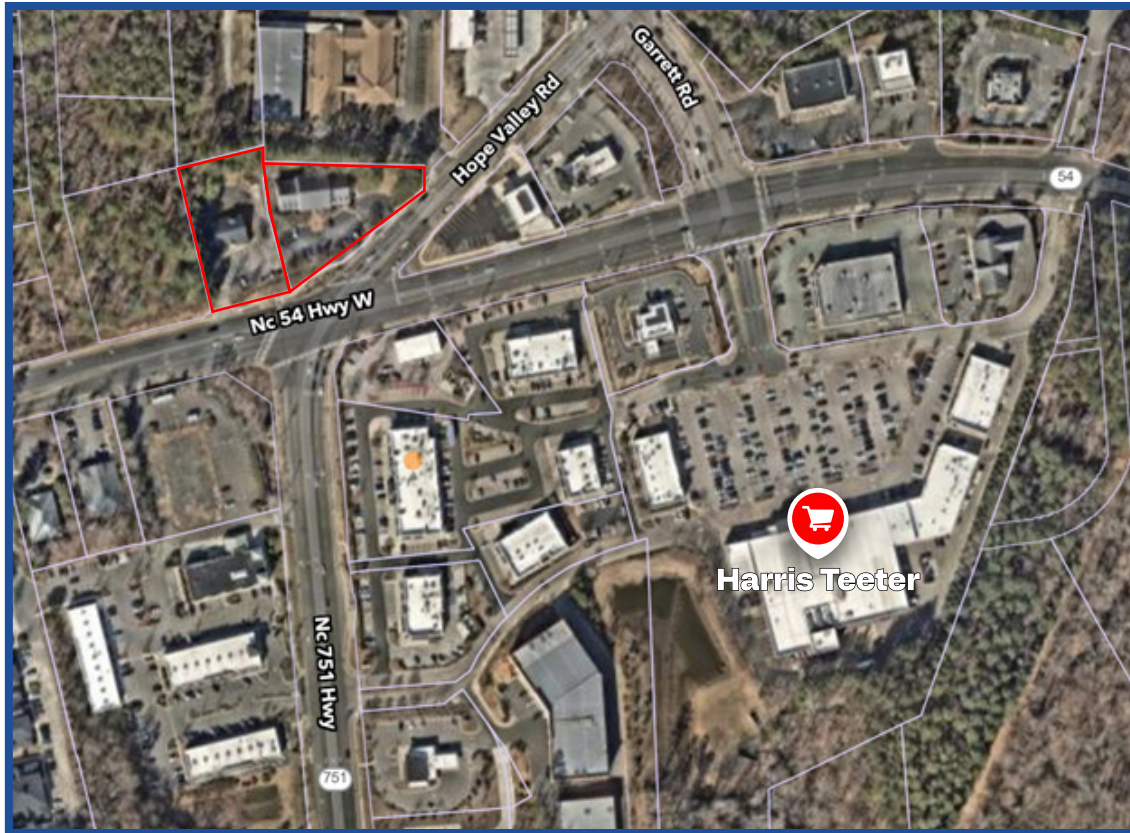


# 1.69 Acres Available For Land Lease

1304 NC-54, Durham, NC 27707



0.87 acre & 0.82 acre contiguous parcels available for Land Lease at the intersection of Hwy 54, Hwy 751, & Hope Valley Road in Durham, NC with excellent visibility and traffic counts. Ideally located across the street from Hope Valley Commons Shopping Center which is anchored by Harris Teeter and located off two I-40 exits (exits 273 & 274). Parcels can be combined or leased separately.

## Location:

0.87 Acres - 1304 Hwy 54 (REID 135917)  
0.82 Acres - 1308 Hwy 54 – (REID 135916)  
1.69 Acres Combined

## Zoning:

Commercial Neighborhood (CN)

## Traffic Counts:

I-40 Exits 273 & 274 - 123,000 vehicles per day  
Hope Valley Road – 19,500 vehicles per day  
Hwy 751 – 16,000 vehicles per day  
Hwy 54 – 13,500 to 15,000 vehicles per day

Contact:

