



LAND FOR SALE

**Graded And Ready  
For Development**

4618 HILLSBOROUGH ROAD, DURHAM NC 27705

HILLSBOROUGH RD

**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

# Exceptional Development Opportunity

This 3.52-acre site features 515 feet frontage along US Hwy 70 (Hillsborough Rd) and offers the opportunity for many different commercial and retail uses.

The property is graded and ready for development.



## PROPERTY DETAILS

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ACREAGE	3.52±
ADDRESS	4618 Hillsborough Road, Durham, NC 27705
CURRENT ZONING	CN (Commercial Neighborhood)
BEST USE	Commercial and Retail use
ROAD FRONTAGE	515 feet US Hwy 70 (Hillsborough Rd)
PRICE	\$1,600,000

The site is zoned CN (Commercial Neighborhood), allowing for a variety of commercial and retail uses - Daycares, Medical Facilities, Restaurant, Retail Sales & Services, to name a few.

- Water frontage charges paid
- Sewer frontage charges paid

## DEMOGRAPHIC OVERVIEW

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### POPULATION

	1 mile	3 miles	5 miles
2020 POPULATION	3,914	30,610	101,108
2024 POPULATION	3,761	31,139	104,514
2029 POPULATION PROJECTION	3,834	32,112	108,165
ANNUAL GROWTH 2020-2024	-1.0%	0.4%	0.8%
ANNUAL GROWTH 2024-2029	0.4%	0.6%	0.7%
MEDIAN AGE	43	37.3	36
BACHELOR'S DEGREE OR HIGHER	63%	56%	52%
U.S. ARMED FORCES	0	0	35

### HOUSEHOLDS

	1 mile	3 miles	5 miles
2020 HOUSEHOLDS	1,665	14,241	43,611
2024 HOUSEHOLDS	1,592	14,559	44,818
2029 HOUSEHOLD PROJECTION	1,626	15,093	46,609
ANNUAL GROWTH 2020-2024	0.4%	2.0%	1.8%
ANNUAL GROWTH 2024-2029	0.4%	0.7%	0.8%
OWNER OCCUPIED HOUSEHOLDS	1,200	6,005	19,208
RENTER OCCUPIED HOUSEHOLDS	426	9,088	27,401
AVG HOUSEHOLD SIZE	2.3	2.1	2.1
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$60.5M	\$430.8M	\$1.3B

### AVERAGE HOUSEHOLD INCOME

\$127,883 1 MILE	\$96,237 3 MILE	\$93,811 5 MILE
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# Contact Us

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