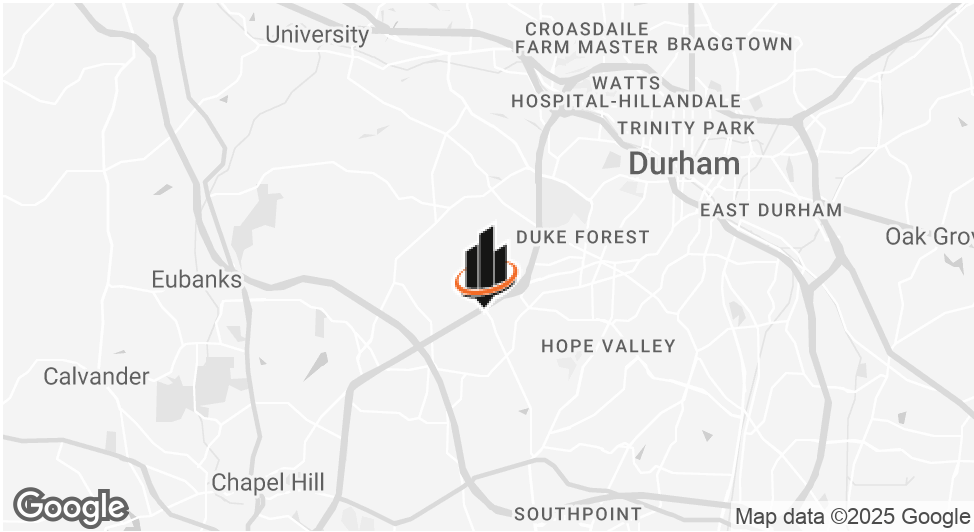




**FOR SALE**

**4228 GARRETT ROAD**  
**DURHAM, NC 27707**

# OFFERING SUMMARY



## OFFERING SUMMARY

BUILDING SIZE:	±10,400 SF
LOT SIZE:	±0.93 Acres
PARCEL ID:	140092
ZONING:	Commercial Neighborhood (CN)
YEAR BUILT:	1985 (Expanded in 2005)
SALE PRICE:	\$2,028,000 (\$195/PSF)

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for sale **4228 Garrett Road in Durham, located just seconds from Durham-Chapel Hill Blvd (±52,400 VPD).**

This ±10,400 SF flex building is situated in a high-visibility location in a rapidly-growing area, **benefitting from strong traffic counts on Garrett Road (±10,300 VPD)** and close proximity to Chapel Hill (±1 mile).

## PROPERTY HIGHLIGHTS

- Fully-conditioned flex building featuring two roll up/drive-in doors in the rear
- Spacious and versatile floor plan ideal for a variety of uses
- High visibility and convenient access for guests and customers
- Abundant on-site parking

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**4228 GARRETT ROAD** | Durham, NC 27707



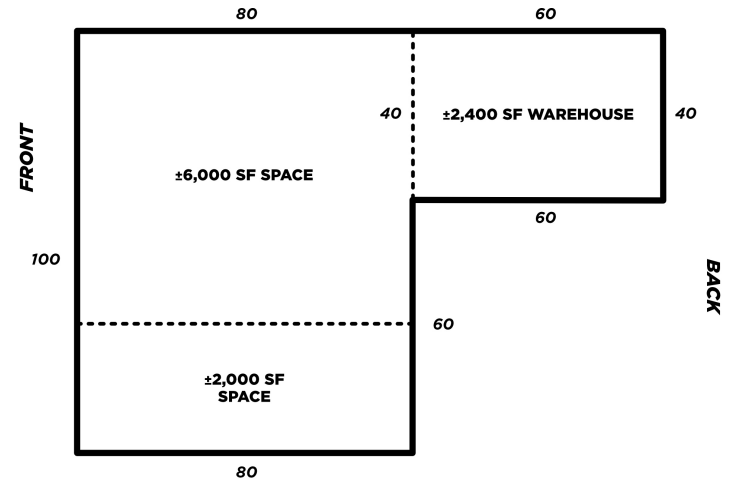
## PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE:	Ideal for Retail or Flex Users
TENANCY:	Single or Multi-tenant
LEASED SPACE:	±8,400 SF (Month-to-Month)
VACANT SPACE:	±2,000 SF
TAX VALUE:	\$1,671,466
UTILITIES:	Gas, Electric, Water
FRONT PARKING LOT:	22 spaces (3 handicap)
2025 EST. TICAM	\$3.50/SF

This ±10,400 SF building offers a flexible opportunity for both investors and owner-occupants. Currently, **±8,400 SF is leased on a MTM basis** to Healthcare Equipment Inc., a long-standing tenant in place since 1985. The remaining **±2,000 SF is vacant and listed for lease at \$18/SF NNN**.

