

PICKETTSPROUSE.COM



1-5 Acres Available

# DURHAM INDUSTRIAL LAND FOR LEASE

5412 US 70 W, DURHAM, NC 27705



# Property Overview

Up to 5 acres of industrial land available for lease. The property can be divided among multiple tenants (in 1-acre parcels).

Superior location right off of I-85 Durham city limits within Orange County. Zoned EDD/R1. Potential best uses include off-site parking, laydown yard, and many other uses under EDD zoning.

Minutes to downtown Durham, 15-501, and I-885.

Total Acres

5 (can be divided into 1-acre lots)

Zoning

EDD/R1

To Hillsborough, Greensboro

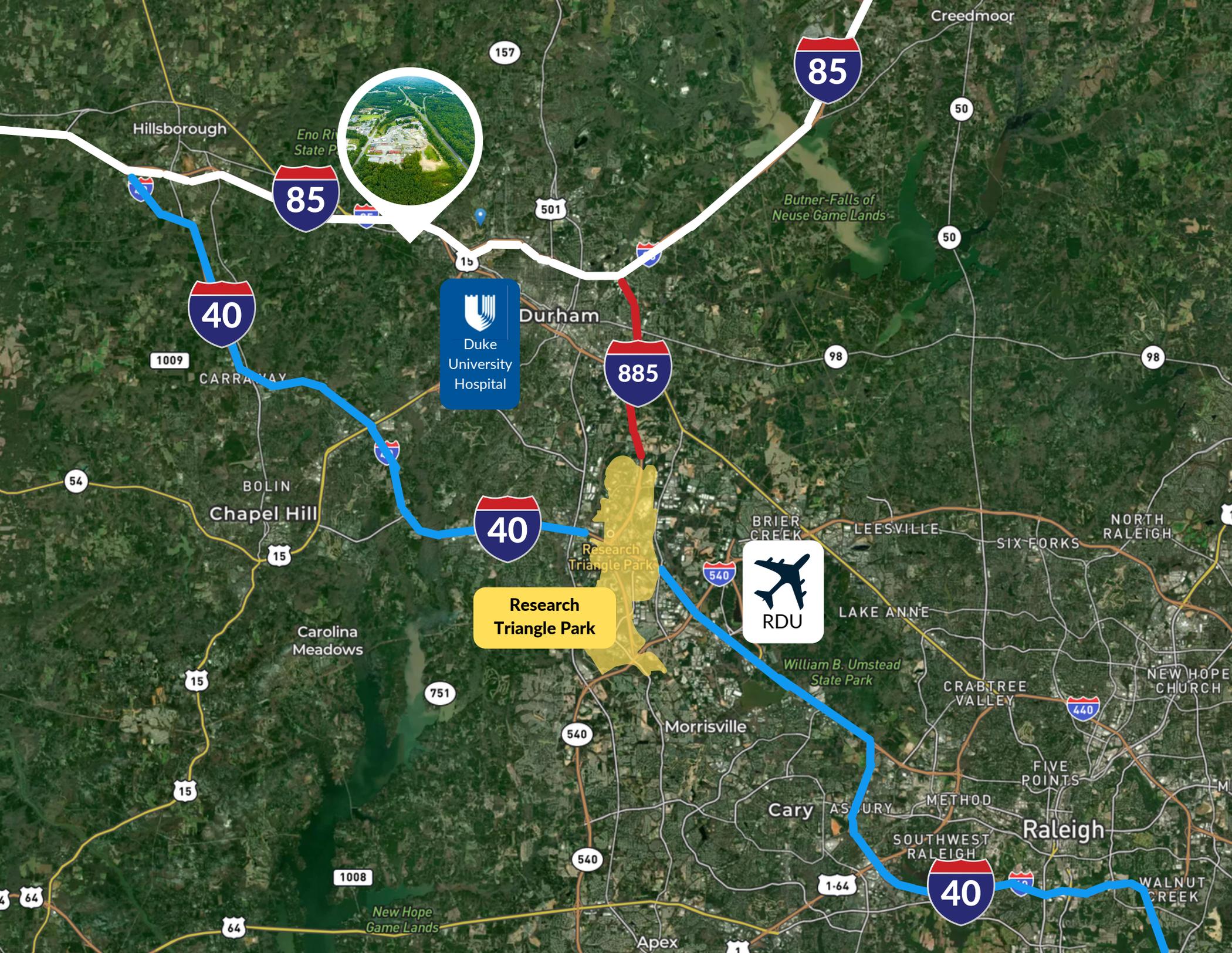


Subject



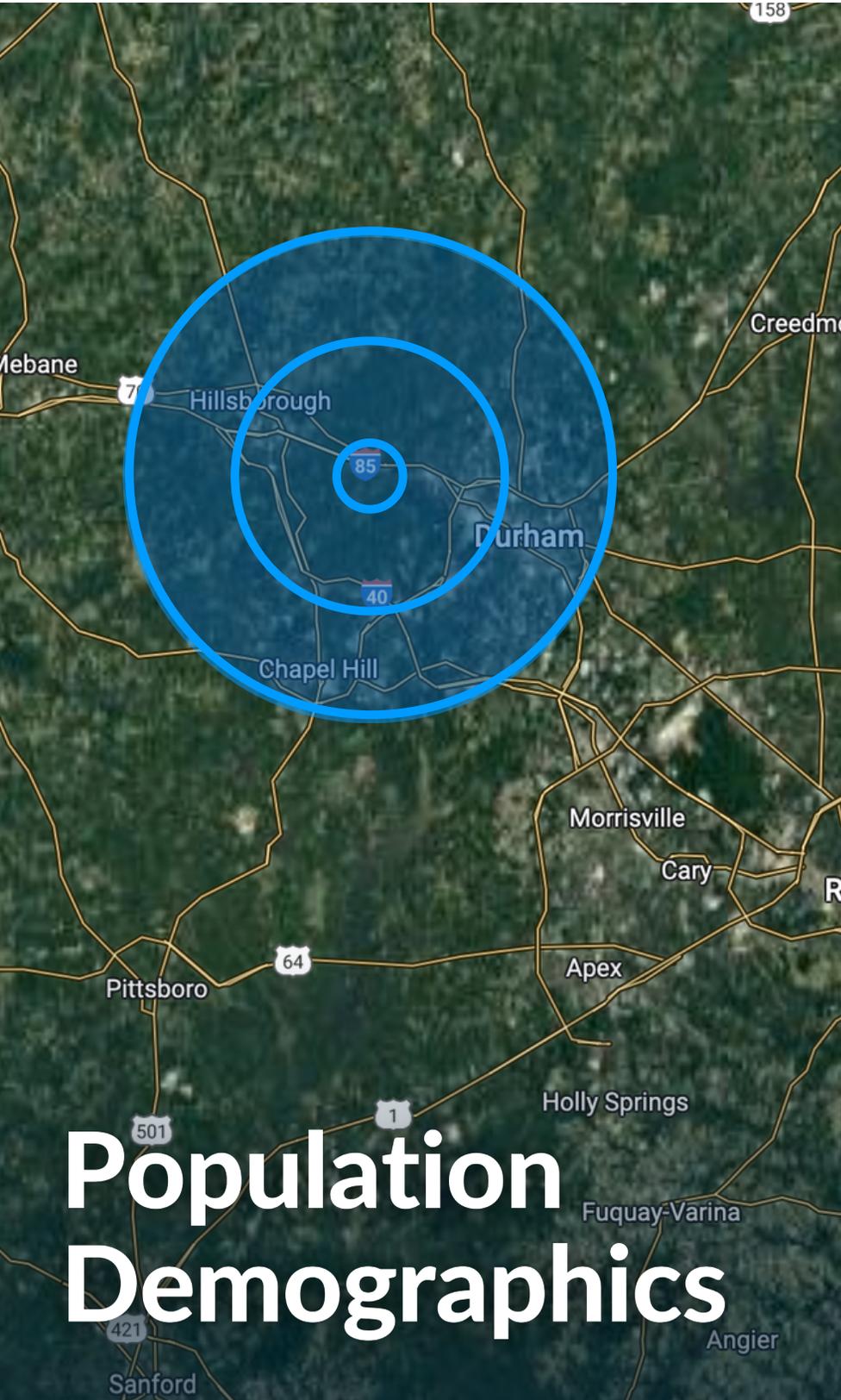
To Downtown Durham, I-885

Duke Forest

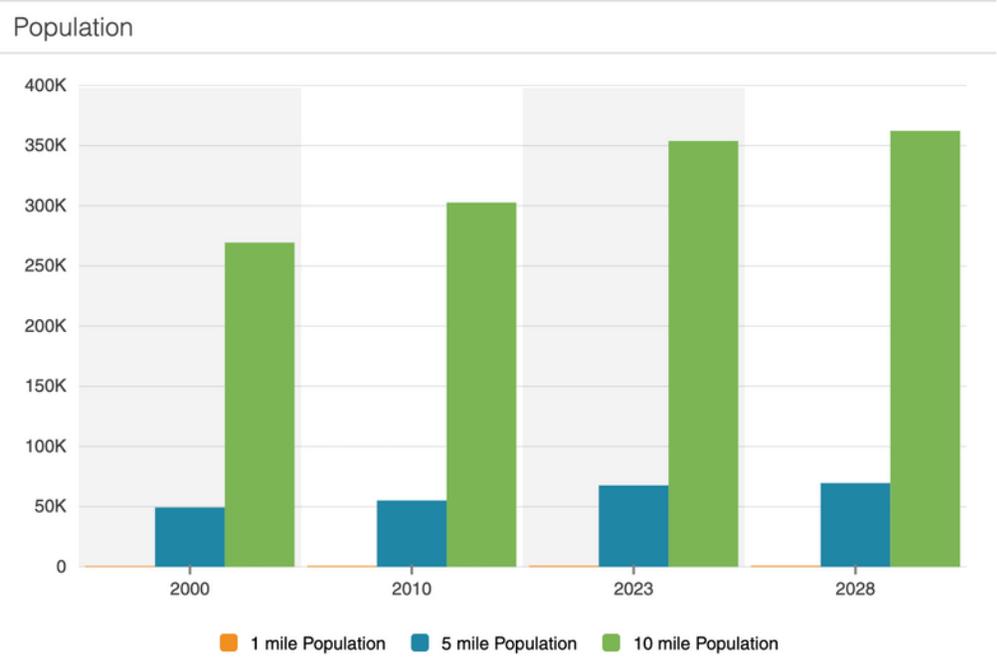


Research Triangle Park





# Population Demographics



Population	1 mile	5 mile	10 mile
2010 Population	939	53,660	301,337
2023 Population	1,045	66,001	351,955
2028 Population Projection	1,053	67,507	357,986
Annual Growth 2010-2023	0.9%	1.8%	1.3%
Annual Growth 2023-2028	0.2%	0.5%	0.3%
Median Age	42.3	38.4	36.4
Bachelor's Degree or Higher	28%	53%	49%

