



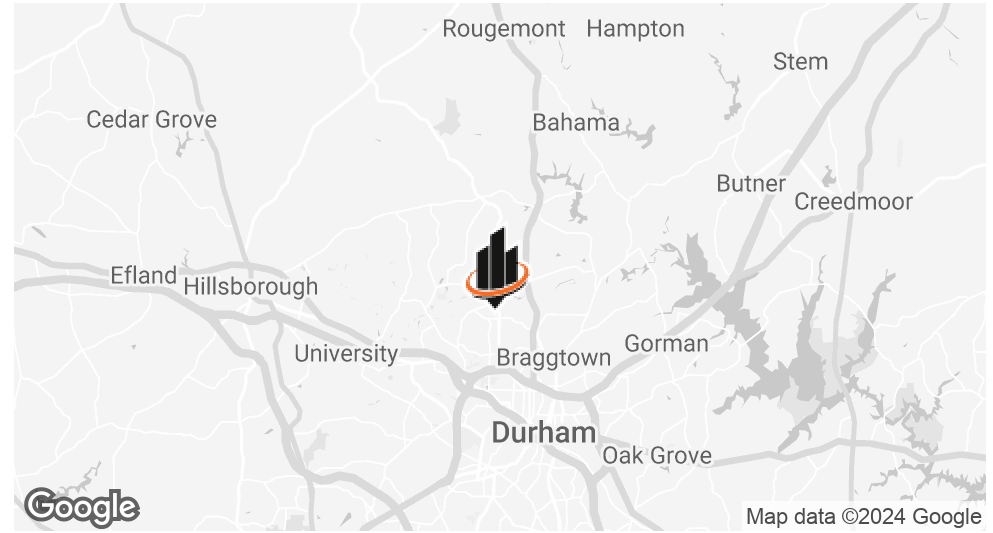
±0.62 ACRES

GROUND LEASE

3800 GUESS ROAD

DURHAM, NC, 27705

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±0.62 Acres
ZONING:	CG (D)
PARCEL ID:	172753
2023 TAXES:	\$5,212.94
LEASE TYPE:	Ground Lease (NNN)
LEASE RATE:	Negotiable

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present a prime commercial **ground lease opportunity located in the Cross Creek Shopping Center** in north Durham, NC. This ±0.62-acre parcel is **situated on the corner of Guess Road (24,000 VPD) and Horton Road (13,500 VPD)** and sits just ±2 miles north of I-85.

We are currently seeking long-term ground lease proposals, with this being an exceptional opportunity for businesses looking to establish a presence in one of Durham's most dynamic commercial corridors.

PROPERTY HIGHLIGHTS

- **Strategically located in a thriving commercial area** with easy access to Guess and Horton Roads
- Surrounded by a **mix of established retailers and new developments** in a high-traffic area
- **Close proximity to major highways** enhances accessibility for customers and deliveries
- Ideal for a variety of **retail, restaurant, or service-based** businesses

WHIT BRANNON

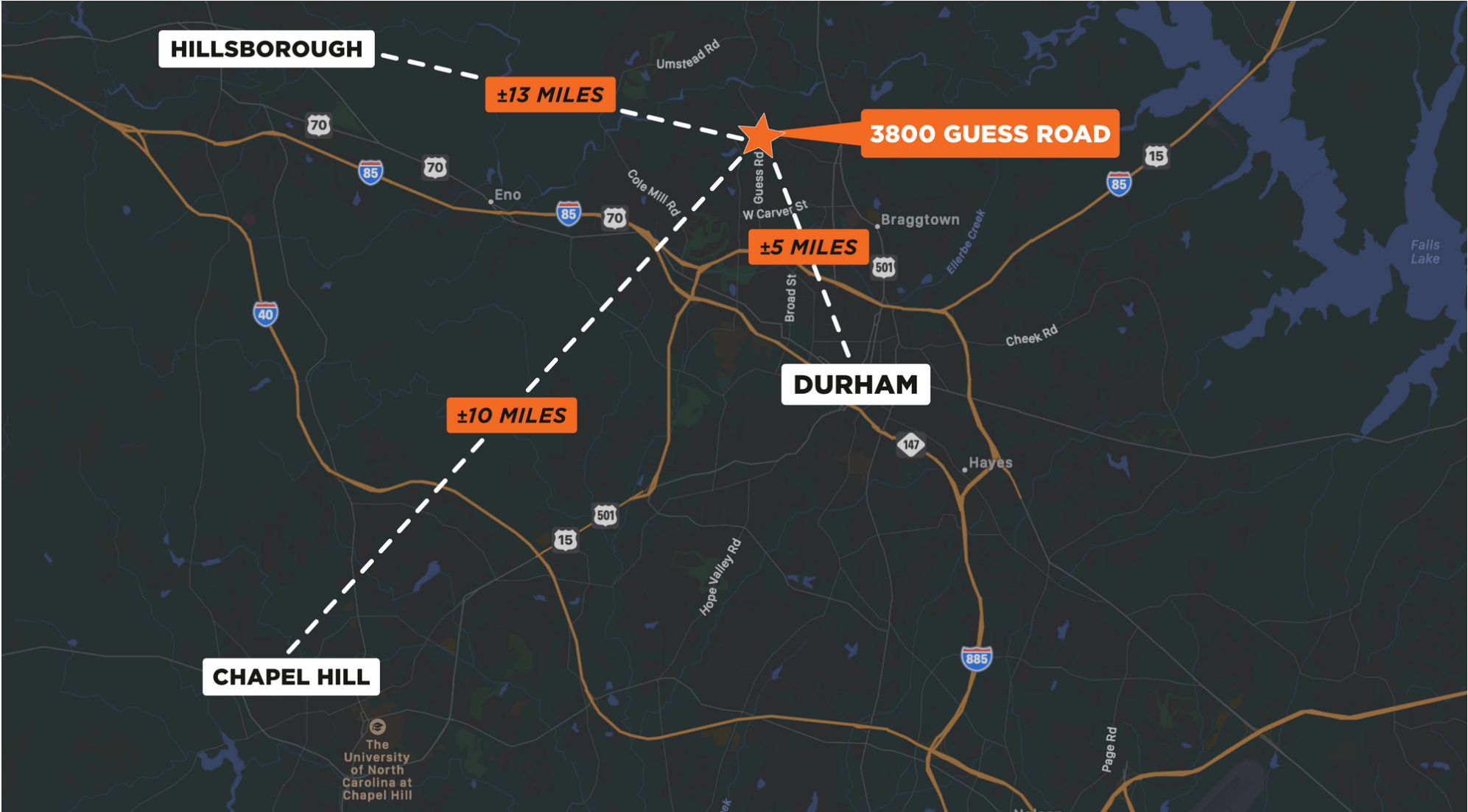
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NORTH DURHAM GROUND LEASE OPPORTUNITY | 3800 Guess Road Durham, NC 27705



