



FOR SALE

610 JONES FERRY ROAD
SUITE 200 | CARRBORO, NC 27510

WHIT BRANNON
919.287.3219 | whit.brannon@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±40,895 SF
SUITE 200 SIZE:	±3,054 GSF
YEAR BUILT:	2001
2024 TAXES:	\$8,536.19
2024 UOA DUES:	\$3,155.63 (Paid Quarterly)
PRICE/SF:	\$163.39/SF
SALE PRICE:	\$499,000

PROPERTY OVERVIEW

Located at **Willow Creek Professional Center in Carrboro, Suite 200 is a ±3,054 SF office suite** formerly occupied by an optometrist. This second floor space features a **spacious waiting/reception area, multiple private offices/patient rooms, and numerous open areas** throughout.

PROPERTY HIGHLIGHTS

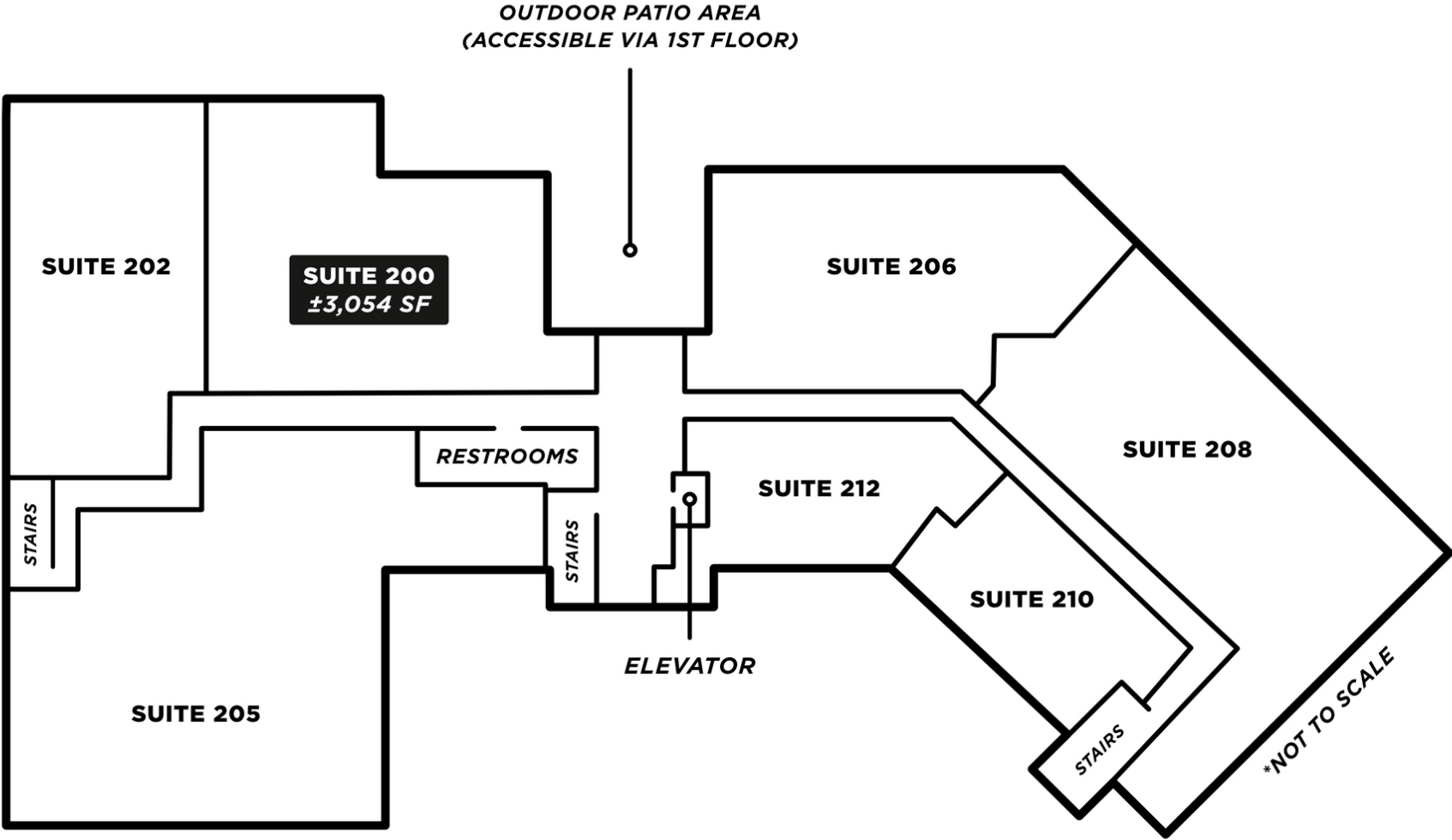
- Professional office suite suitable for various types of businesses
- Clean, well-kept building featuring abundant on-site parking and an underground parking deck
- Monument signage available at entrance of the center
- Located seconds from NC Hwy 54 and just minutes from Chapel Hill (±1.5 miles) and UNC (±3 miles)