Ownership is **holding off on new lease commitments pending buyer preferences**, whether for investment or owner occupancy. For investors, we're happy to provide market leasing data to support informed underwriting.

For owner-users, the **current tenant is month-to-month**, and Landlord can deliver the building vacant with notice.



- Well cared for by long-term owner occupant; strong maintenance history
- Entire ±10,400 SF can be made contiguous (ideal for single-tenant or owner-user occupancy)
- Freespan building allows for flexible reconfiguration
- Joint driveway easement with neighboring property, rear of property has ample 18-wheeler turnaround & access
- ±2,400 SF warehouse addition built in 2005
- Turn lane at entry provides nice accessibility for customers and deliveries
- Prominent monument signage available along Garrett Road

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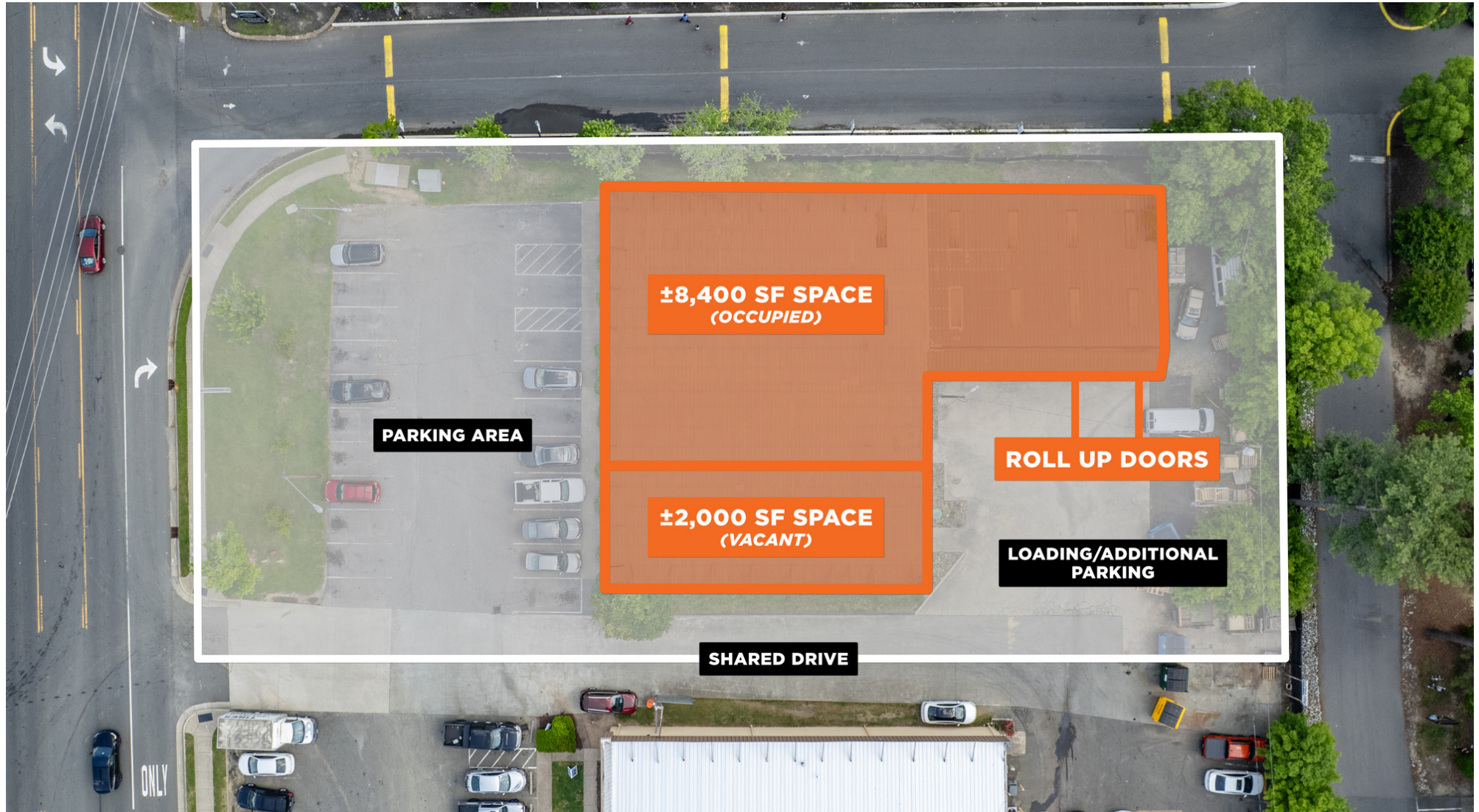
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## PROPERTY OVERVIEW



