

OFFERING MEMORANDUM



THIS PROPERTY  
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KELLERWILLIAMS REALTY



2117 & 2121 GUESS ROAD

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# PORTFOLIO OVERVIEW

## SALE PRICE

**\$2,375,100**

*Properties sold together*

## Total Site Area

2117 Guess Road   2121 Guess Road

**±0.72 Acres**

±0.46 Acres

±0.26 Acres

## Total Building SF

**±5,220 SF**

±2,070 SF

±3,150 SF

## Total Parking Ratios

*Spaces per 1,000 SF*

**30 Spaces**

16 spaces

14 spaces

**5.74 / 1,000 SF**

7.73 / 1,000 SF

4.44 / 1,000 SF



## ABOUT THE PROPERTY

2117 and 2121 Guess Road consist of two (2) highly purposeful, single story buildings that have been **beautifully renovated** and maintained by the owner. Both buildings feature immaculate, **fully turnkey interiors** following **substantial renovations completed** in 2022, with consistent, **high-quality finishes throughout the portfolio**.

2117 Guess Road consists of +/- 2,070 square feet with multiple offices, conference room, restroom and storage. The 0.46 acre parcel is split zoned with the building 3150 square foot building sitting on CN: Commercial Neighborhood zoning, while the parking lot is O&I: Office/Institutional.

2121 Guess Road consist of +/- 3,150 square feet with offices along the window line, meeting rooms, restrooms, storage and a very nice kitchen area. The 0.26 acre parcel is zoned O&I: Office/Institutional.

The **two freestanding buildings** are ideally suited for an owner **user with consumer and administrative operations** or seeking to **attract tenant cash flow** in the adjacent building. The variable zoning provides for a **multitude of uses** that can immediately serve the occupant and the community.

DURHAM UDO  
ZONING DISTRICTS



DURHAM UDO  
PERMITTED USE TABLE



## 2117 GUESS ROAD



## 2121 GUESS ROAD



2117 and 2121 Guess Road are positioned at a highly visible five-point intersection. North Durham, one of the area's most established and supply-constrained commercial corridors. Located just minutes from Duke University, busy Downtown Durham, Highway 15-501 and I-85, the properties benefit from excellent regional connectivity and proximity to Durham's major employment, healthcare, and academic anchors.



