

LAND FOR SALE | ± 1.13 ACRES

116 S. DURHAM AVENUE

CREEDMOOR, NC 27522 | REDEVELOPMENT OPPORTUNITY



116 S. Durham Avenue

S. Durham Avenue

W. Hillsboro Street

Hwy 50 & Downtown Creedmoor (0.6 mile)

NAITRI PROPERTIES



PROPERTY OVERVIEW

Strategically located in the heart of Creedmoor, this ± 1.13 -acre property offers strong visibility, easy regional access, and a prime position within one of Granville County's growing communities.

ADDRESS 116 S. Durham Avenue, Creedmoor, NC 27522

ACRES 1.13 acres

PIN 088620824122

ZONING US 15 Commercial District (C-15)
ZONING ORDINANCE (City of Creedmoor)

PRICE \$690,000.00

FEATURES

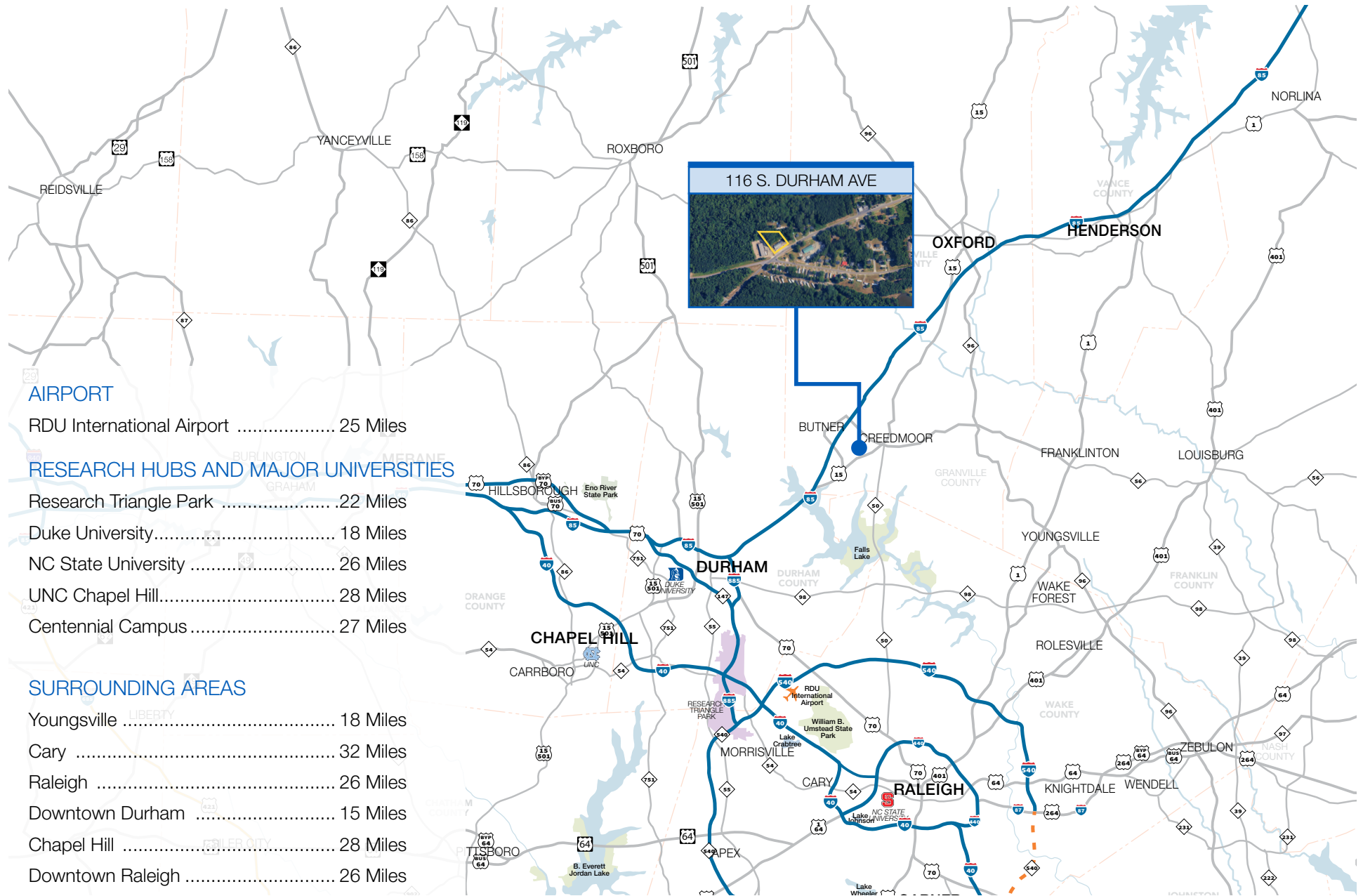
- 6,000 SF existing building on site (former Quick Mart)
- 200' of frontage on Hwy 15 & S. Durham Ave
- 7,500 vehicles daily (ADT)
- Less than one mile from downtown Creedmoor & Hwy 50

