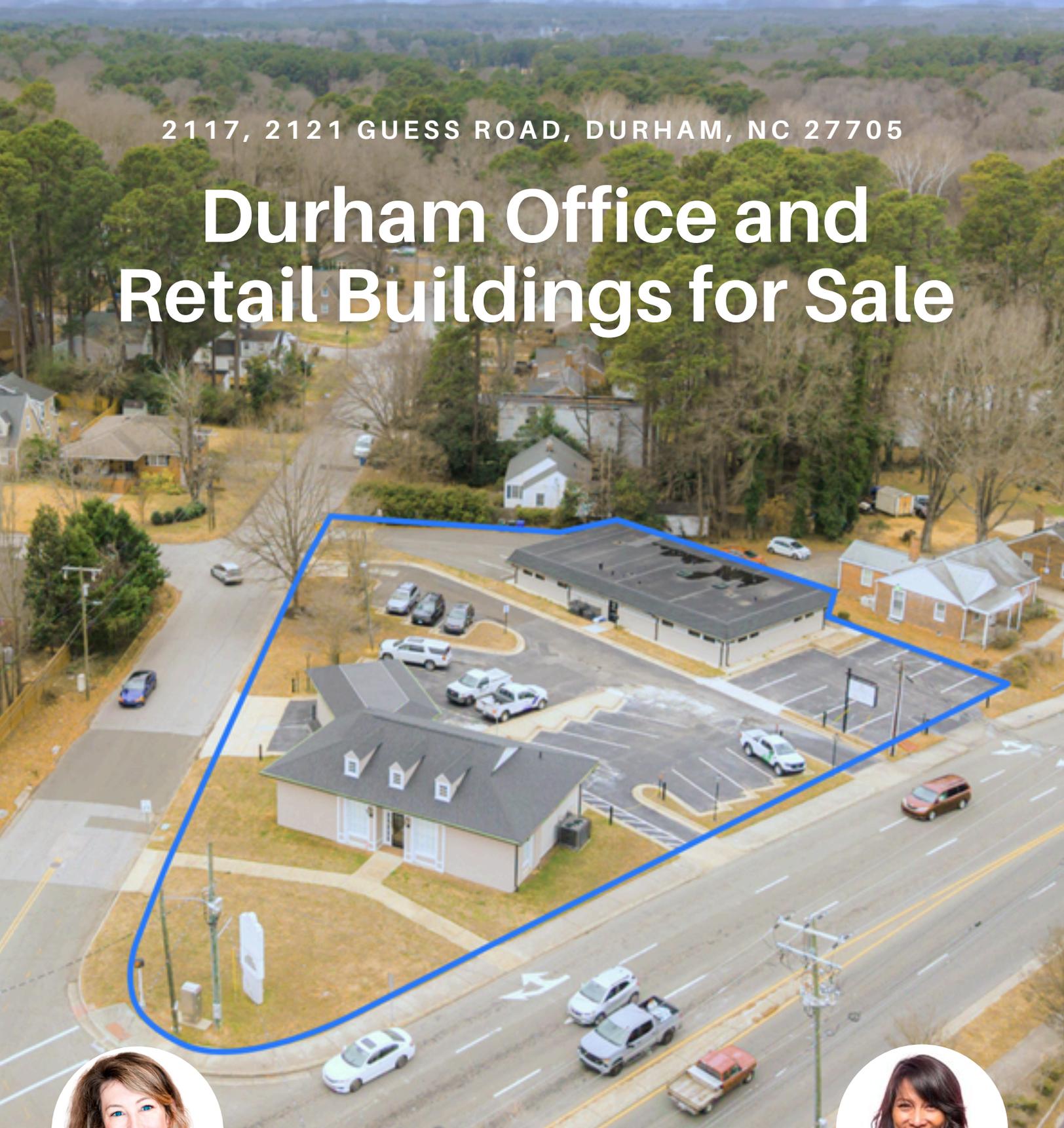


2117, 2121 GUESS ROAD, DURHAM, NC 27705

Durham Office and Retail Buildings for Sale



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About the Property

2117 and 2121 Guess Road offer a rare opportunity to acquire one or two freestanding, owner-user-oriented commercial buildings positioned at a highly visible five-point intersection in North Durham, one of the area's most established and supply-constrained commercial corridors.

Both buildings feature immaculate, fully turnkey interiors following substantial renovations completed in 2022, with consistent, high-quality finishes throughout the portfolio.

