



FOR SALE | ±6.85 ACRES
2000, 2008 & 2014 CHEEK RD
DURHAM, NC 27704

PRESENTED BY:



CAREY GREENE

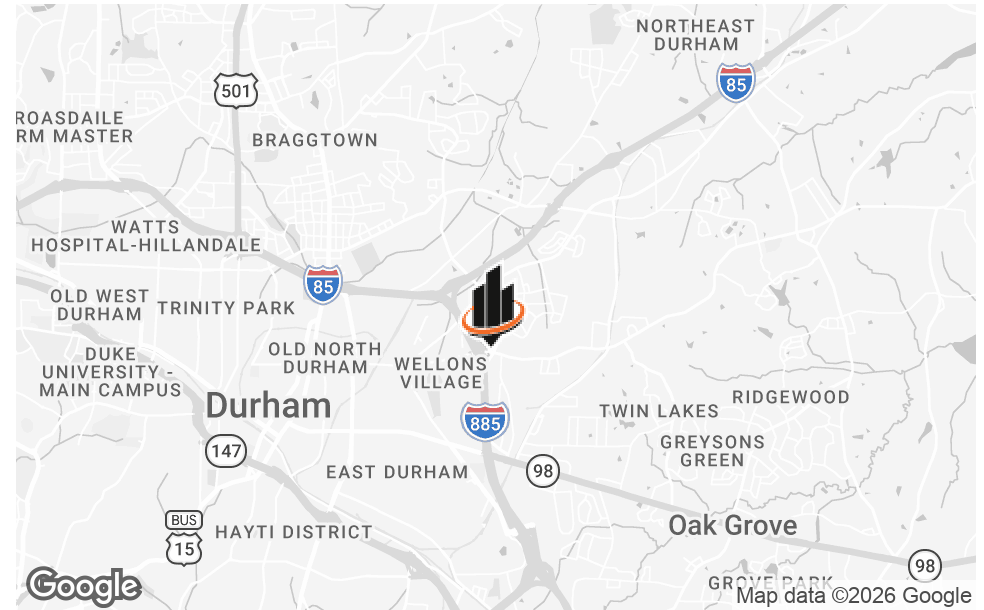
919.287.2135 | carey.greene@svn.com



BRIAN ALONSO

919.287.3217 | brian.alonso@svn.com

PROPERTY SUMMARY



ASKING PRICE

\$2,200,000

OFFERING SUMMARY

TOTAL ACREAGE:	±6.85 Acres
# OF PARCELS:	Three
PARCEL ID:	159577, 159576, 159574
ZONING:	Industrial Light (IL)
PROPOSED FUTURE ZONING:	Commercial Heavy (CH)

PROPERTY OVERVIEW

The Ascend Industrial Team is pleased to present **2000, 2008 & 2014 Cheek Road in Durham, NC — a ±6.85-acre assemblage of industrial land strategically positioned just off US Hwy 70** with immediate connectivity to I-85 and the Durham Fwy/I-40 via the East End Connector (NC-885).

The property is **currently utilized as a vehicle and laydown yard for a landscaping company** and features a fully fenced, lighted, and gated large gravelled area. With existing Industrial Light (IL) zoning and future Commercial Heavy (CH) designation under Durham's proposed Land Development Code, **the site offers flexible industrial and commercial redevelopment potential.**

This is a **rare opportunity to acquire a sizable, well-located industrial tract** within minutes of downtown Durham and the greater Triangle logistics corridor.