CONTACT

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NAITRI PROPERTIES

TRIANGLE REGION



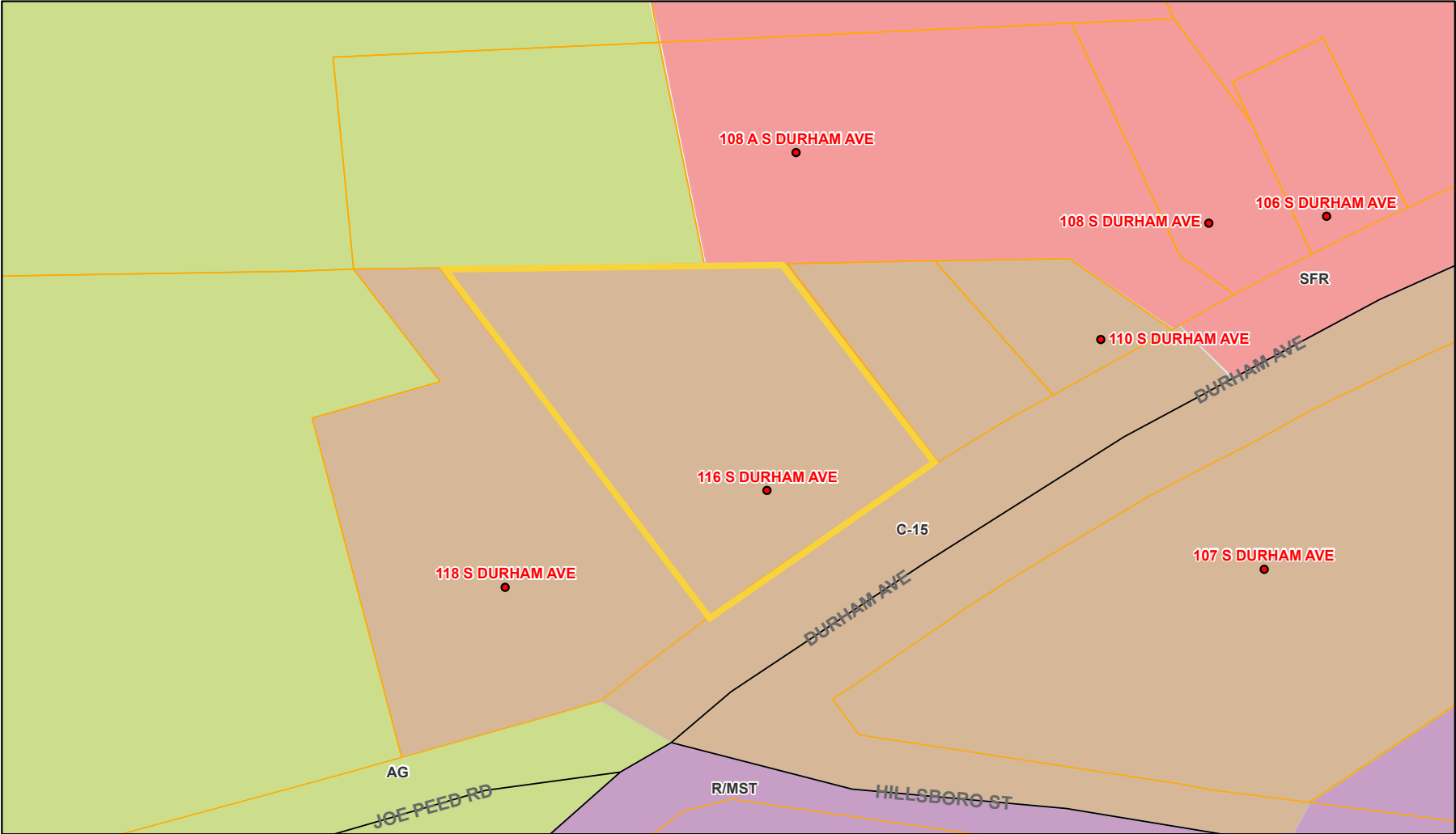
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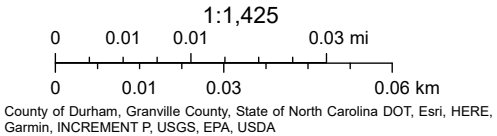
NAI TRI PROPERTIES