The properties are currently zoned OI with future land use guidance toward CX-3, providing long-term flexibility for a broad range of commercial uses and positioning the assets for both immediate occupancy and future redevelopment or repositioning.

Located just minutes from Duke University, Downtown Durham, I-85, and Highway 15-501, the properties benefit from excellent regional connectivity and proximity to Durham's major employment, healthcare, and academic anchors.

The buildings may be purchased individually or together as a portfolio, with a pricing advantage offered for a combined sale.



Portfolio Overview

Two freestanding commercial buildings are offered individually or as a small portfolio, providing flexibility for both buyers and investors. The properties are well suited for owner-user office uses, including medical, dental, wellness, financial services, or boutique commercial concepts. An added portfolio pricing advantage is available, with longer-term potential for repositioning or future redevelopment.



Total Site Area **±0.72 Acres**

2117 Guess Road ±0.46 Acres

2121 Guess Road ±0.26 Acres

Combined Building Sizes **±4,875 SF**

2117 Guess Road ±2,008 SF

2121 Guess Road ±2,867 SF

Combined Portfolio Parking Ratios

Spaces per 1,000 SF

24 spaces ÷ 5,237 SF =

4.58 / 1,000 SF

comfortably exceeds standard office requirements

2117 Guess Road

13 spaces ÷ 2,152 SF = **6.04 / 1,000 SF**

well above market standard

2121 Guess Road

11 spaces ÷ 3,085 SF = **3.57 / 1,000 SF**

market-typical

Contact Broker for Pricing

2117 Guess Road

Formerly a bank branch, 2117 Guess Road has been transformed into a sophisticated office environment featuring elegant marble finishes, contemporary design elements, and a professional layout well suited for office, medical, financial services, or specialty commercial users. The building retains distinctive elements from its banking history, including a former bank vault, providing unique character and adaptive reuse potential.



2121 Guess Road

2121 Guess Road has also been fully renovated and offers a complementary, turnkey office environment with finishes consistent with 2117, creating a cohesive, institutional-quality offering with limited near-term capital requirements.