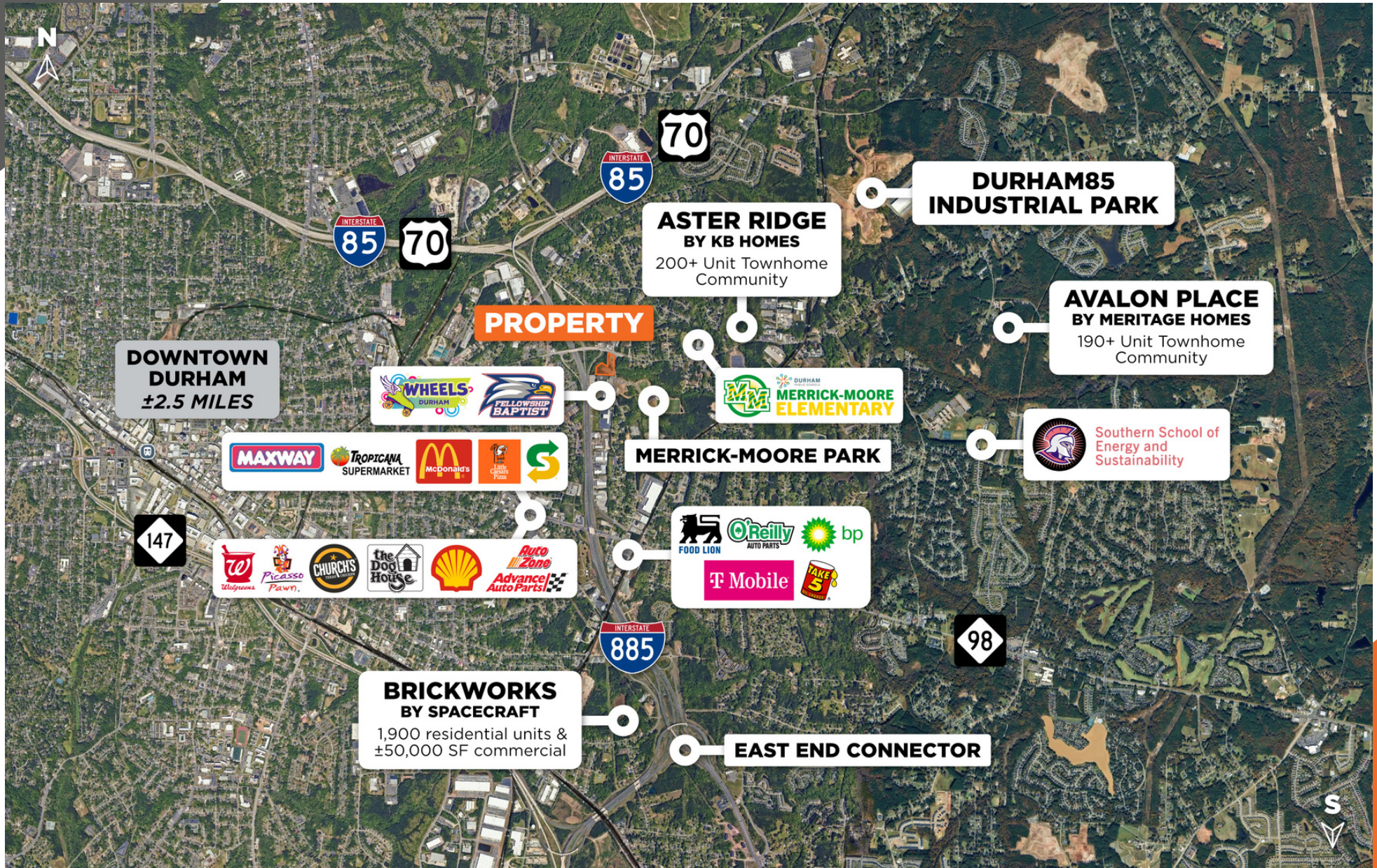
PROPERTY HIGHLIGHTS

- Site features a ±1.75-acre gravel yard, which is fully fenced, gated, and lighted
- Dual access from Cheek Rd and N. Hoover Rd, with immediate access to US 70 (±84,000 VPD)
- Quick connectivity to I-85 and I-40 via NC-885 (East End Connector)
- Adjacent to the City's new Merrick-Moore Park and the newly-renovated Wheels roller skating rink