ZONING MAP



6/23/2026, 1:49:47 PM

- | | | | | |
|------------------|------------------|-------|------|-------|
| ● Address Points | Hydro | CIV | C-56 | MSP |
| Centerlines | Parcels | AG | OSP | Other |
| County Boundary | Creedmoor Zoning | R/MST | C-15 | |
| Easements | SFR | MS | IND | |



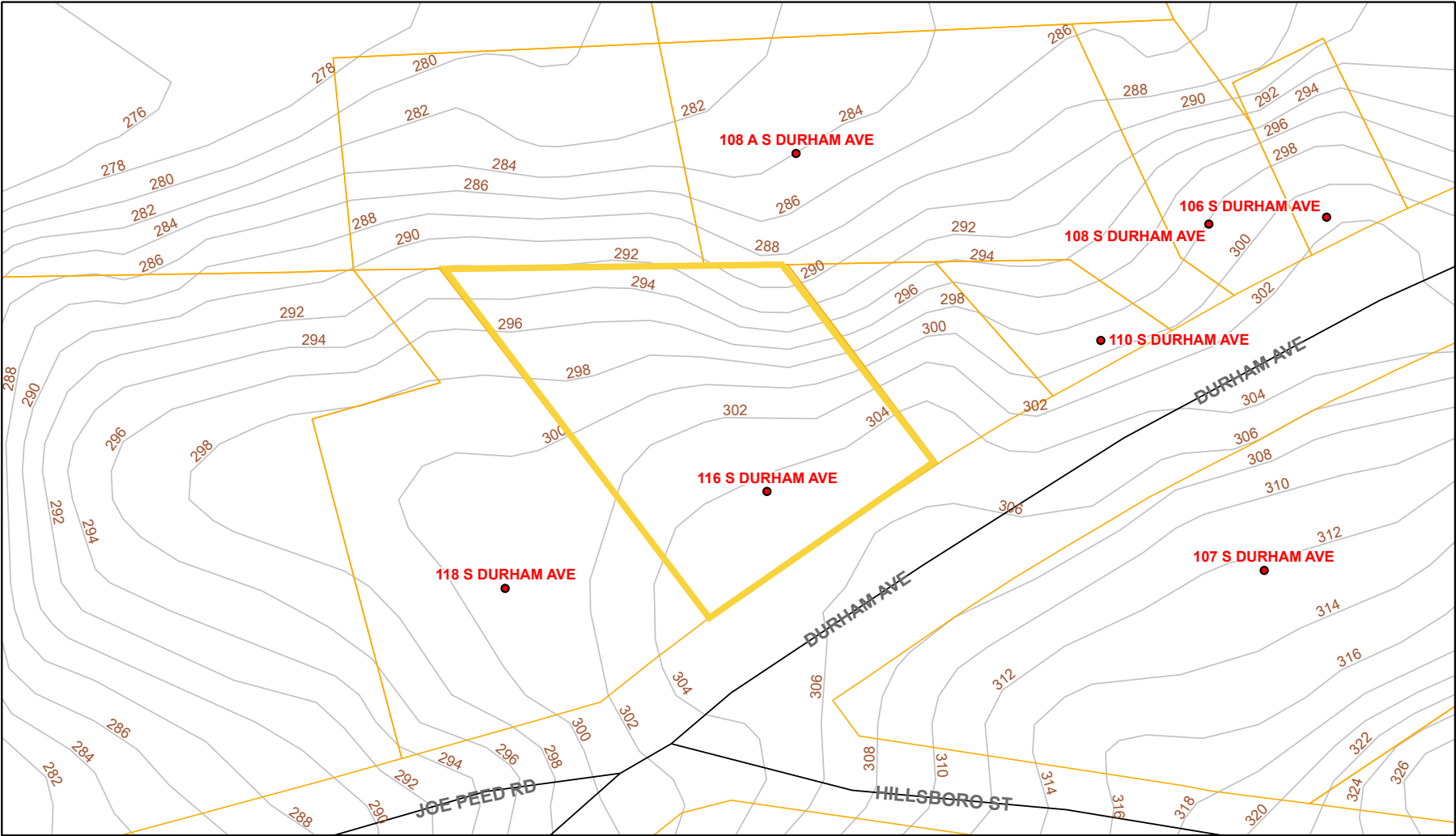
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TOPOGRAPHY MAP



