



±0.48 ACRES

GROUND LEASE

814 MIDLAND TERRACE

DURHAM, NC 27704

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±0.48 Acres
PARCEL ID:	159613
ZONING:	Industrial Light (IL)
LEASE RATE:	\$2,200/mo

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for **ground lease 814 Midland Terrace, a ±0.48 acre gated land parcel in east Durham, NC, just seconds from I-885/US 70 Hwy and I-85.**

PROPERTY HIGHLIGHTS

- Securely fenced lot with privacy screening and gravel, ideal for fleet management
- High-traffic location at the corner of Cheek Rd (18,600 VPD) and Midland Terrace (5,800 VPD)
- Close proximity to major highways (via Exit 12) and just minutes from downtown Durham (±3 miles)

WHIT BRANNON

O: 919.287.3219

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814 MIDLAND TERRACE | Durham, NC 27704



PROPERTY OVERVIEW & TRAFFIC COUNTS



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DEMOGRAPHICS MAP & REPORT

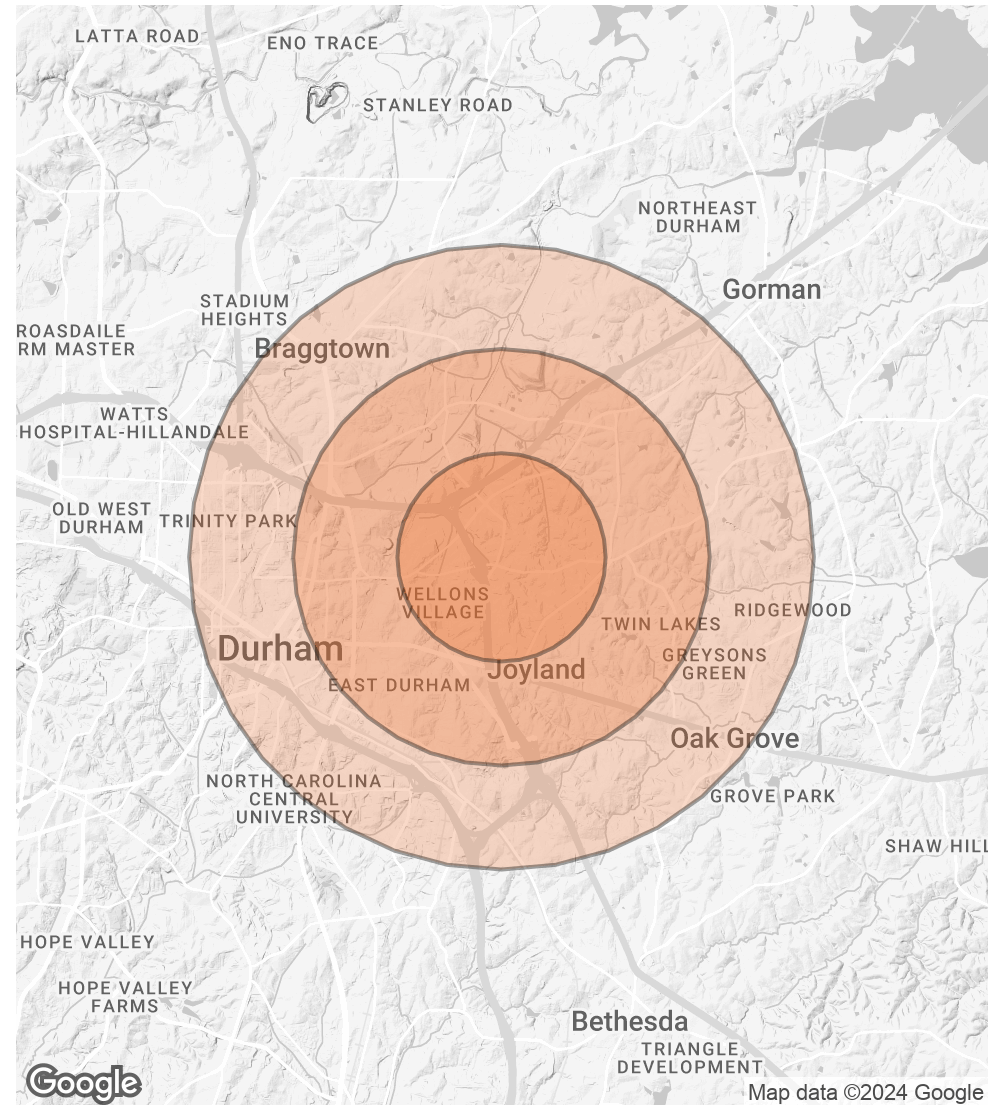
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,499	28,511	68,681
AVERAGE AGE	35	36	36
AVERAGE AGE (MALE)	34	35	35
AVERAGE AGE (FEMALE)	36	37	37

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,243	10,126	26,120
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$59,159	\$69,650	\$82,835
AVERAGE HOUSE VALUE	\$281,414	\$341,088	\$371,996

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



WHIT BRANNON

Advisor

whit.brannon@svn.com

Direct: 919.287.3219 | **Cell:** 919.667.6226

PROFESSIONAL BACKGROUND

Whit started his real estate career at Morris Commercial in 2016. Having grown up in Chapel Hill and residing in Durham, Whit brings local knowledge to SVN | REA, where his primary focus is on retail infill opportunities and industrial. He loves spending time with his wife and dogs and, together, they enjoy running and competing in local races, such as The Tar Heel 10 Miler, Running of the Bulls 8K, and The Bull City Half Marathon.

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®
- Member, National Association of Realtors®

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