**Frank Morisey**

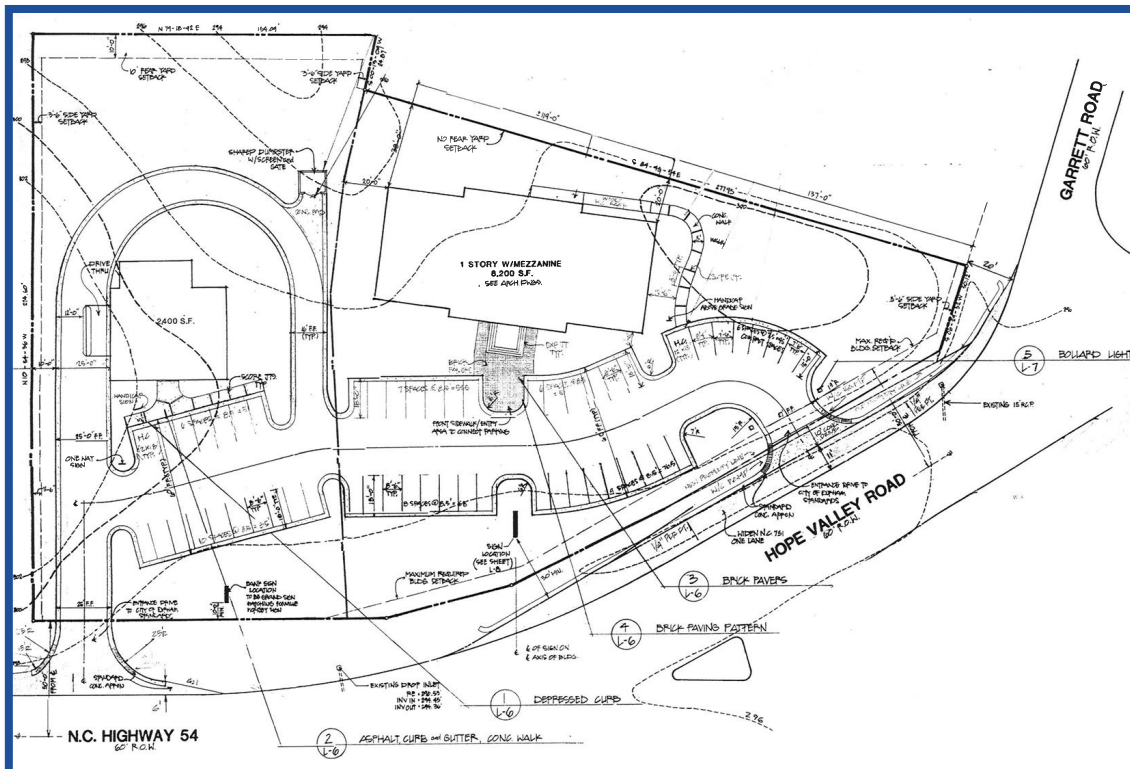
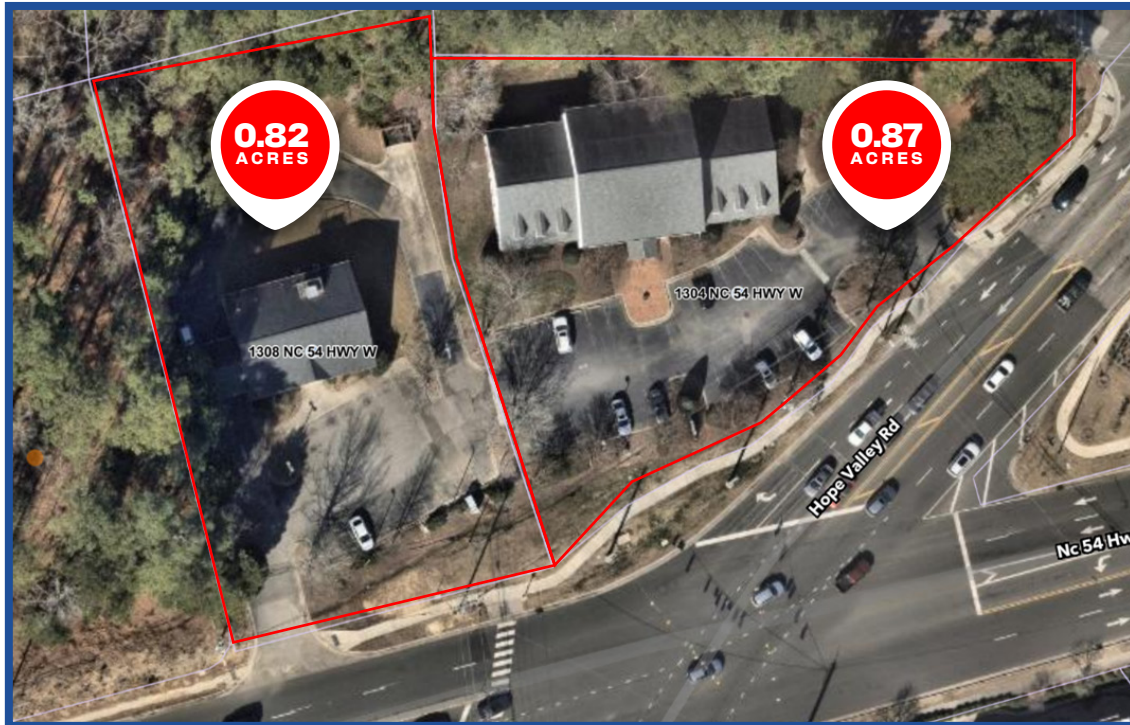
fmorisey@moriseycommercial.com

919.277.1125



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1304 NC-54, Durham, NC 27707



Contact:  
**Frank Morisey**  
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919.277.1125