6/23/2026, 1:49:13 PM

- Address Points
- Easements
- Topography
- Centerlines
- Hydro
- County Boundary
- Parcels

1:1,425
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.06 km
County of Durham, Granville County, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

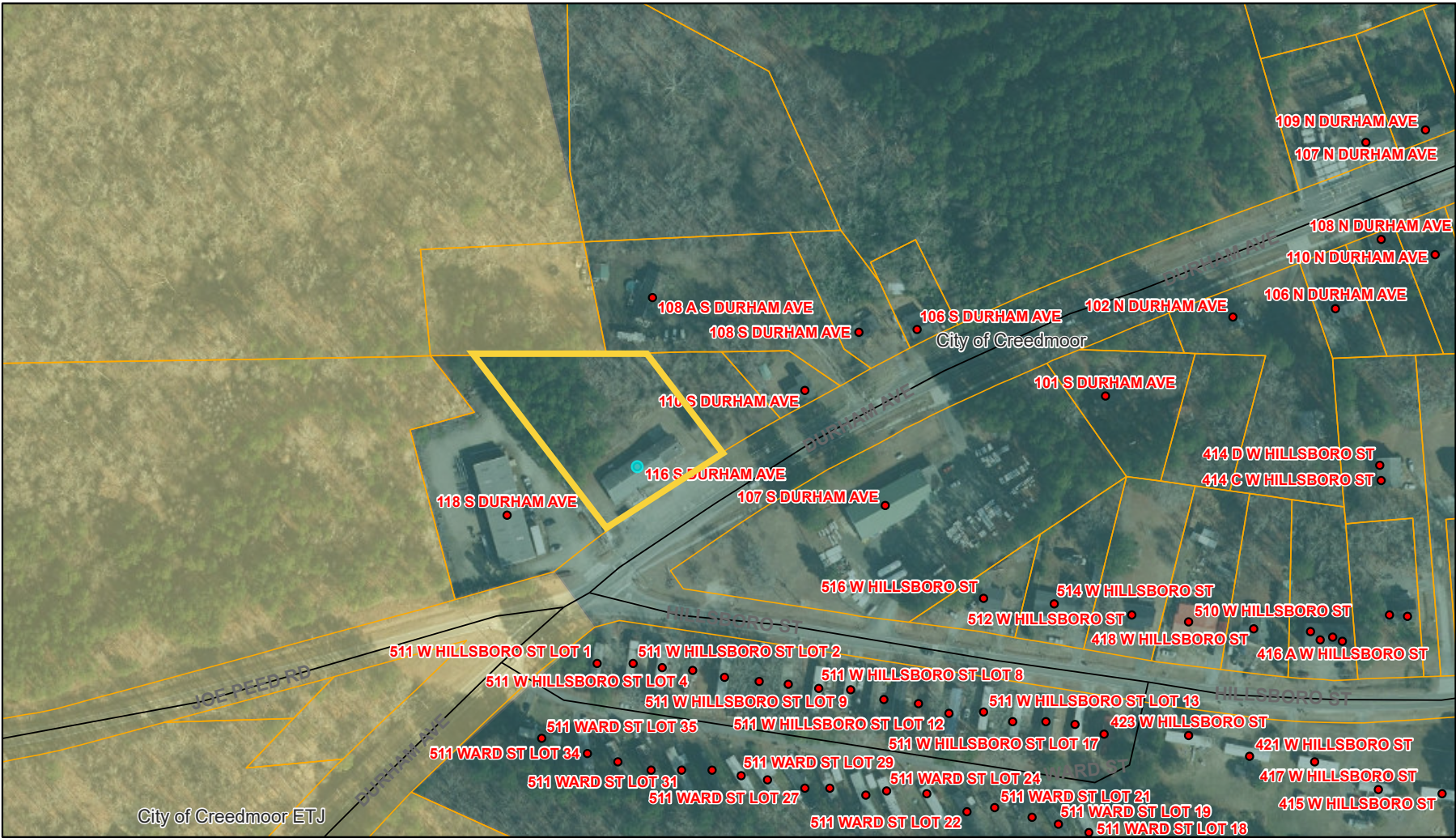
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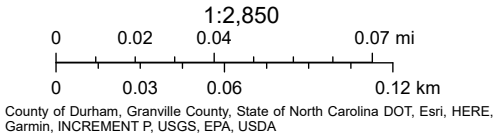