PARCEL OVERVIEW & TRAFFIC COUNTS



RETAILER & NEARBY DEVELOPMENTS MAP

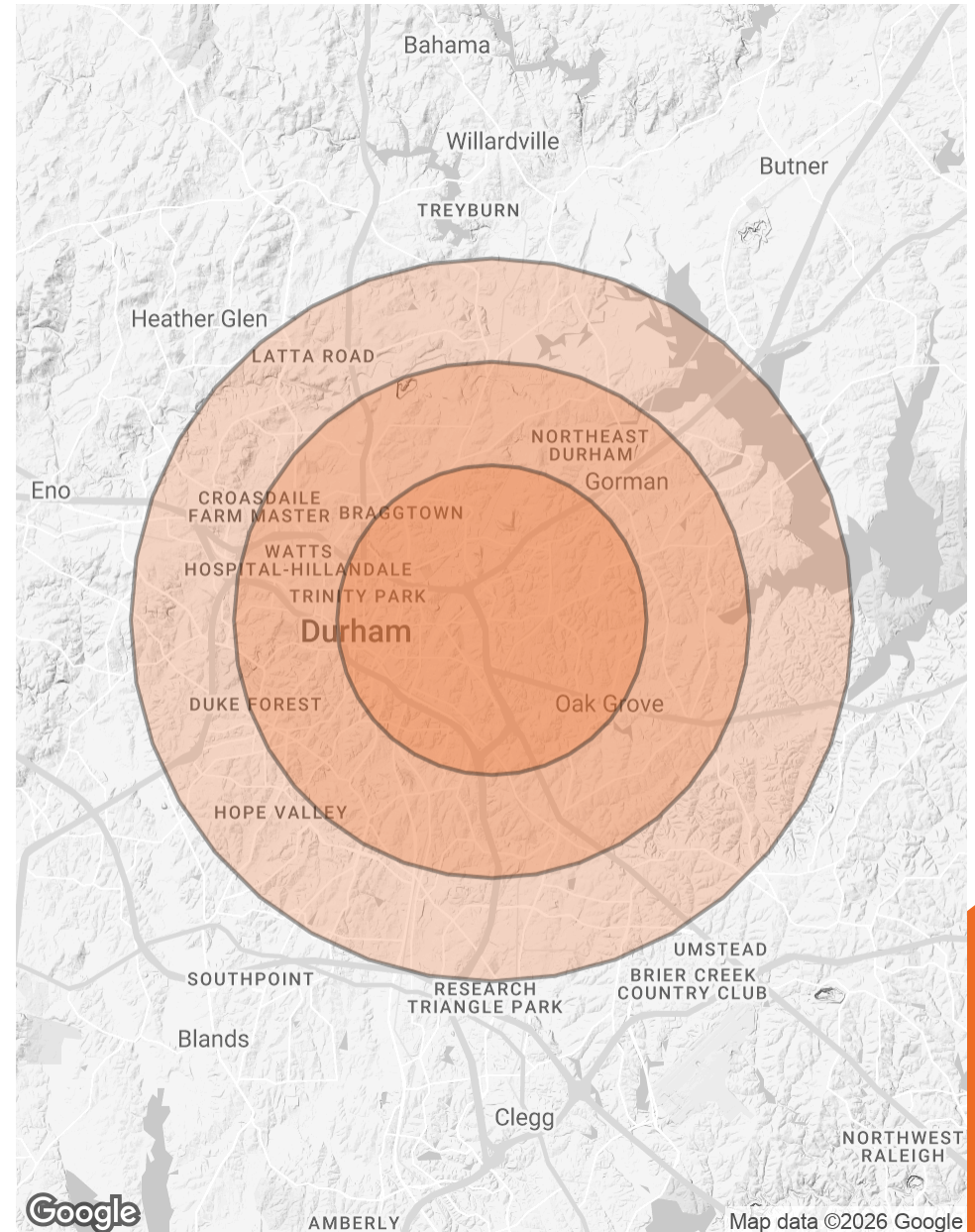


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	72,315	163,050	248,493
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	37	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	27,180	63,396	100,644
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$82,183	\$90,092	\$98,152
AVERAGE HOUSE VALUE	\$376,786	\$384,951	\$394,720

Demographics data derived from AlphaMap





Local Expertise.
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707