### Distance from I-85

The parcels are 0.5 miles from I-85

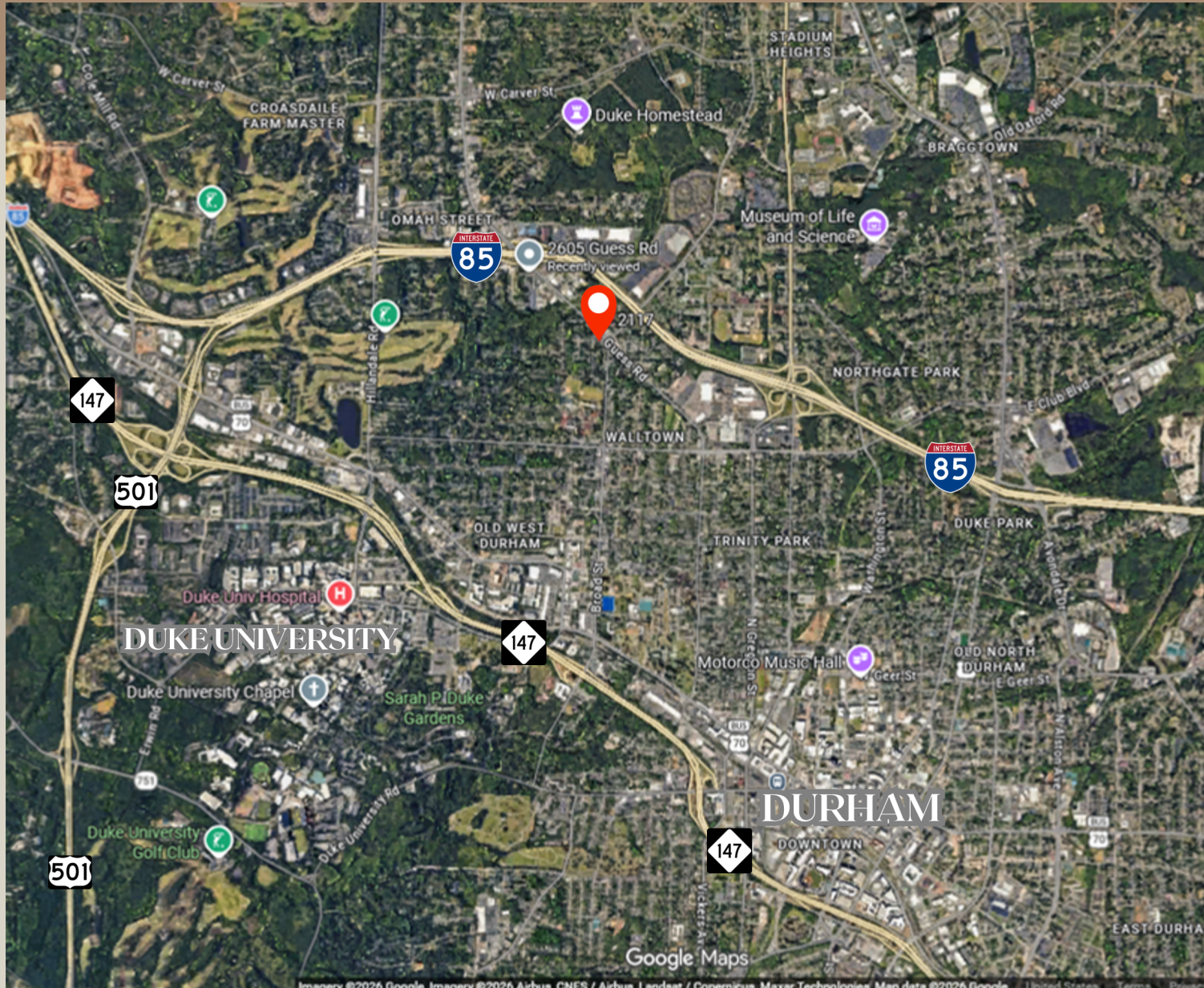
### Traffic Counts

Guess Road : Approximately 10,000 per day

Broad Street : Approximately 8,000 per day



# REGIONAL MAP



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## WHY INVEST?



### Prime Location with Built-In Demand

This dual-parcel opportunity represents a strategic acquisition in one of Durham's most resilient and evolving commercial corridors. Situated on a prime intersection just south of I-85, these properties benefit from high-visibility frontage along a primary thoroughfare that serves as a critical artery between the established North Durham residential neighborhoods and the bustling Duke University and Medical Center campuses.



### Turnkey Assets with Minimal Capital Needs

Investing offers a premier, risk-mitigated entry into the Durham market through a pair of truly turnkey assets. Unlike typical commercial offerings that require immediate oversight or heavy tenant improvement allowances, both buildings underwent a comprehensive, high-quality renovation in 2022. This total modernization ensures minimal capital needs for the foreseeable future, as the high-end, consistent finishes across both interiors provide a cohesive, "Class A" feel that is ready for immediate occupancy.



### Flexibility Today, Upside Tomorrow

For the savvy investor or owner-user, this is a true plug-and-play opportunity; the heavy lifting of construction and interior design has already been executed, significantly reducing lease-up friction and protecting your internal rate of return (IRR). Complemented by strong parking ratios—a rare and valuable commodity in Durham's tightening corridors—these assets are perfectly positioned to attract high-credit tenants who prioritize modern aesthetics and ease of access. By eliminating the burden of near-term capital expenditures, this acquisition allows you to focus entirely on growth and stabilized cash flow in one of the Research Triangle's most active submarkets.





ABOUT  
**DURHAM, NC**  
THE BULL CITY

## **Anchored by World-Class Institutions**

Durham is powered by Duke University and its affiliated health system, along with proximity to Research Triangle Park. These economic drivers create a stable employment base and consistent demand for office, medical, and service-oriented real estate.

## **High-Growth, Educated Population**

As part of the Triangle region, Durham continues to attract a highly skilled workforce with strong population growth, rising incomes, and above-average educational attainment—supporting long-term absorption and rent growth across asset classes.

## **Proven Redevelopment + Future Upside**

With transformative projects like the American Tobacco Campus, Durham has a track record of successful adaptive reuse and urban revitalization—offering investors both in-place stability and long-term redevelopment potential in a supply-constrained market.

# DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024	22,532	134,705	227,221
2023	22,671	135,415	228,880
2022	23,110	134,332	225,241
2021	22,975	133,692	223,264
2020	22,342	130,734	222,619

Age	1 Mile	3 Mile	5 Mile
2024 Median Age	32.6	34.4	35.5
Under 20	5,511	32,919	56,003
20 - 25	2,013	12,465	17,473
25 - 45	7,651	42,888	70,392
45 - 65	4,435	28,866	52,048
Over 65	2,495	14,722	26,085

Housing Occupancy	1 Mile	3 Mile	5 Mile
2024 Ratio	20:3	10:1	10:1
Occupied	8,698	50,538	85,233
Vacant	1,112	6,044	8,363



Household Income	1 Mile	3 Mile	5 Mile
2024 Median Income	\$70,433	\$68,937	\$72,510
Under \$25k	1,475	10,303	14,366
\$25k - \$50k	2,010	11,169	17,921
\$50k - \$100k	2,830	14,965	26,795
\$100k - \$150k	1,575	9,242	15,765
Above \$150k	1,920	10,903	18,749

Renter To Homeowner	1 Mile	3 Mile	5 Mile
2024 Ratio	20:17	5:4	19:20
Renters	5,298	31,223	45,942
Homeowners	4,512	25,359	47,654

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# GALLERY



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# GALLERY



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10 unit investment  
PORTFOLIO

# FOR SALE

# THANK YOU

## OFFERING MEMORANDUM

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