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## EXTERIOR PHOTOS



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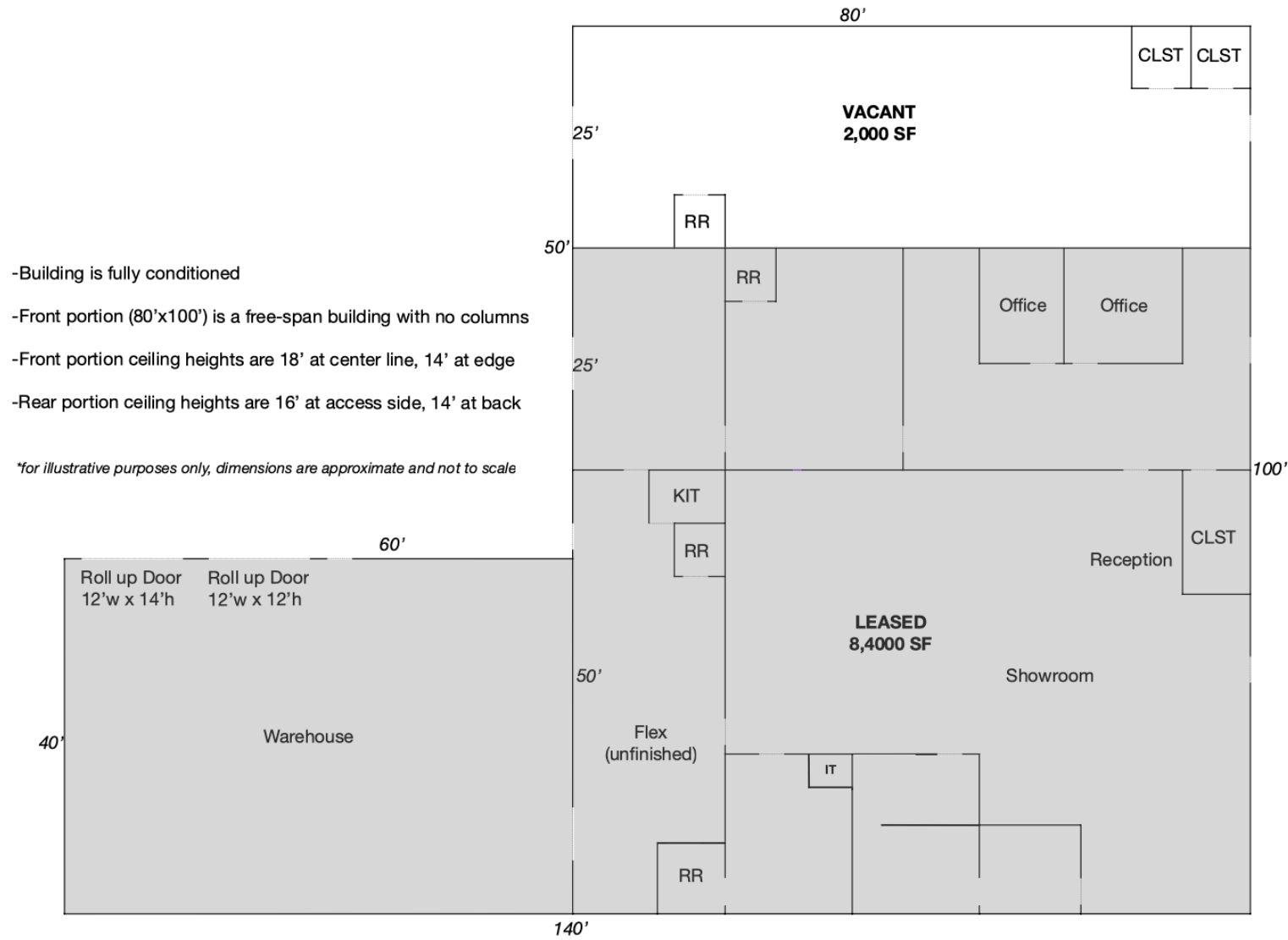
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BUILDING FLOOR PLAN



