



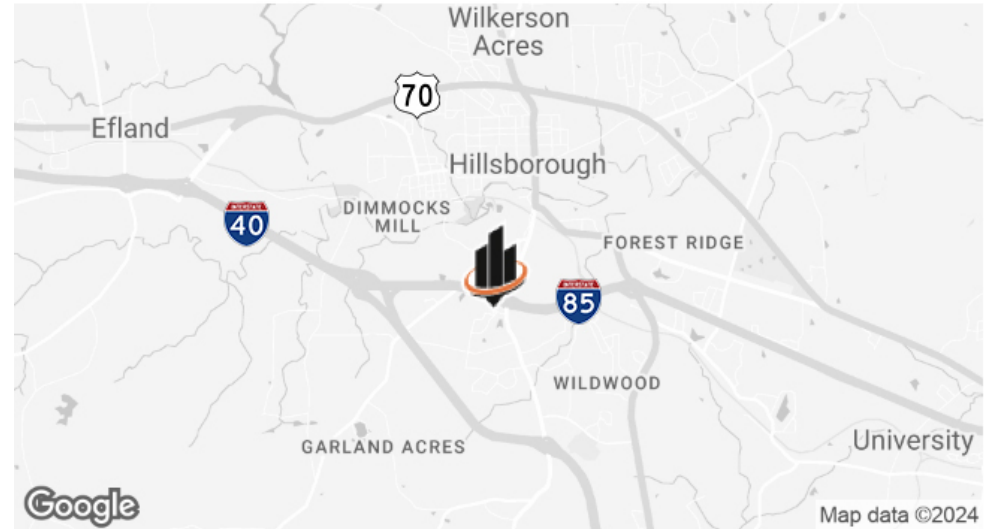
±1.40 ACRES

GROUND LEASE

111 CARDINAL DRIVE

HILLSBOROUGH, NC 27278

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±1.40 Acres
PARCEL ID:	9863886897
ZONING:	HIC (High Intensity Commercial)
LEASE RATE:	Negotiable
AERIAL TOUR:	View Here

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for **ground lease this ±1.40-acre parcel perfect for a commercial, retail, or food establishment building.**

Located in Hillsborough, NC near the **intersection of I-85 and Old NC-86, the lot features convenient access to I-40, UNC Hospital, Holiday Inn Express, multiple food and beverage options/retail stores, and several large residential subdivisions and apartment communities.**

PROPERTY HIGHLIGHTS

- Flexible zoning allows for a **wide variety of uses**
- **Excellent site for a bank, QSR, or auto-related service**
- **Sits near signalized intersection with easy access** to Exit 164 of I-85 (54,000 VPD) and only ±1.3 miles north of Exit 261 of I-40 (65,500 VPD)

WHIT BRANNON

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PROPERTY OVERVIEW



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SITE TOPOGRAPHY



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

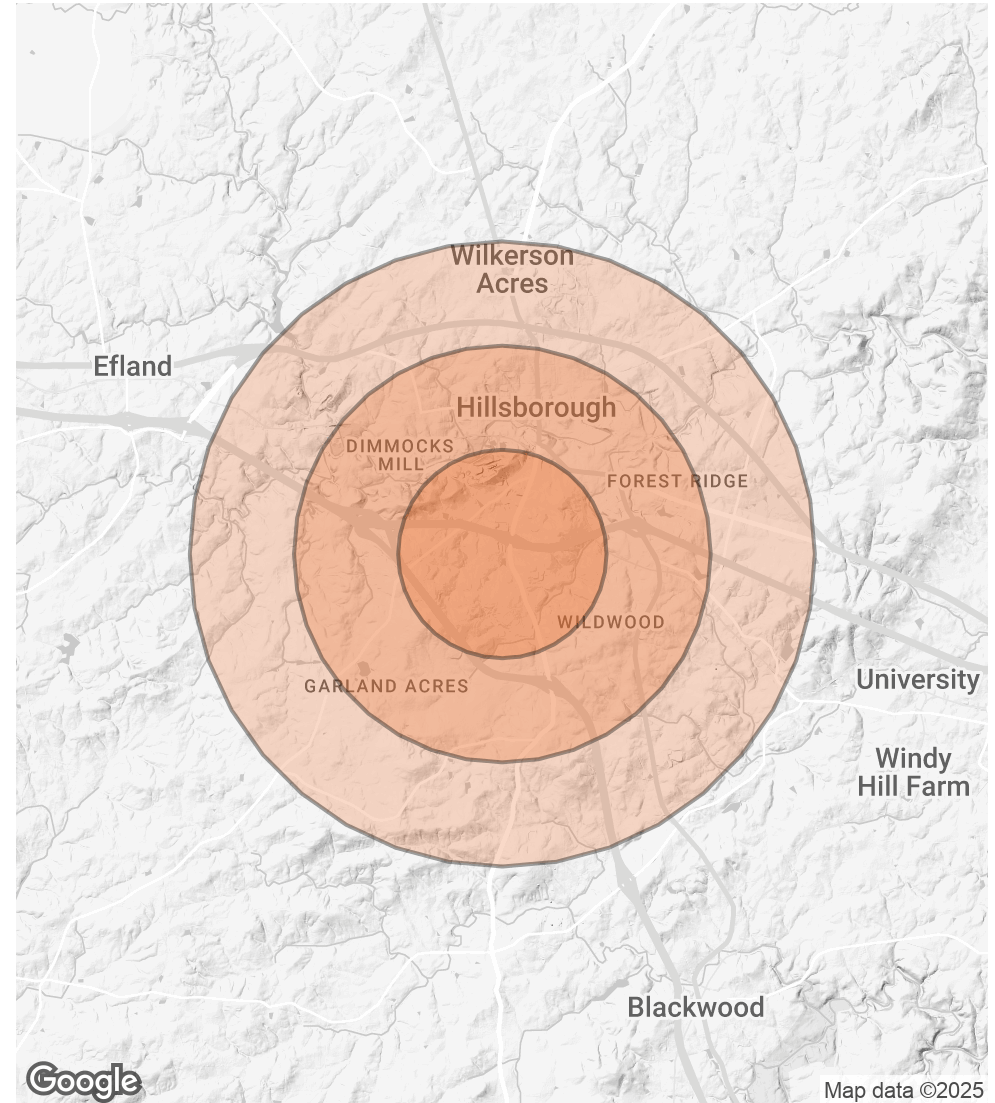
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,596	11,627	19,186
AVERAGE AGE	39	41	42
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,856	4,713	7,655
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$103,141	\$113,768	\$128,450
AVERAGE HOUSE VALUE	\$351,421	\$392,795	\$424,005

Demographics data derived from AlphaMap



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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, Bull City Half Marathon, and City of Oaks Marathon. 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 dedication to the game earned him 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.

MEMBERSHIPS

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

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