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SECOND FLOOR PLAN

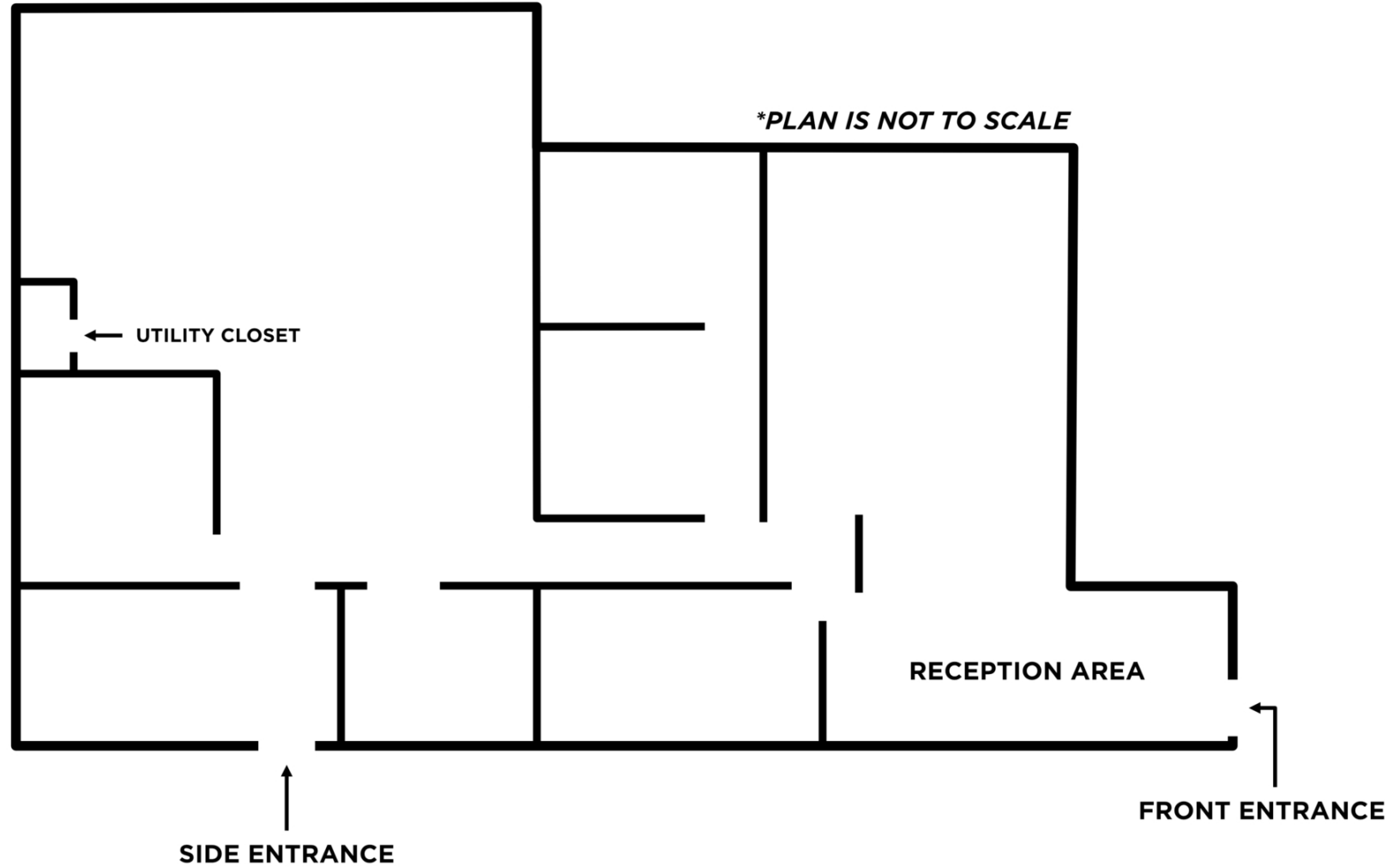


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SUITE 200 FLOOR PLAN



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SUITE PHOTOS



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PROXIMITY OVERVIEW



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NOTABLE NEARBY RETAILERS



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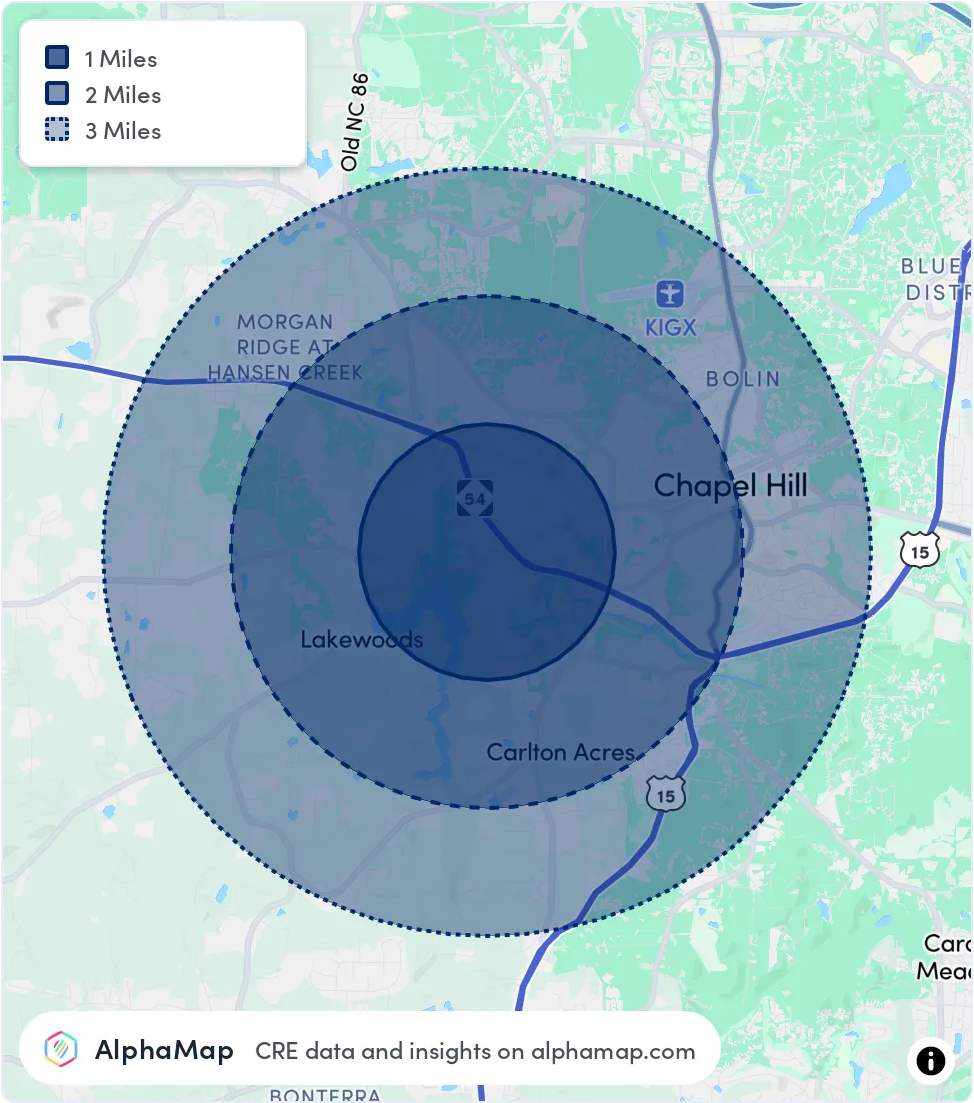


AREA ANALYTICS

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,213	30,662	54,138
AVERAGE AGE	36	35	34
AVERAGE AGE (MALE)	35	35	33
AVERAGE AGE (FEMALE)	36	36	34

HOUSEHOLD & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,179	13,031	19,196
PERSONS PER HH	2	2.4	2.8
AVERAGE HH INCOME	\$90,969	\$115,635	\$115,236
AVERAGE HOUSE VALUE	\$397,243	\$566,478	\$580,357
PER CAPITA INCOME	\$45,484	\$48,181	\$41,155

Map and 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 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, Bull City Half Marathon, and City of Oaks Marathon. 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 dedication to the game earned him 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.

MEMBERSHIPS

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

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