CREEDMOOR CITY LIMITS MAP



6/23/2026, 1:53:26 PM

- | | | |
|-------------------|-------------|--------------------------------|
| • Address Points | — Easements | Creedmoor City Limits With ETJ |
| — Centerlines | ■ Hydro | ■ City of Creedmoor ETJ |
| □ County Boundary | □ Parcels | ■ City of Creedmoor |



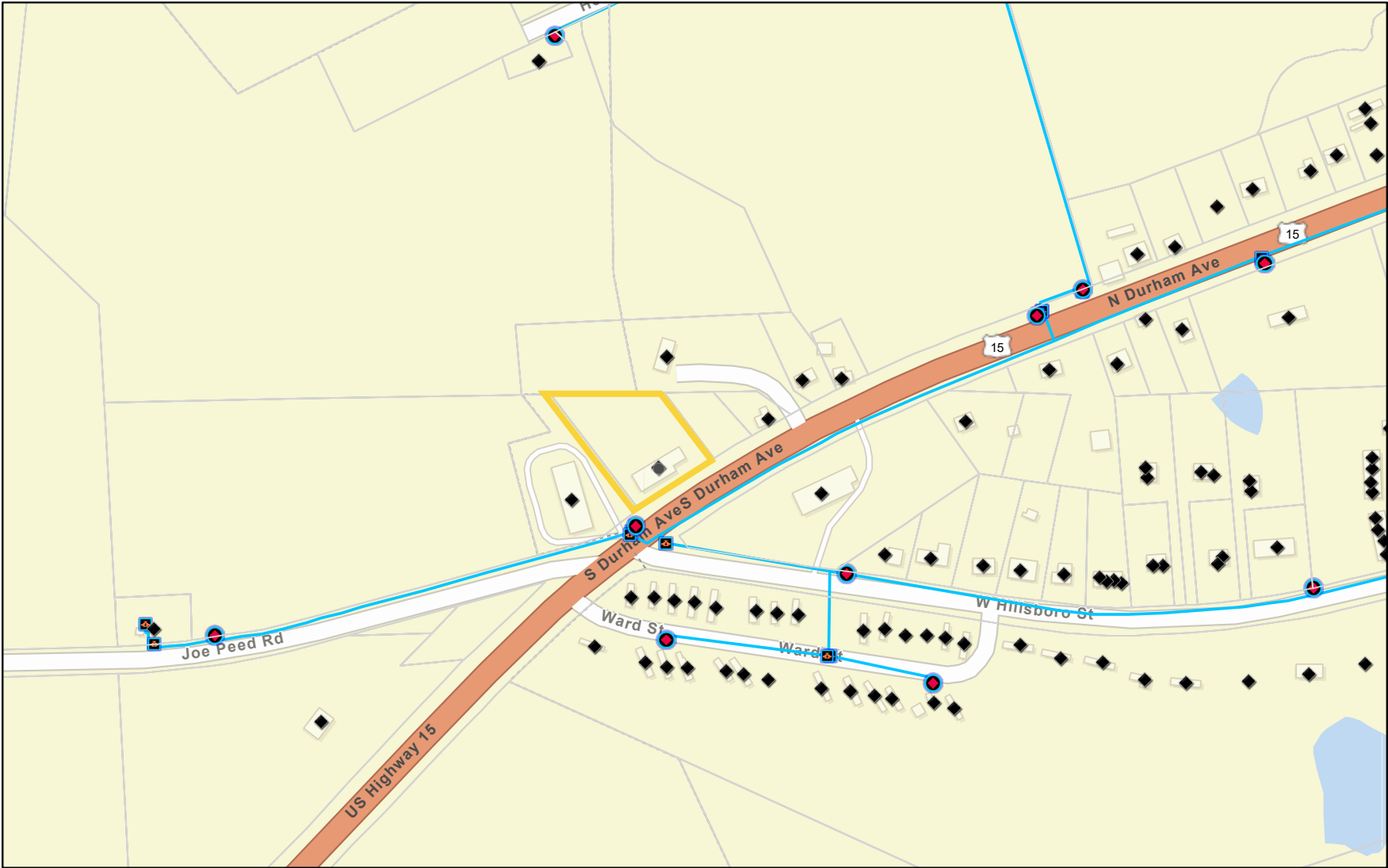
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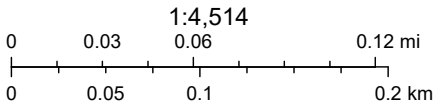
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WATER MAP



