



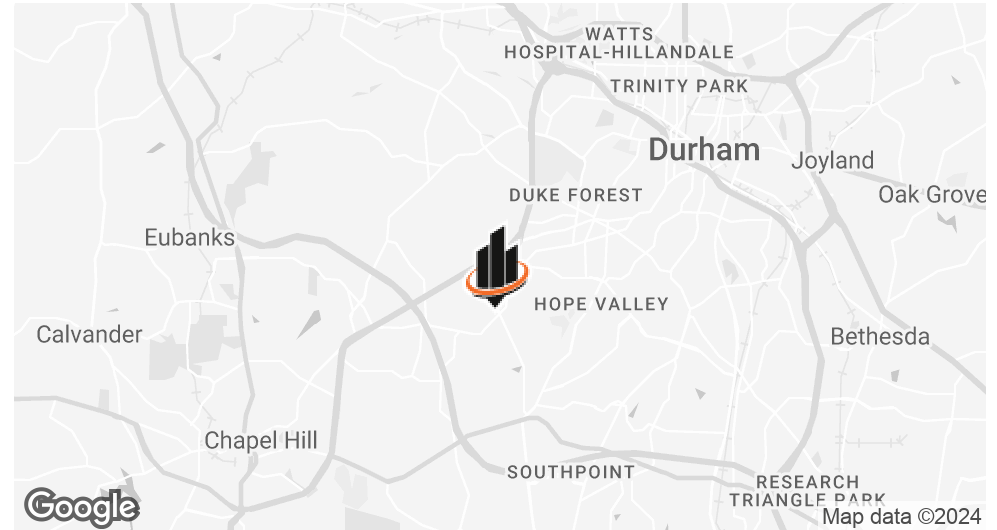
±1.52 ACRES

GROUND LEASE

GARRETT ROAD ASSEMBLAGE

5314 GARRETT RD, 4200 & 4211 OLD CHAPEL HILL RD, 4309 JEAN AVE | DURHAM, NC 27707

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±1.52 Acres
ZONING:	CN
PARCEL ID:	139993, 140006, 140007, 140008
2023 TAXES:	\$5,088.17
LEASE RATE/TYPE:	Negotiable/NNN
VIDEO TOUR:	View Here

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

GARRETT ROAD ASSEMBLAGE | 5314 Garrett Rd, 4200 & 4211 Old Chapel Hill Rd, 4309 Jean Ave Durham, NC

SVN
REAL ESTATE ASSOCIATES

SITE OVERVIEW & TRAFFIC COUNTS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

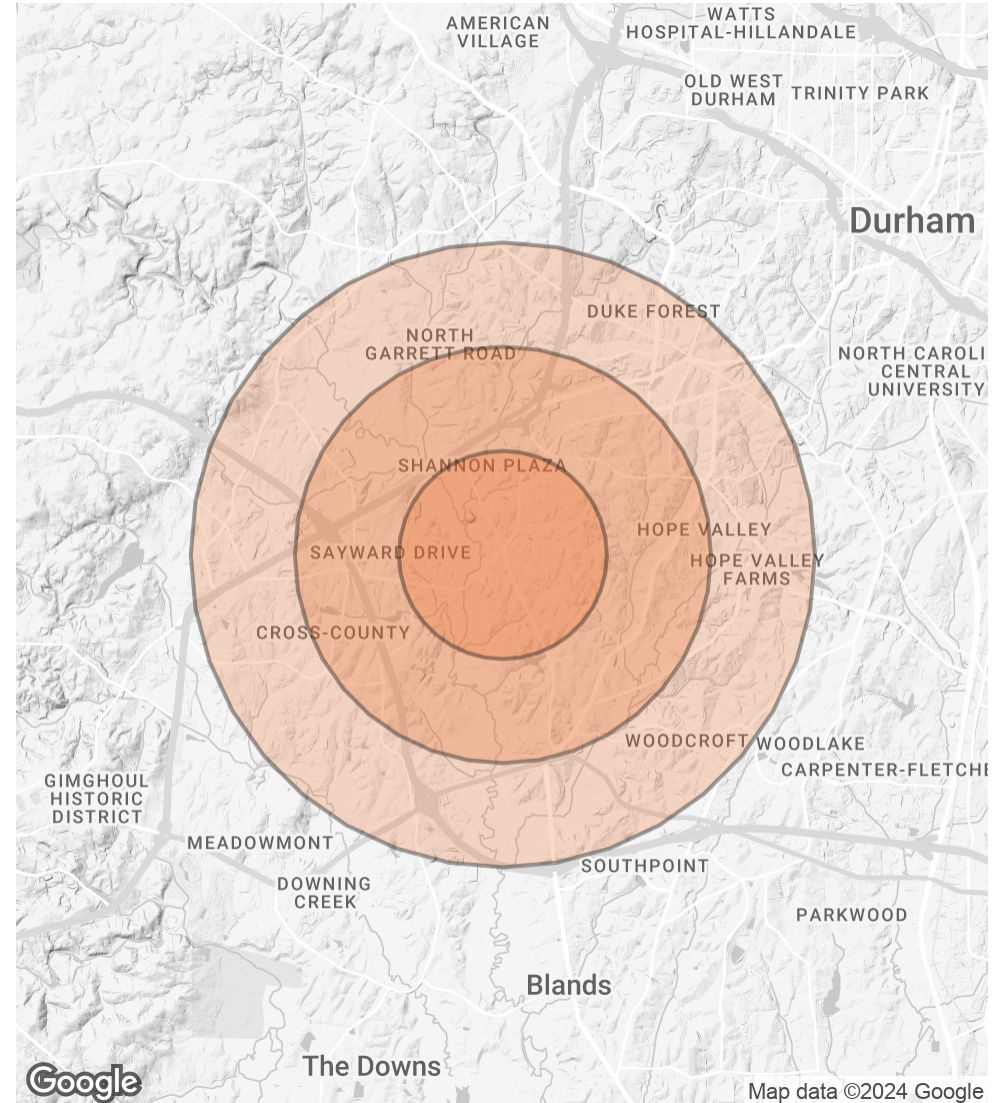
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,524	27,000	64,484
AVERAGE AGE	36	39	40
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	37	40	41

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,939	12,684	29,469
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$124,660	\$122,596	\$123,538
AVERAGE HOUSE VALUE	\$506,485	\$496,082	\$471,627

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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