

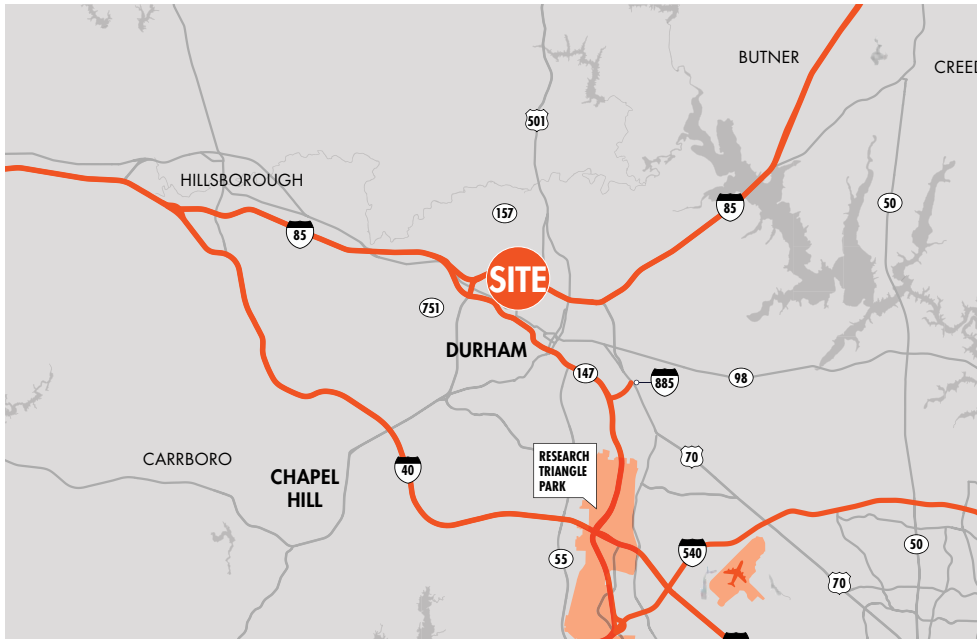
A large, two-story brick building with a flat roof and decorative brickwork. The building has several large windows and a central entrance. A silver sedan is parked in the foreground, and other cars are visible in the parking lot. The sky is clear and blue.

**2122 GUESS ROAD**  
DURHAM, NC 27705

±11,241 SF | ±1.31 ACRES | AVAILABLE

±11,241 SF | ±1.31 ACRES | AVAILABLE

2122 GUESS ROAD, DURHAM, NC 27705




## PROPERTY FEATURES

- ±11,241 SF former Walgreens on 1.31 acres
- Fully signalized intersection with multiple access points
- Less than half a mile from I-85
- Surrounded by strong national retailers including Costco, Home Depot, Harris Teeter, and others

## DEMOGRAPHICS

### 1 MILE RADIUS

 10,987  
ESTIMATED POPULATION


 34.4  
MEDIAN AGE

 \$73,798  
MEDIAN HOUSEHOLD INCOME

 4,946  
TOTAL EMPLOYEES

 \$424,840  
MEDIAN HOME VALUE


### 3 MILE RADIUS

 94,178  
ESTIMATED POPULATION

 33.6  
MEDIAN AGE

 \$73,686  
MEDIAN HOUSEHOLD INCOME

 47,224  
TOTAL EMPLOYEES

 \$429,602  
MEDIAN HOME VALUE

### 5 MILE RADIUS

 175,182  
ESTIMATED POPULATION

 35.4  
MEDIAN AGE

 \$77,769  
MEDIAN HOUSEHOLD INCOME

 70,802  
TOTAL EMPLOYEES

 \$394,190  
MEDIAN HOME VALUE

## AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696  
James.Mattox@foundrycommercial.com  
Licensed Real Estate Broker

ROSS DIACHENKO | 919.576.2683  
Ross.Diachenko@foundrycommercial.com  
Licensed Real Estate Broker

FOUNDRY  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com



±11,241 SF | ±1.31 ACRES | AVAILABLE

2122 GUESS ROAD, DURHAM, NC 27705



FOR MORE INFORMATION, PLEASE CONTACT:

**JAMES MATTOX | 919.576.2696**

[James.Mattox@foundrycommercial.com](mailto:James.Mattox@foundrycommercial.com)

Licensed Real Estate Broker

**ROSS DIACHENKO | 919.576.2683**

[Ross.Diachenko@foundrycommercial.com](mailto:Ross.Diachenko@foundrycommercial.com)

Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)



±11,241 SF | ±1.31 ACRES | AVAILABLE

2122 GUESS ROAD, DURHAM, NC 27705



FOR MORE INFORMATION, PLEASE CONTACT:

**JAMES MATTOX | 919.576.2696**

[James.Mattox@foundrycommercial.com](mailto:James.Mattox@foundrycommercial.com)

Licensed Real Estate Broker

**ROSS DIACHENKO | 919.576.2683**

[Ross.Diachenko@foundrycommercial.com](mailto:Ross.Diachenko@foundrycommercial.com)

Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](https://foundrycommercial.com)