6/23/2026, 4:32:59 PM

- ◆ SouthGranville_AddressPoints
- ▭ Parcels_sgwsa_Clip
- Fire Hydrant
- Water Valve
- Water Mains
- ▭ Parcels_sgwsa_Clip



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

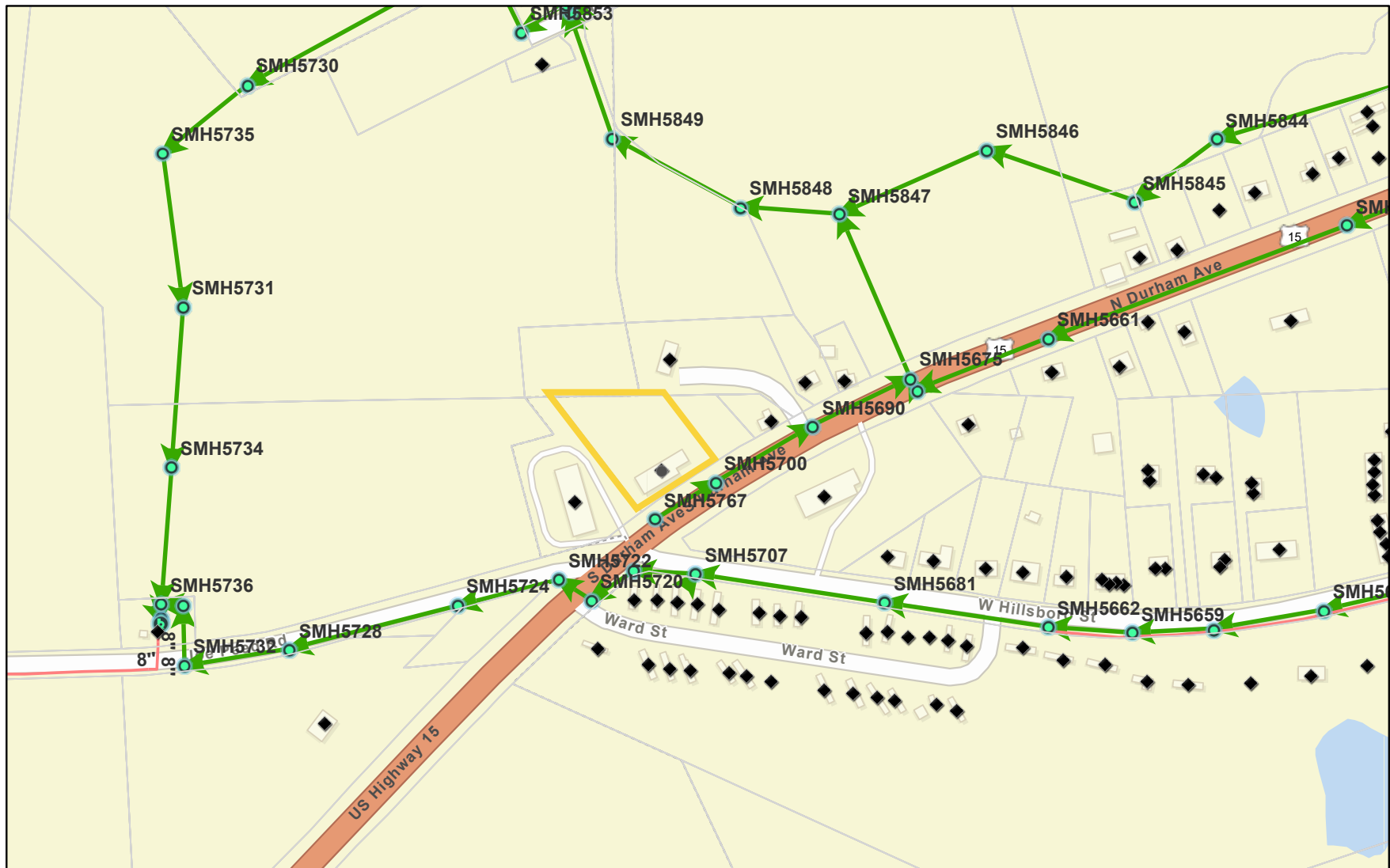
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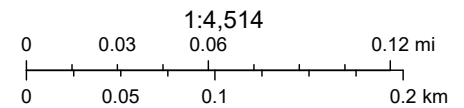


SEWER MAP



6/23/2026, 4:29:55 PM

-  SouthGranville_AddressPoints
  SGWASA
  Sewer Force Main
 Parcels_sgwasa_Clip
  Sewer Gravity Main
 Sewer Manhole
 Parcels_sgwasa_Clip



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ArcGIS Web AppBuilder

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AMENITIES

Position your business in the heart of Creedmoor. Conveniently located along one of the town's primary commercial corridors, this property offers excellent accessibility and proximity to a variety of restaurants, retail services, healthcare providers, financial institutions, and community amenities.

