287.3219  
whit.brannon@svn.com

**GARRETT ROAD ASSEMBLAGE** | 5314 Garrett Rd, 4200 & 4211 Old Chapel Hill Rd, 4309 Jean Ave Durham, NC



# SITE OVERVIEW & TRAFFIC COUNTS



**WHIT BRANNON**

O: 919.287.3219

whit.brannon@svn.com

**GARRETT ROAD ASSEMBLAGE** | 5314 Garrett Rd, 4200 & 4211 Old Chapel Hill Rd, 4309 Jean Ave Durham, NC

**SVN**  
REAL ESTATE ASSOCIATES

# RETAILER MAP



**WHIT BRANNON**  
 O: 919.287.3219  
 whit.brannon@svn.com

**GARRETT ROAD ASSEMBLAGE** | 5314 Garrett Rd, 4200 & 4211 Old Chapel Hill Rd, 4309 Jean Ave Durham, NC



# DEMOGRAPHICS MAP & REPORT

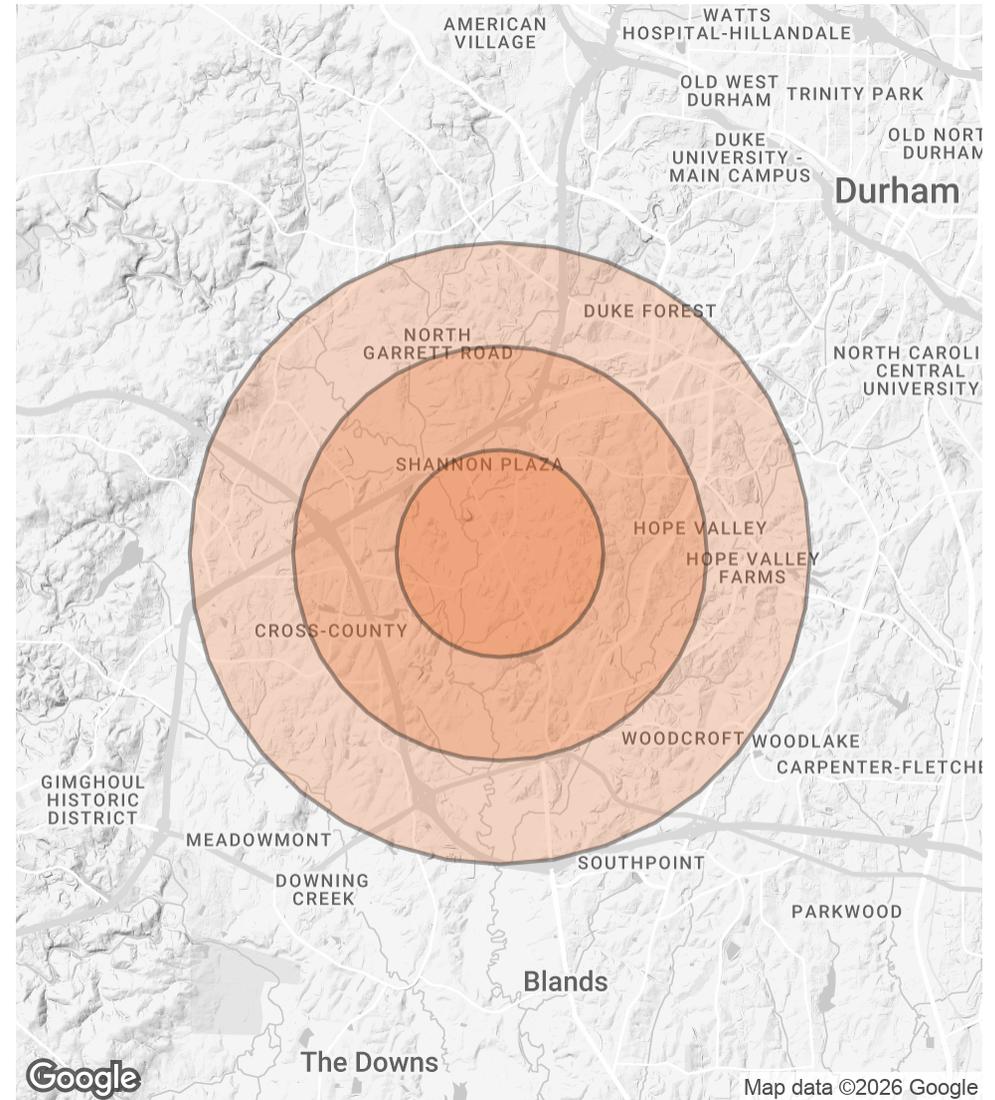
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,524	27,000	64,484
AVERAGE AGE	36	39	40
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	37	40	41

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,939	12,684	29,469
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$124,660	\$122,596	\$123,538
AVERAGE HOUSE VALUE	\$506,485	\$496,082	\$471,627

Demographics data derived from AlphaMap



**WHIT BRANNON**

O: 919.287.3219

whit.brannon@svn.com

**GARRETT ROAD ASSEMBLAGE** | 5314 Garrett Rd, 4200 & 4211 Old Chapel Hill Rd, 4309 Jean Ave Durham, NC



## ADVISOR BIO



### WHIT BRANNON

Advisor

whit.brannon@svn.com

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

## PROFESSIONAL BACKGROUND

Whit began his real estate career at Morris Commercial in 2016, bringing nearly a decade of experience in commercial brokerage and development. A Chapel Hill native and longtime Durham resident, Whit possesses deep local market knowledge that adds value to his clients at SVN | Real Estate Associates. His expertise is centered on retail infill opportunities and industrial properties, where he helps investors, developers, and business owners navigate strategic acquisitions and dispositions.

Beyond real estate, Whit is an avid runner who enjoys training and competing in local races, including the Tar Heel 10 Miler, Running of the Bulls 8K and Bull City Half Marathon. In the fall of 2024, Whit ran the City of Oaks Marathon and has since had a goal to run two a year. He completed the Eugene Marathon in Oregon in the spring and the Richmond Marathon in the fall of 2025. He also has a passion for poker, regularly traveling to Cherokee and Las Vegas to compete in World Series of Poker (WSOP) tournaments. Whit's won a WSOP ring after outlasting a competitive field of 511 players in the 6-Max tournament at Harrah's Cherokee in 2018.

In his free time, Whit loves spending time with his wife and dogs, making the most of Durham's vibrant community and active lifestyle. Together, they enjoy hiking and rucking on the local trails.

## MEMBERSHIPS

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

### WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com