



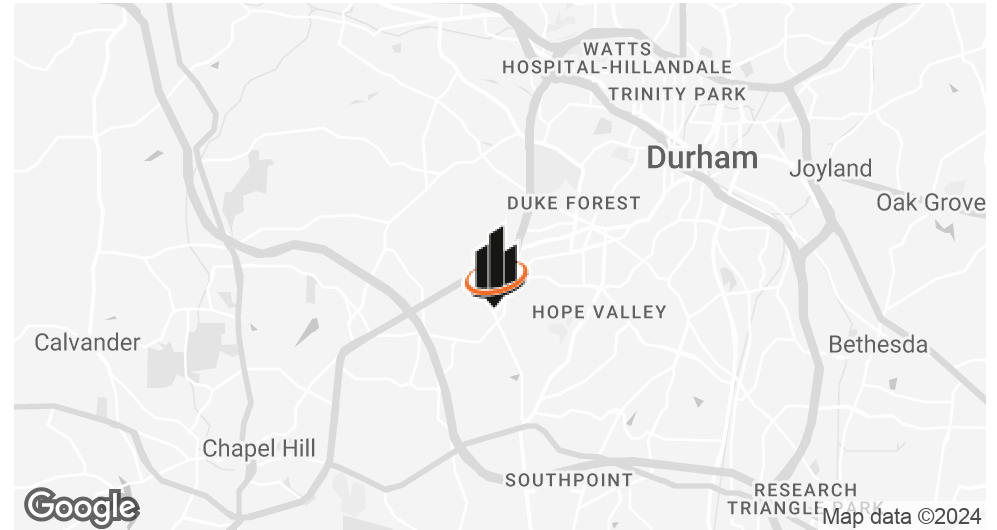
±1.77 ACRES

GROUND LEASE

OLD CHAPEL HILL ROAD ASSEMBLAGE

4138 & 4142 OLD CHAPEL HILL ROAD | DURHAM, NC 27707

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±1.77 Acres
ZONING:	CG
PARCEL ID:	139628 & 139627
2023 TAXES:	\$3,151.37
LEASE TYPE:	NNN
LEASE RATE:	Negotiable

PROPERTY OVERVIEW

We are seeking proposals for long-term ground leases. Located at a prominent intersection of Garrett and Old Chapel Hill Road, **this site offers great exposure and visibility for a business.** The site is adjacent to Hope Valley and the Blue Cross Blue Shield headquarters, **just minutes from a wide variety of retailers in and around Durham-Chapel Hill Blvd (±1 mile).**

PROPERTY HIGHLIGHTS

- **Strategic Location:** Centrally located between downtown Durham (±5 miles) and Chapel Hill (±2 miles) with close proximity to I-40 (±2.5 miles)
- **High Traffic Area:** Benefits from a high vehicle per day count of ±22,000 on Old Chapel Hill and ±20,000 on Garrett, enhancing potential customer reach

WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com

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SITE OVERVIEW & TRAFFIC COUNTS



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whit.brannon@svn.com

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

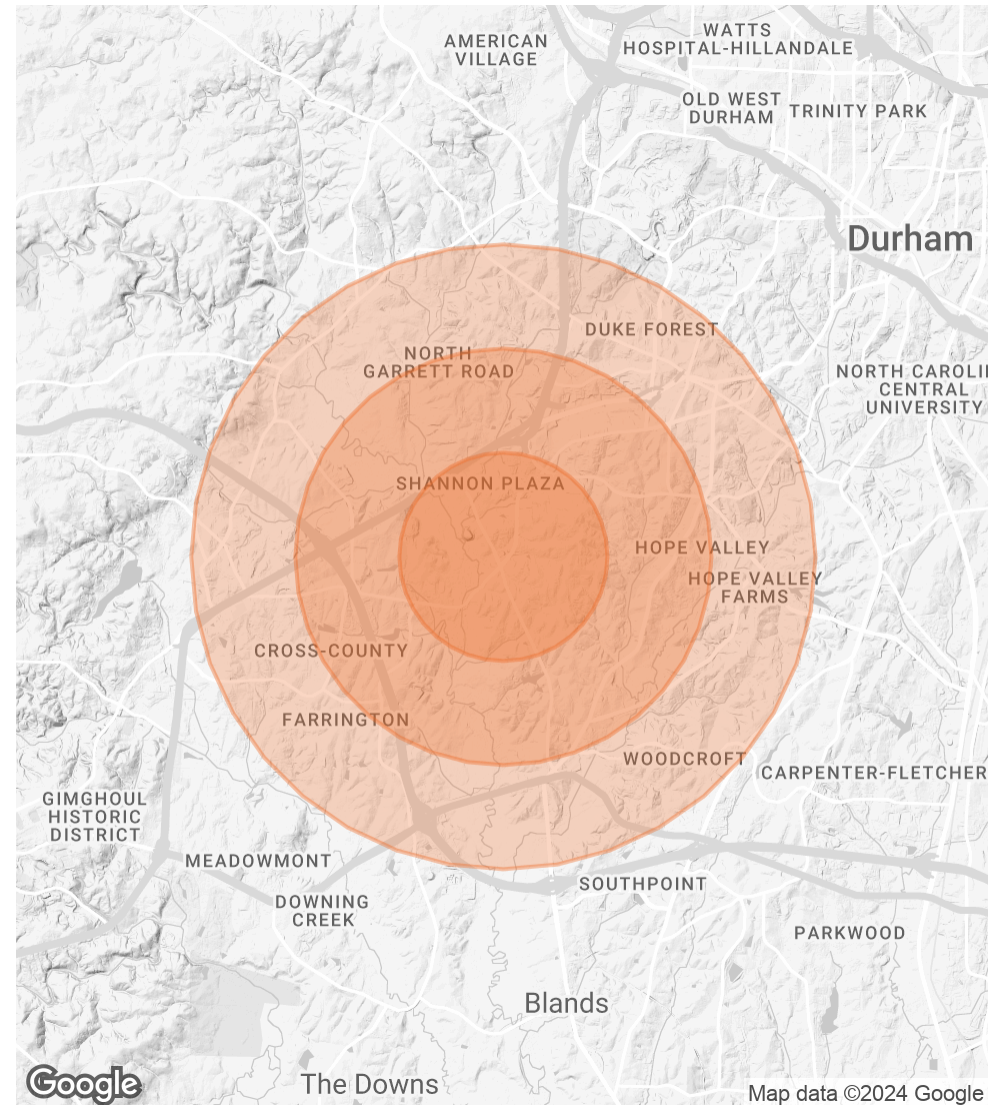
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,489	26,830	61,466
AVERAGE AGE	35	39	40
AVERAGE AGE (MALE)	35	38	38
AVERAGE AGE (FEMALE)	36	40	41

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,435	12,550	27,722
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$114,856	\$121,309	\$124,195
AVERAGE HOUSE VALUE	\$464,026	\$493,430	\$473,184

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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