FOOD

American Hero Pizza & Subs
Bojangles
Carolina Barbecue & Chicken
Cook Out
Domino's Pizza
El Corral Mexican Restaurant
El Rio Mexican Restaurant
Finch's Family Restaurant
Hardee's
Home Plate Restaurant
La Jarochita VC
McDonald's
Rino's Italian Grill
Rove Coffee House
Sonic Drive-In
Subway
Sunnyside on Main
Sunny's Rise and Shine
Taste of China
TJ's Fish & Chicken
Tru Soul
Yakamoz Steakhouse

SURROUNDING COMMERCE

Atlantic Welding & Fabrication
Champs Performance Plus
Creedmoor Rifle Works
Dickerson's Service Center
Easter's Enchanting Hair Studio
Fred's Towing & Transport
Good Samaritan Thrift
Gil-Man Floris, Inc.
Iron Oak Chevrolet
Select Heating and Air Conditioning
Southern States
T.H.E Bowtique
Tractor Supply Co

HEALTHCARE

Creedmoor Family Dentistry
Creedmoor Drugs
Campbell Orthodontics

RETAIL

Creedmoor Food Store
CVS
Creedmoor Family Fare
Creedmoor Food Store
Dollar General
Dollar Tree
Food Lion
Lucky Den

ARTS, ATTRACTIONS & RECREATION

Cedar Creek Gallery
Creedmoor Community Center
Creedmoor Lion's Club
Harris Park
Lake Rogers Park

CONTACT

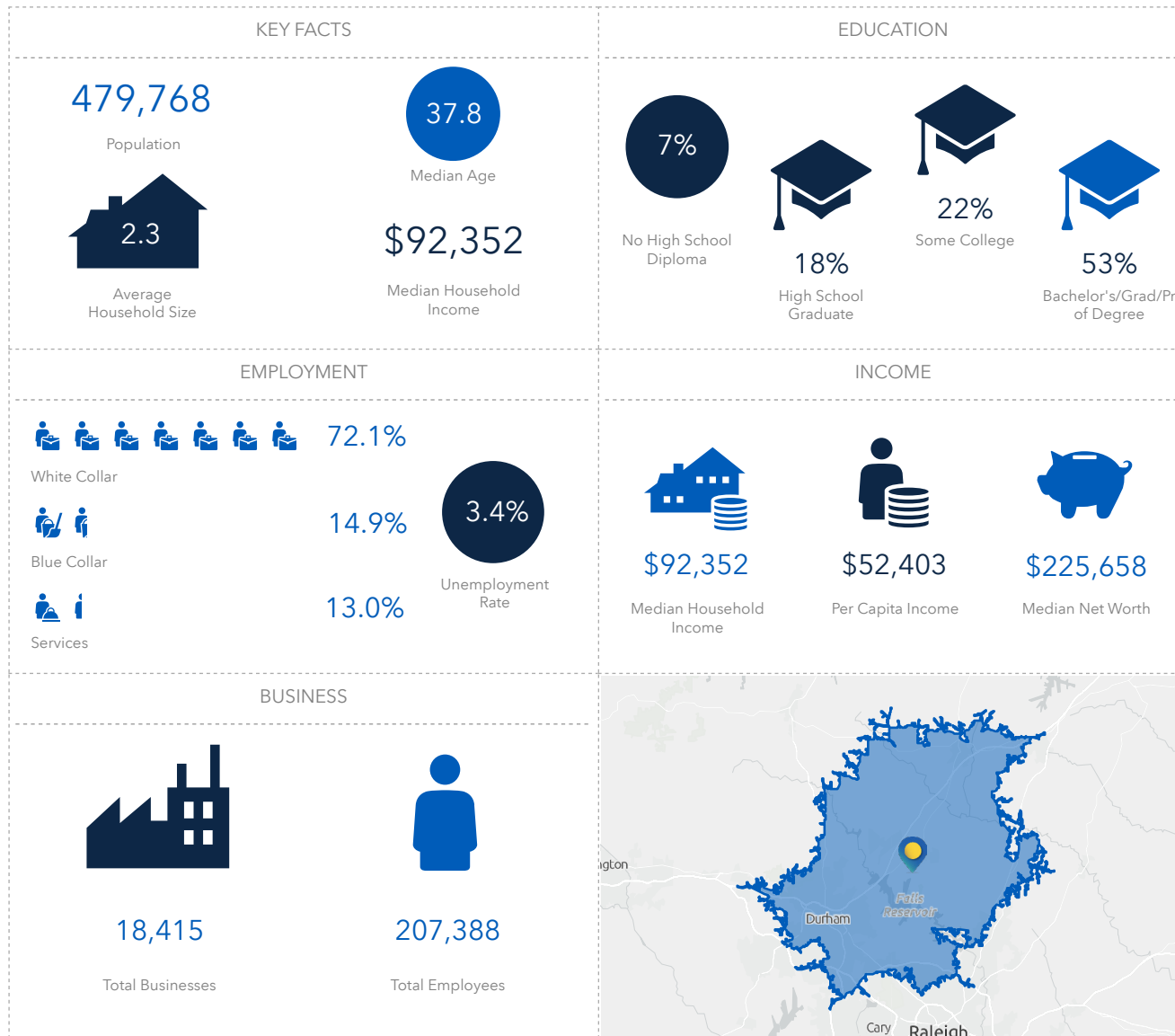
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DEMOGRAPHICS

