

DURHAM

# Lot for Lease

FOR LEASE - \$1,500 / MO.



WESTERN END OF 3700 HILLSBOROUGH ROAD, DURHAM, NC 27705



Property located at the western end of 3700 Hillsborough Rd.

- 57' X 200'
- Gravel lot
- Zoned IL (Industrial Light)

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Pickett Sprouse Commercial Real Estate  
(919) 493-0395  
1901 Hillandale Rd, Suite 100, Durham NC 27705

# Property Description

Looking for an Industrial Light (IL) property in a great location? This might be the property for you.

## OFFER SUMMARY



LOT SIZE  
57' x 200'



LEASE RATE  
\$1,500 / mo.

## You can't beat the location of this property . . .

This unbeatable property is situated directly off of I-85 on Hillsborough Road near Cole Mill, ensuring a steady stream of daily traffic and local visitors to your business.

This versatile IL-zoned property features a potential lay-down yard for landscaping, a convenient tow lot, ample off-site parking, and numerous other potential uses. Owner will consider adding whatever the tenant may want, i.e. fencing, small office, power, water, etc.



*Mark Micol*

## SPACE DETAILS



LAY DOWN YARD



TOW LOT



OFF SITE PARKING

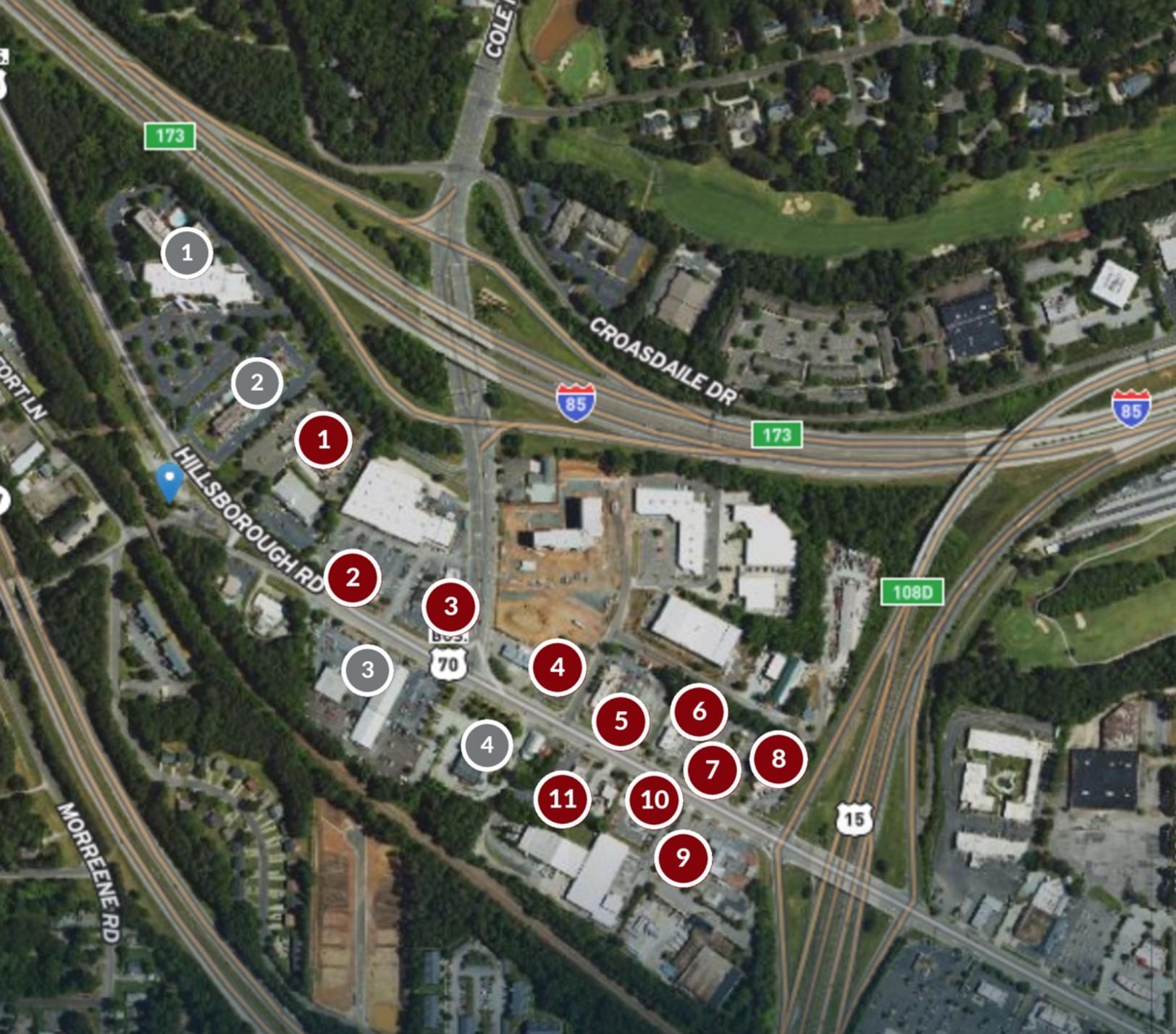


Hillsborough Road

Cole Mill Road

3700 HILLSBOROUGH RD

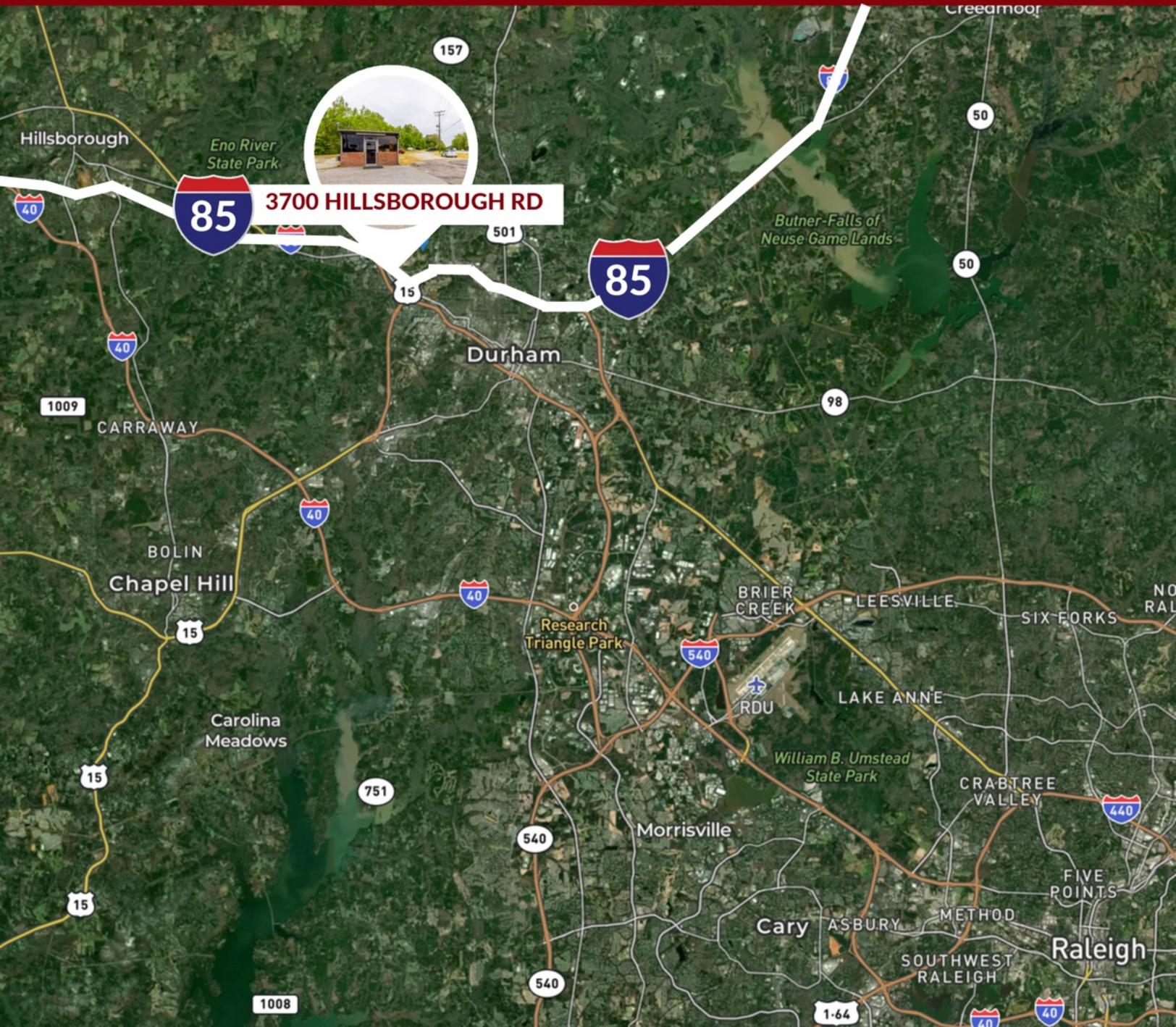




- |                         |                                     |                           |                      |