LOCATION MAP



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SITE OVERVIEW & TRAFFIC COUNTS



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PROPERTY PHOTOS



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DEMOGRAPHICS MAP & REPORT

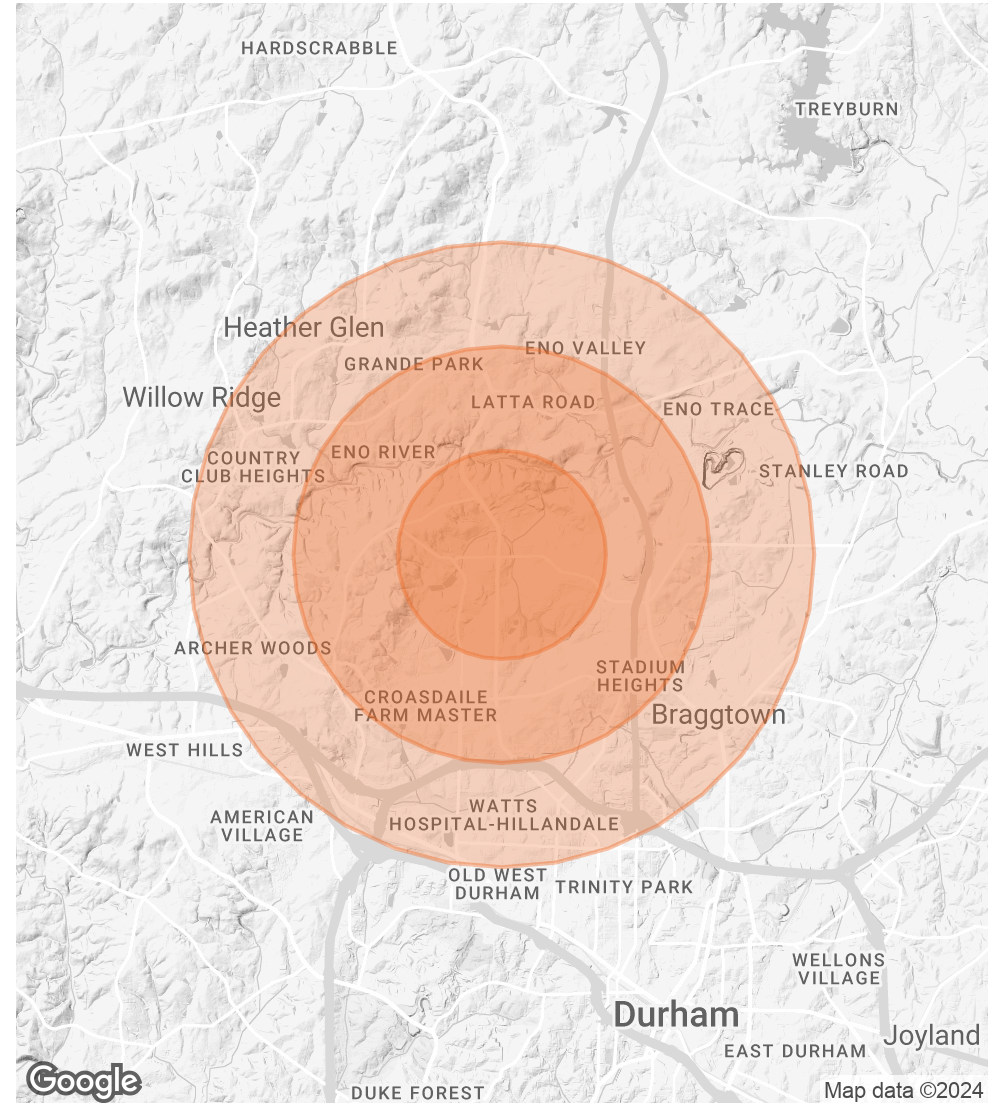
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,521	24,617	53,883
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	38	40	39
AVERAGE AGE (FEMALE)	41	43	42

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,187	10,535	22,360
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$89,210	\$97,967	\$101,343
AVERAGE HOUSE VALUE	\$376,935	\$418,446	\$396,128

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 started his real estate career at Morris Commercial in 2016. Having grown up in Chapel Hill and residing in Durham, Whit brings local knowledge to SVN | REA, where his primary focus is on retail infill opportunities and industrial. He loves spending time with his wife and dogs and, together, they enjoy running and competing in local races, such as The Tar Heel 10 Miler, Running of the Bulls 8K, and The Bull City Half Marathon.

MEMBERSHIPS

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

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