GUESS ROAD
9.6K CARS PER DAY

SUNSET AVENUE





BROAD STEET
8.1K CARS PER DAY

SUNSET AVENUE

GUESS ROAD
9.6K CARS PER DAY





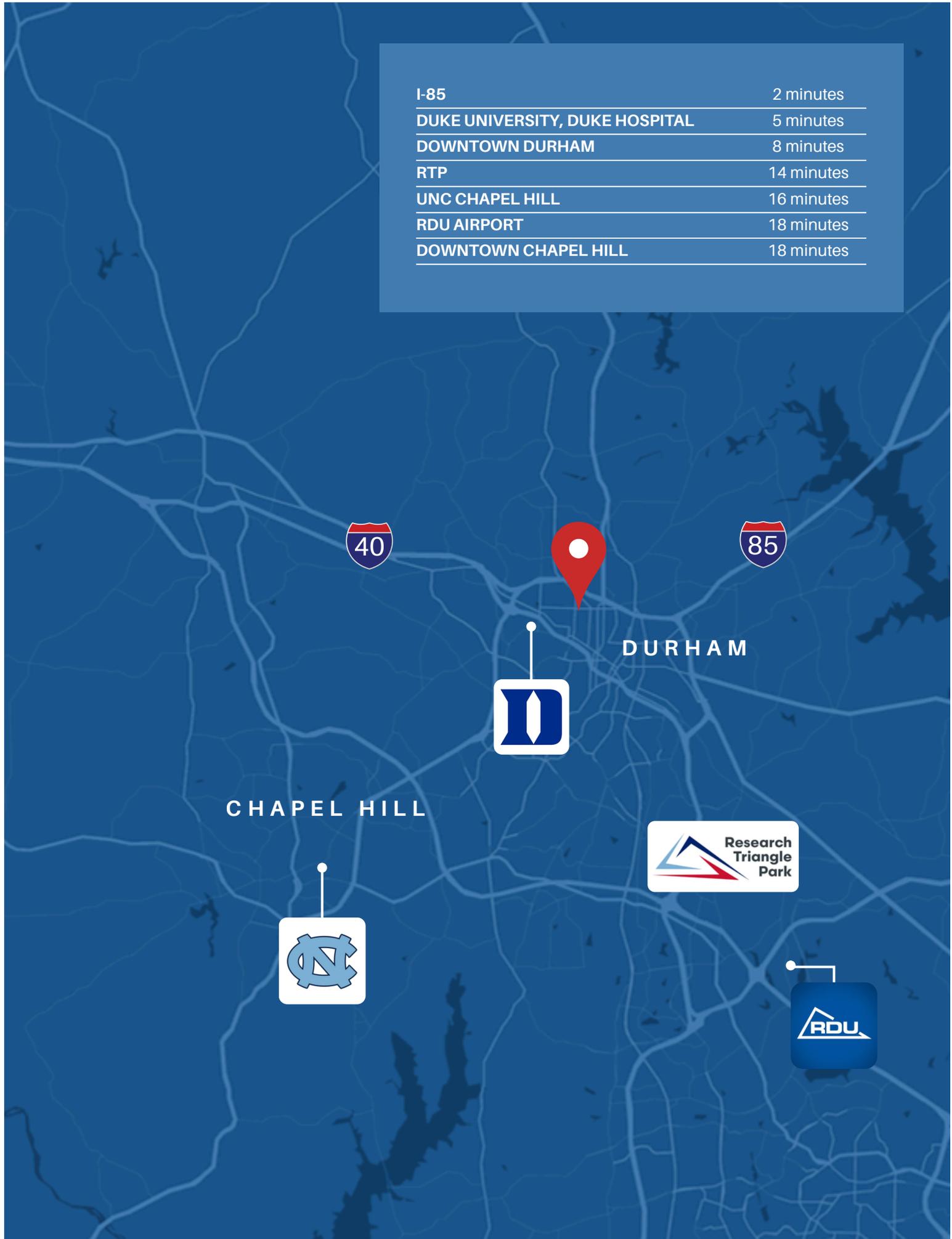
SUBJECT



DUKE UNIVERSITY

DOWNTOWN DURHAM

| | |
|--------------------------------|------------|
| I-85 | 2 minutes |
| DUKE UNIVERSITY, DUKE HOSPITAL | 5 minutes |
| DOWNTOWN DURHAM | 8 minutes |
| RTP | 14 minutes |
| UNC CHAPEL HILL | 16 minutes |
| RDU AIRPORT | 18 minutes |
| DOWNTOWN CHAPEL HILL | 18 minutes |



Demographics

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2020 Population | 11,013 | 85,916 | 163,912 |
| 2024 Population | 11,063 | 91,681 | 171,774 |
| 2029 Population Projection | 11,515 | 96,103 | 179,523 |
| Annual Growth 2020-2024 | 0.1% | 1.7% | 1.2% |
| Annual Growth 2024-2029 | 0.8% | 1.0% | 0.9% |
| Median Age | 35.8 | 34.2 | 35.3 |
| Bachelor's Degree or Higher | 51% | 46% | 42% |
| U.S. Armed Forces | 0 | 63 | 154 |

| Households | 1 mile | 3 miles | 5 miles |
|--|----------|---------|---------|
| 2020 Households | 5,040 | 36,864 | 66,309 |
| 2024 Households | 5,048 | 39,174 | 68,987 |
| 2029 Household Projection | 5,263 | 41,260 | 72,341 |
| Annual Growth 2020-2024 | 1.3% | 2.5% | 2.0% |
| Annual Growth 2024-2029 | 0.9% | 1.1% | 1.0% |
| Owner Occupied Households | 2,037 | 12,932 | 30,380 |
| Renter Occupied Households | 3,225 | 28,328 | 41,961 |
| Avg Household Size | 2.1 | 2.1 | 2.3 |
| Avg Household Vehicles | 1 | 1 | 2 |
| Total Specified Consumer Spending (\$) | \$138.5M | \$1B | \$1.9B |

| Income | 1 mile | 3 miles | 5 miles |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$83,452 | \$81,714 | \$83,434 |
| Median Household Income | \$57,716 | \$55,659 | \$56,996 |
| < \$25,000 | 907 | 8,360 | 13,913 |
| \$25,000 - 50,000 | 1,251 | 9,369 | 16,953 |
| \$50,000 - 75,000 | 924 | 6,646 | 11,235 |
| \$75,000 - 100,000 | 559 | 3,847 | 7,170 |
| \$100,000 - 125,000 | 331 | 3,132 | 5,547 |
| \$125,000 - 150,000 | 360 | 2,609 | 4,557 |
| \$150,000 - 200,000 | 366 | 2,283 | 4,338 |
| \$200,000+ | 348 | 2,927 | 5,275 |

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

BOLD

COMMERCIAL
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FOR PRICING INFORMATION CONTACT



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