|-------------------------|-------------------------------------|---------------------------|----------------------|
| <b>1</b> Cracker Barrel | <b>4</b> KFC                        | <b>7</b> Zaxby's          | <b>10</b> Wendy's    |
| <b>2</b> Cook Out       | <b>5</b> Bojangles                  | <b>8</b> Waffle House     | <b>11</b> McDonald's |
| <b>3</b> Subway         | <b>6</b> Krispy Kreme               | <b>9</b> The Doghouse     |                      |
| <b>1</b> Hilton Durham  | <b>2</b> SureStay Plus Best Western | <b>3</b> Durham Auto Mart | <b>4</b> CVS         |

# Regional Map

This property is located in the northwest area of Durham. This location offers easy access to major highways, making it convenient for your business to connect with clients and customers in surrounding areas.



# Population Overview

This area has experienced a consistent annual population growth of 3% within a two-mile radius between 2010 and 2022 and is projected to continue expanding by 2% in the next five years.

Radius	2 mile	5 mile	10 mile
<b>Population</b>			
2010 Population	23,013	127,286	329,176
2022 Population	31,257	158,112	398,881
2027 Population Projection	34,322	173,350	433,630
Annual Growth 2010-2022	3.0%	2.0%	1.8%
Annual Growth 2022-2027	2.0%	1.9%	1.7%
<b>Households</b>			
2010 Households	9,750	51,960	131,219
2022 Households	13,188	64,566	158,349