27 MINUTE DRIVE TIME



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NAITRI PROPERTIES

GRANVILLE COUNTY

NORTH CAROLINA

With six Interstate-85 exchanges, proximity to Research Triangle Park, Raleigh, Durham, and the Virginia border, as well as hundreds of growing businesses, Granville is poised for economic and population growth in North Carolina.

DEMOGRAPHICS

- Projected growth: **19% growth by 2040**
- Educational attainment: **88.3% high school graduate or higher degree**
- Median household income: **\$71,111**
- Average household size: **2.6**
- Median Age: **42.4**
- Unemployment rate: **3.4%**



GRANVILLE

MAJOR EMPLOYERS

- NC Dept. of Health & Human Services
- Altec Industries Inc
- Revlon Consumer Products Corp.
- US Dept. of Justice
- Granville County Schools
- Food Lion
- Granville Medical Center

88.3%

High school graduate or higher degree

5

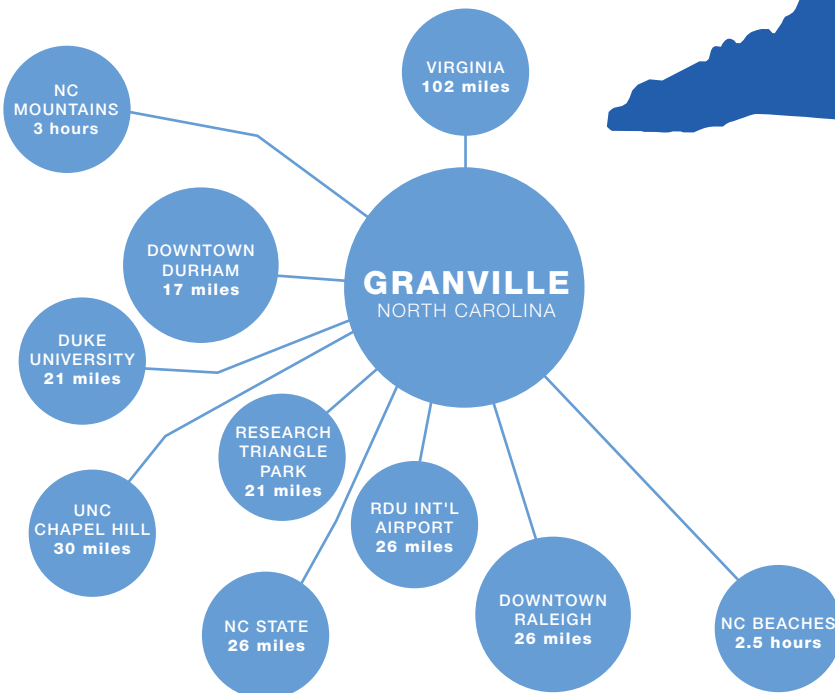
Major Lakes:
Lake Devin, Lake Holt,
Lake Rogers, Falls Lake,
Kerr Lake

10x

Winner of "Playful
City, USA" Creedmoor
Kaboom! 2007-2017

3.4%

Unemployment Rate



Source: U.S. Census Data and Granvillecounty.org

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