

DURHAM

Commercial Land

FOR LEASE



 2305 E CLUB BLVD, DURHAM, NC 27704



Anna Jenkins
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Property Overview

Commercial Land for Lease located at the intersection of E. Club Boulevard and Glenn Road in Durham. Excellent location with direct access to I-85.

Minutes from Downtown Durham, I-885, US-70, Highway 98 and 11 miles to RTP. Zoned IL, ideal for a variety of industrial and commercial uses.

ACREAGE	±0.94
PARCEL	0842288461
COUNTY	Durham
ZONING	IL
MINIMUM TERM	3 Years
PROPOSED USE	Offsite Parking



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Population & Income

	2 mile	5 mile	10 mile
2024 Population	15,903	143,423	347,445
2029 Population Projection	16,489	149,940	363,271
2024 Households	5,521	54,546	143,194
2029 Household Projection	5,729	57,242	150,159

	2 mile	5 mile	10 mile
Avg Household Income	\$66,402	\$79,206	\$96,737
Median Household Income	\$53,203	\$57,164	\$71,686

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
E Club Blvd	Dublin St W	9,094	2022
Glenn Rd	E Club Blvd SW	1,775	2022
East Club Boulevard	Camden Ave SE	7,700	2019
Camden Ave	Mist Lake Dr E	1,799	2022
I-85	E Club Blvd NE	49,188	2022

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