2027 Household Projection	14,691	71,188	172,884
Annual Growth 2010-2022	2.9%	1.8%	1.6%
Annual Growth 2022-2027	2.3%	2.1%	1.8%
Avg Household Size	2	2.3	2.4
Avg Household Vehicles	1	2	2
<b>Household Income</b>			
< \$25,000	2,981	13,493	27,029
\$25,000 - 50,000	3,174	16,679	34,893
\$50,000 - 75,000	2,092	10,795	24,982
\$75,000 - 100,000	1,278	7,278	20,479
\$100,000 - 125,000	854	4,569	13,880
\$125,000 - 150,000	864	3,307	9,996
\$150,000 - 200,000	852	3,846	12,249
\$200,000+	1,094	4,600	14,843
Avg Household Income	\$83,158	\$79,988	\$92,579
Median Household Income	\$54,092	\$54,297	\$66,306

# Traffic Report

This high-traffic property located near the intersection of Hillsborough Road and Cole Mill Road sees thousands of visitors annually and is conveniently situated just off of I-85.

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Neal Rd	Comfort Ln W	4,150	2022	0.02 mi
Hillsborough Road	Neal Rd SE	9,900	2019	0.12 mi
Comfort Ln	Neal Rd SE	5,719	2022	0.15 mi
Not Available	Not Available No	1,452	2020	0.15 mi
Hillsborough Rd	Neal Rd SE	9,793	2022	0.17 mi
Hillsborough Rd	Cole Mill Rd SE	15,499	2022	0.17 mi
Hillsborough Road	Cole Mill Rd SE	16,000	2019	0.18 mi
Cole Mill Road	Hillsborough Rd S	20,500	2019	0.19 mi
Cole Mill Rd	Hillsborough Rd S	19,590	2022	0.19 mi
Hillsborough Road	Christian Ave NW	26,000	2019	0.24 mi



**PICKETT  
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