



FOR SALE | ±0.89 ACRES

**2404 DEARBORN DR**

DURHAM, NC 27704

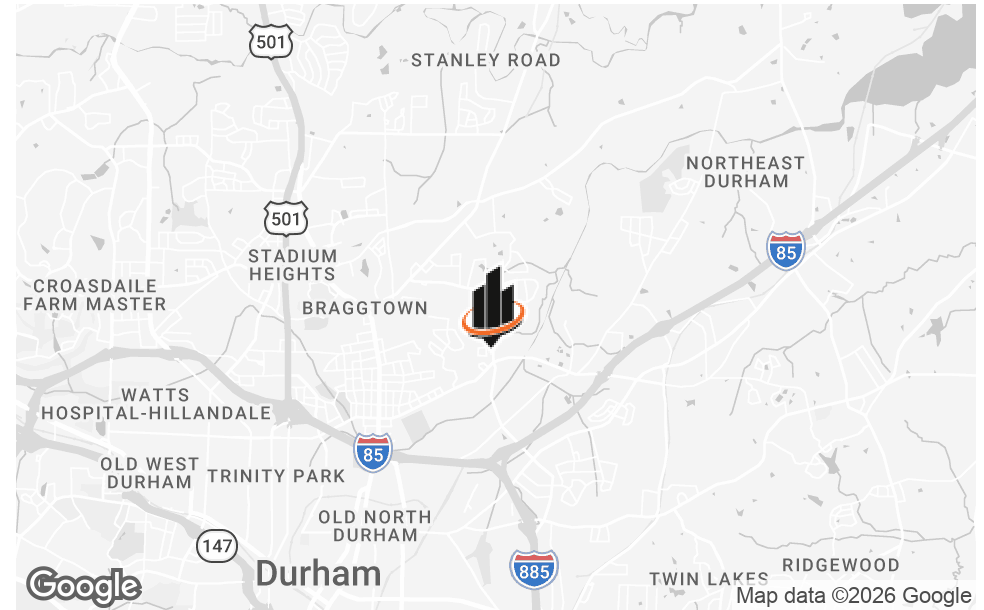
PRESENTED BY:



**WHIT BRANNON**

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# PROPERTY SUMMARY



ASKING PRICE

\$375,000

## OFFERING SUMMARY

LOT SIZE: ±0.89 Acres

PARCEL ID: 160452

ZONING: CN

COUNTY: Durham

## PROPERTY OVERVIEW

SVN | REA is pleased to present this **±0.89-acre infill opportunity in Durham, just ±1 mile from I-85 at 2404 Dearborn Drive**. Surrounded by established neighborhoods and new development, the site offers strong visibility and access in a growing submarket. Its proximity to downtown Durham (±3 miles) and major employment centers **makes it ideal for a retail or owner-user development**.

## PROPERTY HIGHLIGHTS

- **Ideal for Retail or Owner-User:** Well-suited for a standalone small business such as an insurance office, neighborhood retail, or service-oriented use
- **Strong Visibility & Access:** Convenient location at a signalized intersection near I-85 with easy ingress/egress and exposure to local traffic
- **Limited Infill Supply:** Rare opportunity for a small-scale commercial user in a built-out, high-growth corridor

# PROPERTY OVERVIEW



# PROPERTY PHOTOS



# LOCATION MAP



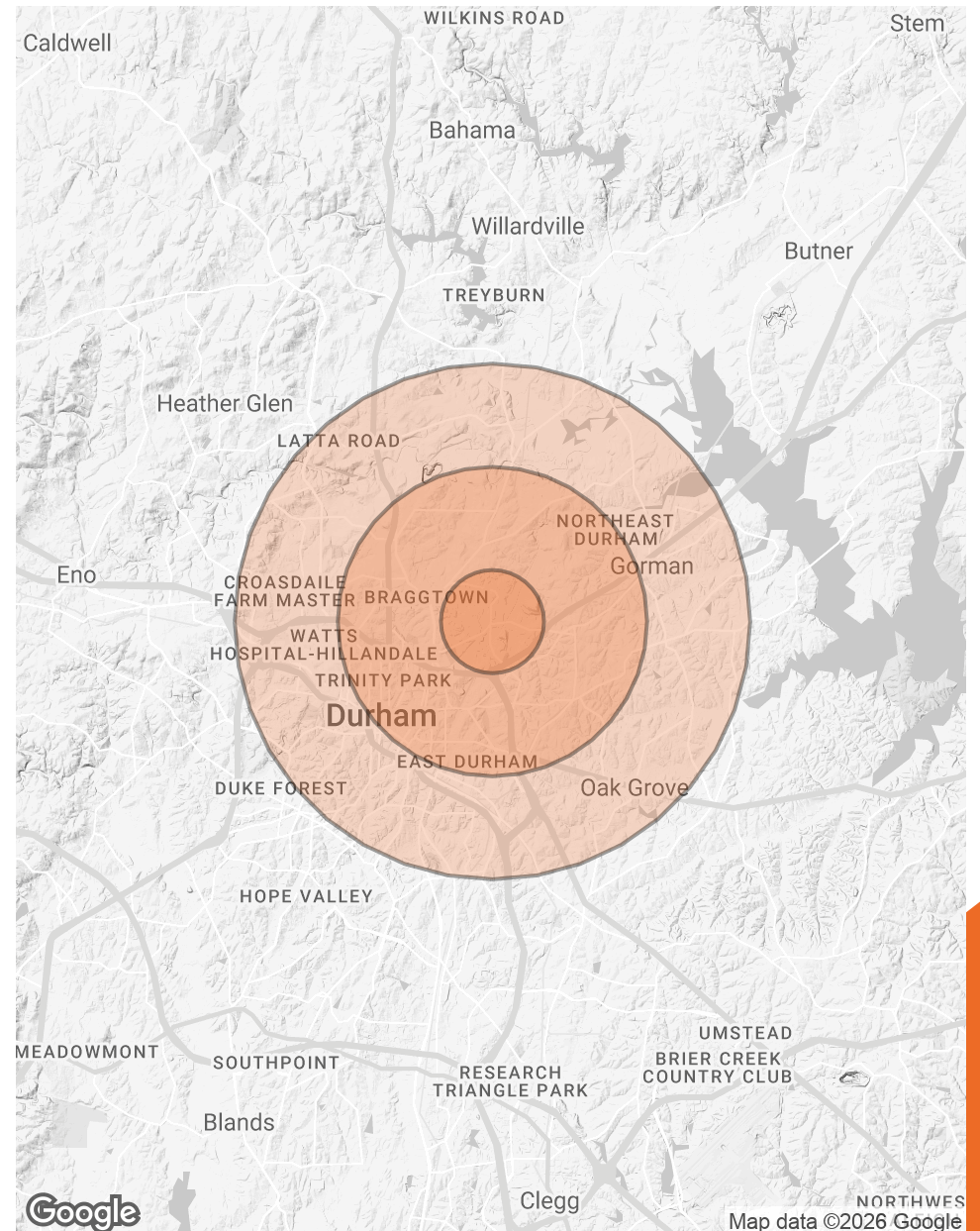
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,269	61,473	154,352
AVERAGE AGE	35.7	34.4	35.2
AVERAGE AGE (MALE)	39.1	34.2	34.7
AVERAGE AGE (FEMALE)	37.5	35.1	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,891	24,374	60,992
# OF PERSONS PER HH	2.8	2.5	2.5
AVERAGE HH INCOME	\$81,284	\$86,157	\$88,766
AVERAGE HOUSE VALUE	\$195,384	\$323,279	\$327,349

2023 American Community Survey (ACS)



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