

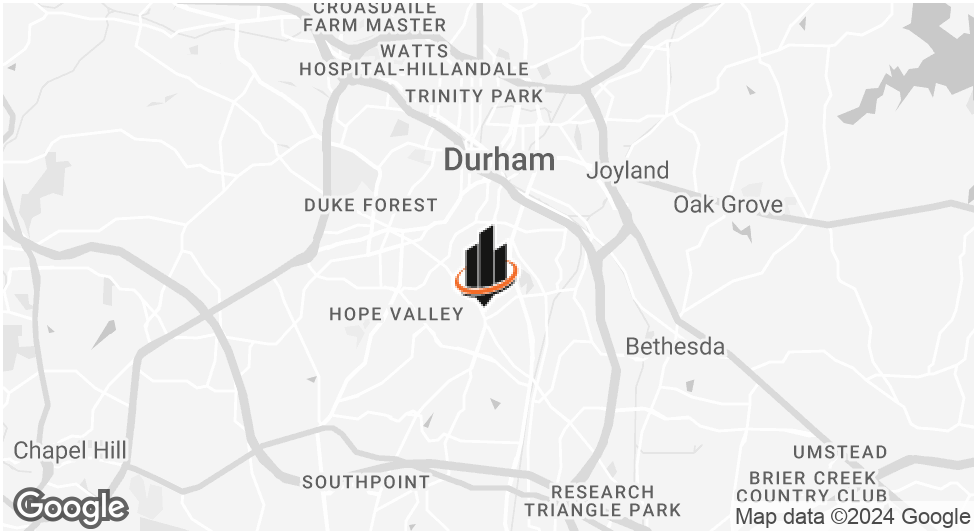


±2.38 ACRES

GROUND LEASE

1011 RIDDLE ROAD
DURHAM, NC 27713

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------|----------------|
| LOT SIZE: | ±2.38 Acres |
| ZONING: | CN |
| PARCEL ID: | 133904 |
| 2023 TAXES: | \$3,319.61 |
| LEASE TYPE/RATE: | NNN/Negotiable |

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for ground lease this **±2.38-acre parcel located at the corner of Riddle Road and Fayetteville Street** in south Durham, NC.

The property is **adjacent to the American Tobacco Trail and Hillside High School**, providing a rare infill opportunity in a well-traveled area.

PROPERTY HIGHLIGHTS

- Hard corner location beside a Family Fare convenience store, with approximately 20,600 vehicles passing on Fayetteville St and 11,300 on Riddle Rd daily
- Close proximity to I-40 (±3.5 miles), Research Triangle Park (±4.5 miles), and downtown Durham I-40 (±5 miles)

WHIT BRANNON

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1011 RIDDLE ROAD | Durham, NC 27713



PROPERTY OVERVIEW & TRAFFIC COUNTS



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RETAILER MAP



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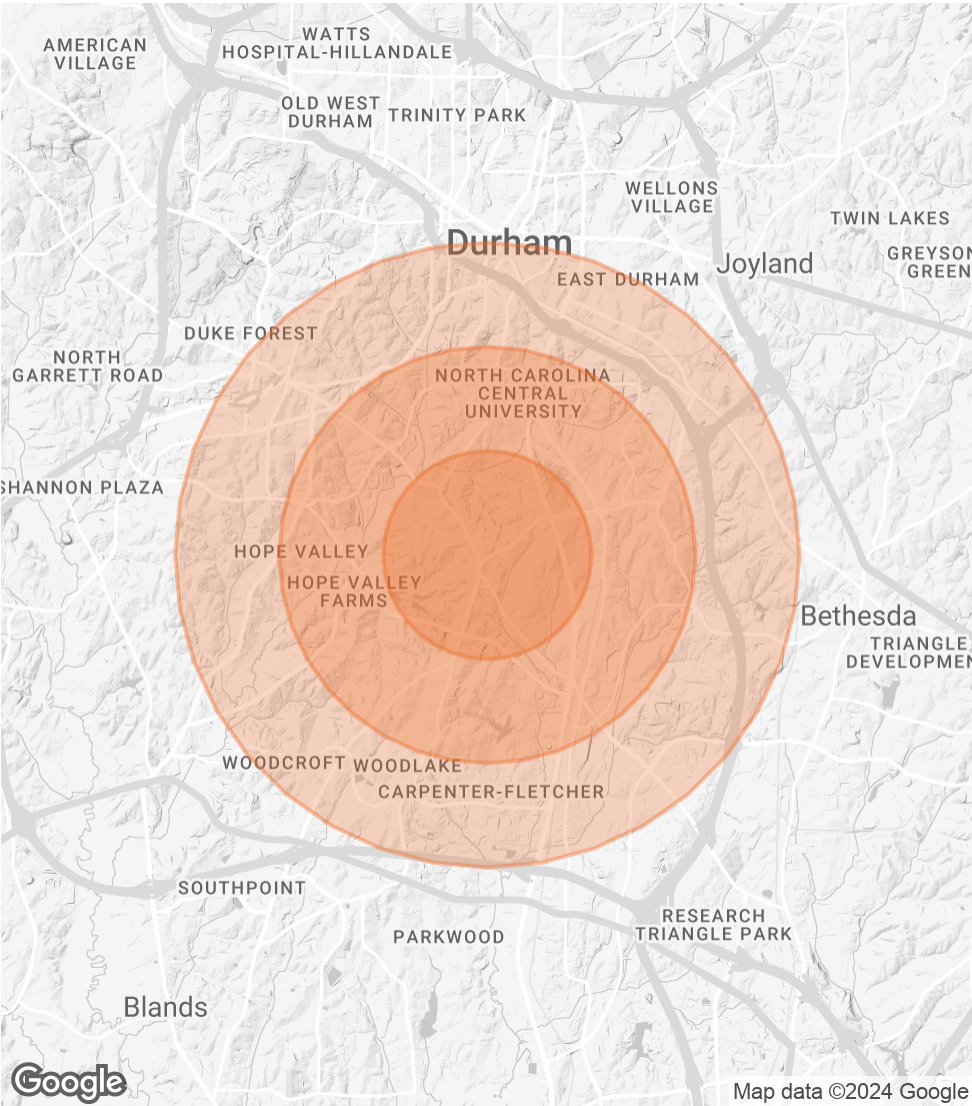
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 8,330 | 35,091 | 79,562 |
| AVERAGE AGE | 38 | 37 | 37 |
| AVERAGE AGE (MALE) | 36 | 35 | 36 |
| AVERAGE AGE (FEMALE) | 40 | 38 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,533 | 13,320 | 33,045 |
| # OF PERSONS PER HH | 2.4 | 2.6 | 2.4 |
| AVERAGE HH INCOME | \$79,699 | \$90,984 | \$94,712 |
| AVERAGE HOUSE VALUE | \$308,598 | \$348,106 | \$377,156 |

Demographics data derived from AlphaMap



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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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