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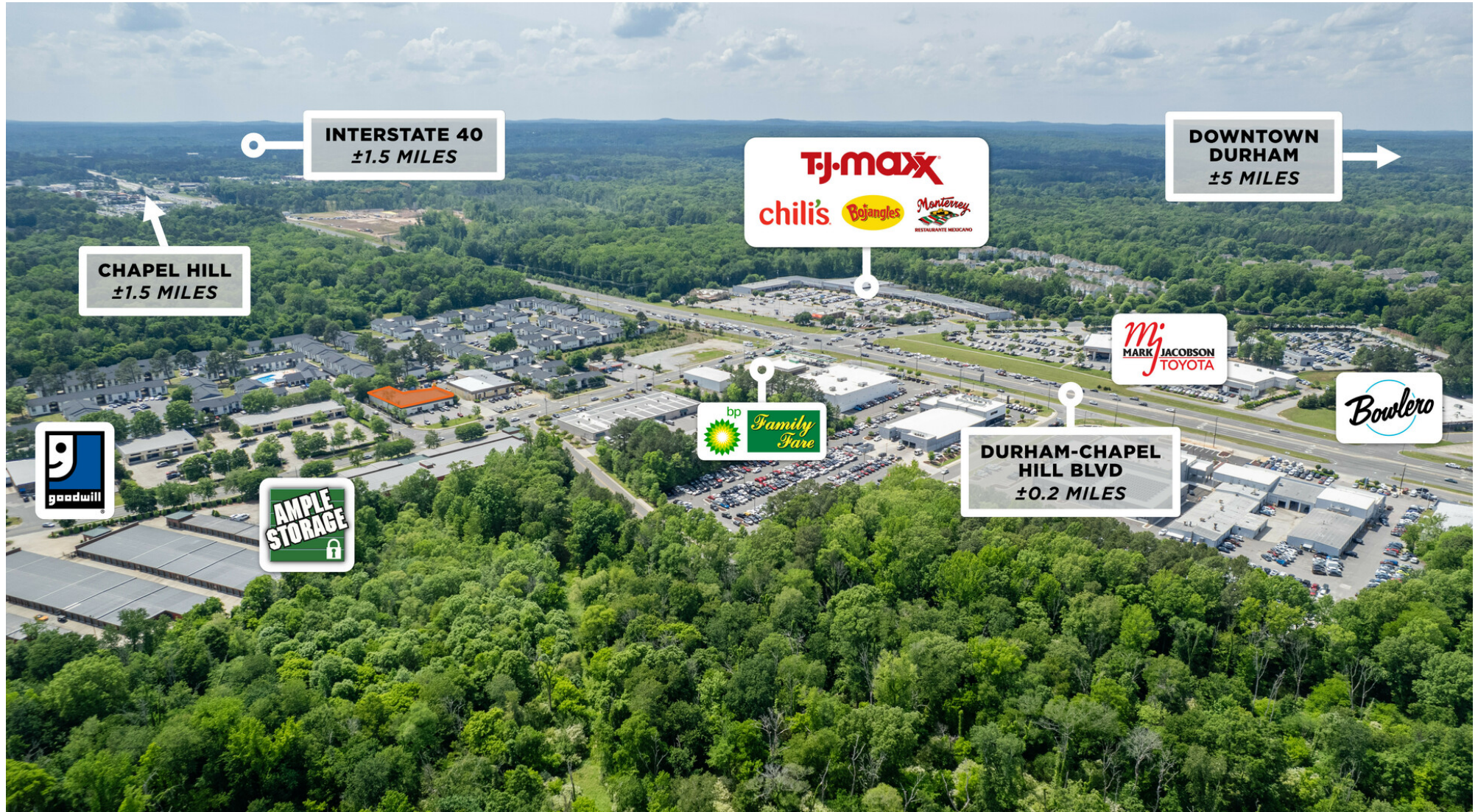
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## PROXIMITY OVERVIEW