# Local Traffic



3,911



18,492

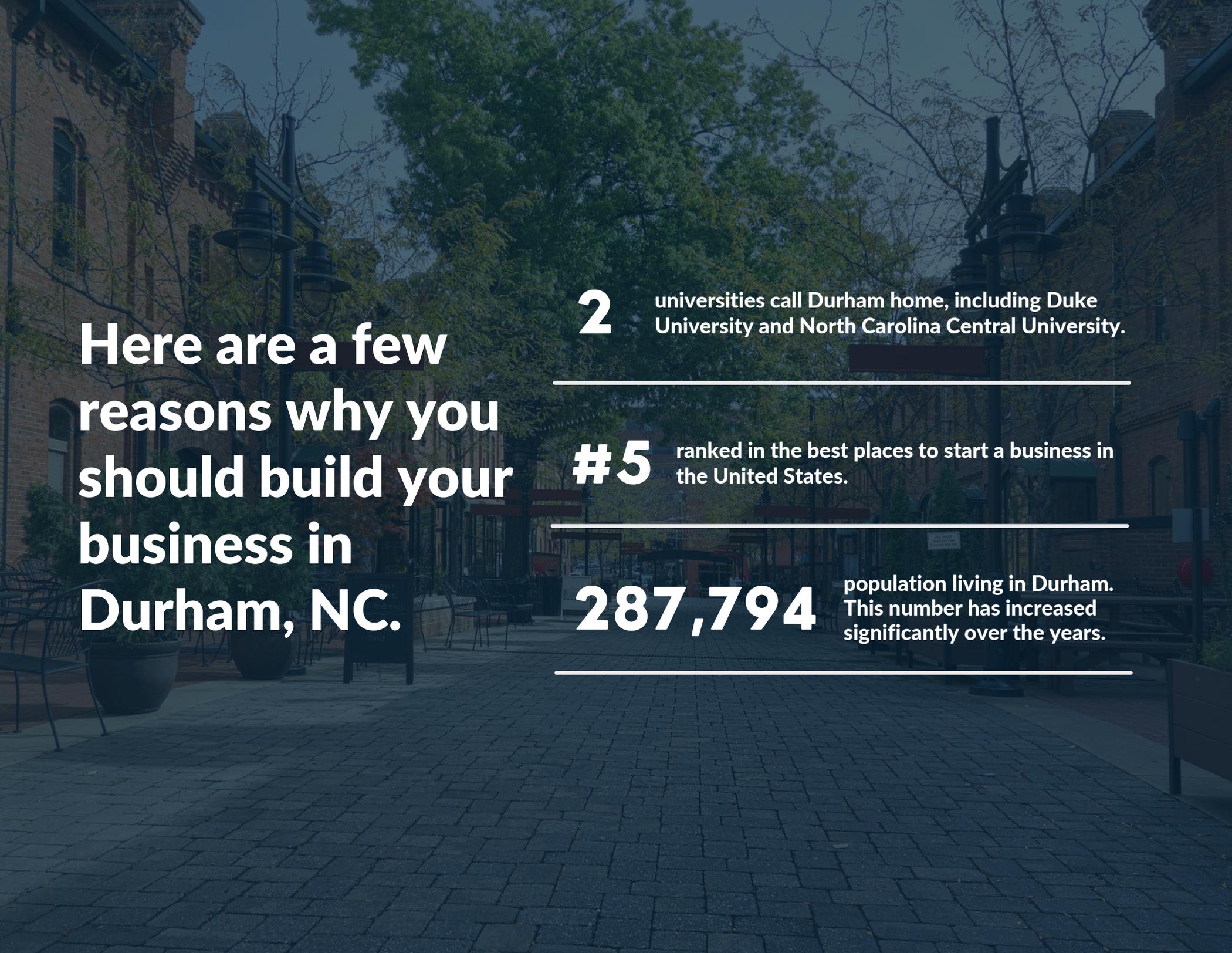


6,400



52,644

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
US Hwy 70 E	Grouchos Rd W	6,683	2022	0.39 mi
US Hwy 70	I- 85 SE	18,492	2022	0.42 mi
I- 85	Hwy 70 E W	52,644	2022	0.43 mi
US 70 BUS	Grouchos Rd W	6,400	2020	0.47 mi
Hillsborough Rd	Hemlock Dr E	2,127	2022	0.52 mi
Old Hillsborough Road	Hemlock Dr W	2,010	2022	0.54 mi
Pleasant Green Rd	Laurel Ridge Rd S	3,883	2022	0.57 mi
Pleasant Green Road	Laurel Ridge Rd S	4,100	2019	0.60 mi
Mount Herman Church Road	I- 85 SW	2,900	2019	0.62 mi
Mount Herman Church Rd	I- 85 SW	2,695	2022	0.63 mi



**Here are a few reasons why you should build your business in Durham, NC.**

**2** universities call Durham home, including Duke University and North Carolina Central University.

---

**#5** ranked in the best places to start a business in the United States.

---

**287,794** population living in Durham. This number has increased significantly over the years.

---



# CONTACT US

ANNA JENKINS

(704) 224-4792

[anna@pickettsprouse.com](mailto:anna@pickettsprouse.com)

MARK MICOL

(919) 287-3048

[mark.micol@pickettsprouse.com](mailto:mark.micol@pickettsprouse.com)