



±2.38 ACRES

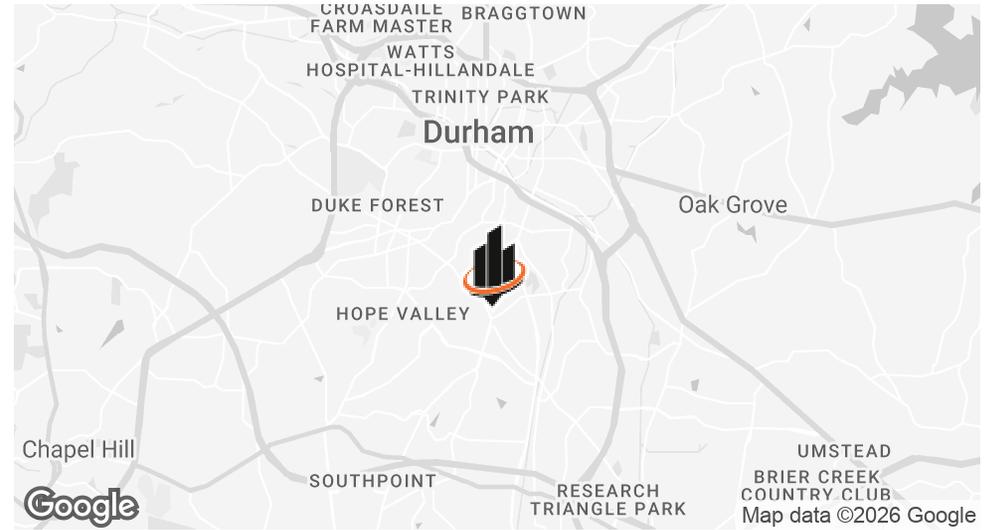
GROUND LEASE



1011 RIDDLE ROAD

DURHAM, NC 27713

PROPERTY SUMMARY



LEASE RATE	CONTACT BROKER FOR PRICING
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OFFERING SUMMARY

LOT SIZE:	±2.38 Acres
ZONING:	CN
PARCEL ID:	133904
MARKET:	South Durham
LEASE TYPE:	Ground Lease (NNN)

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 ±20,600 vehicles passing on Fayetteville St and ±11,300 on Riddle Rd daily
- Close proximity to I-40 (±3.5 miles), RTP (±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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DEMOGRAPHICS MAP & REPORT

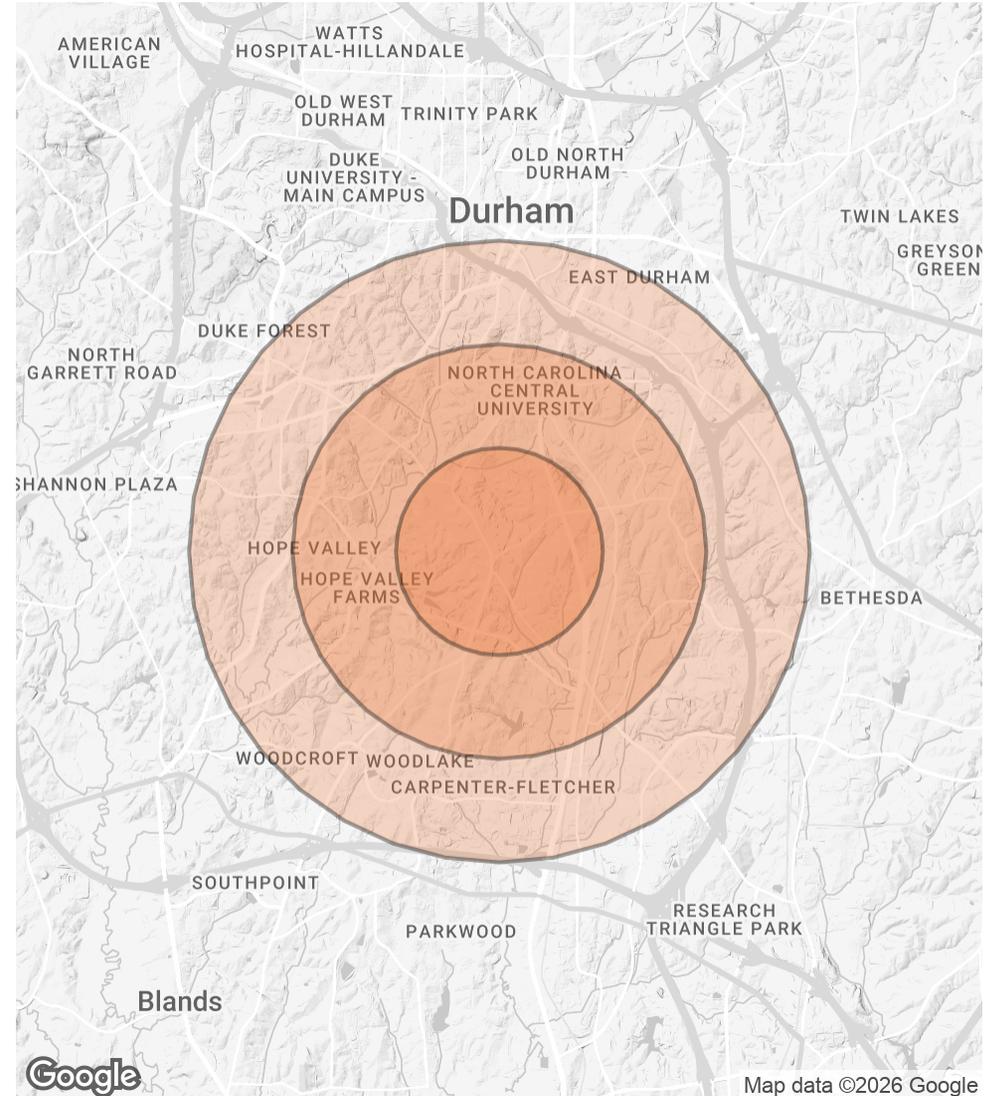
POPULATION

	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

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Direct: **919.287.3219** | Cell: **919.667.6226**

PROFESSIONAL BACKGROUND

Whit began his real estate career at Morris Commercial in 2016, bringing nearly a decade of experience in commercial brokerage and development. A Chapel Hill native and longtime Durham resident, Whit possesses deep local market knowledge that adds value to his clients at SVN | Real Estate Associates. His expertise is centered on retail infill opportunities and industrial properties, where he helps investors, developers, and business owners navigate strategic acquisitions and dispositions.

Beyond real estate, Whit is an avid runner who enjoys training and competing in local races, including the Tar Heel 10 Miler, Running of the Bulls 8K and Bull City Half Marathon. In the fall of 2024, Whit ran the City of Oaks Marathon and has since had a goal to run two a year. He completed the Eugene Marathon in Oregon in the spring and the Richmond Marathon in the fall of 2025. He also has a passion for poker, regularly traveling to Cherokee and Las Vegas to compete in World Series of Poker (WSOP) tournaments. Whit's won a WSOP ring after outlasting a competitive field of 511 players in the 6-Max tournament at Harrah's Cherokee in 2018.

In his free time, Whit loves spending time with his wife and dogs, making the most of Durham's vibrant community and active lifestyle. Together, they enjoy hiking and rucking on the local trails.

MEMBERSHIPS

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

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Local Expertise.
National Reach.

3.78 ACRES

SVN | Real Estate Associates

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