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RETAILER MAP



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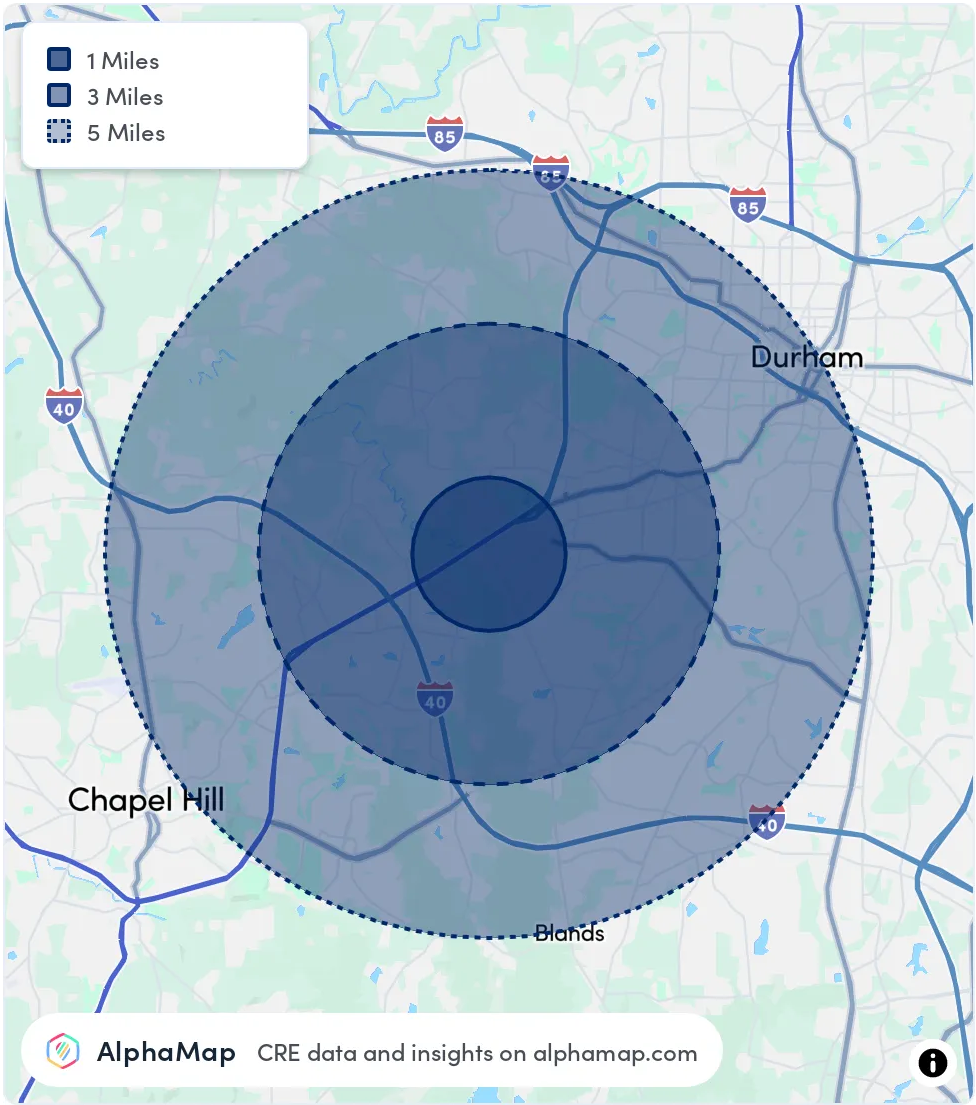


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,355	53,926	176,803
AVERAGE AGE	35	40	37
AVERAGE AGE (MALE)	34	38	36
AVERAGE AGE (FEMALE)	36	41	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,737	24,146	73,980
PERSONS PER HH	2	2.2	2.4
AVERAGE HH INCOME	\$89,836	\$128,219	\$112,456
AVERAGE HOUSE VALUE	\$393,255	\$501,271	\$468,342
PER CAPITA INCOME	\$44,918	\$58,281	\$46,856

Map and demographics data derived from AlphaMap



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