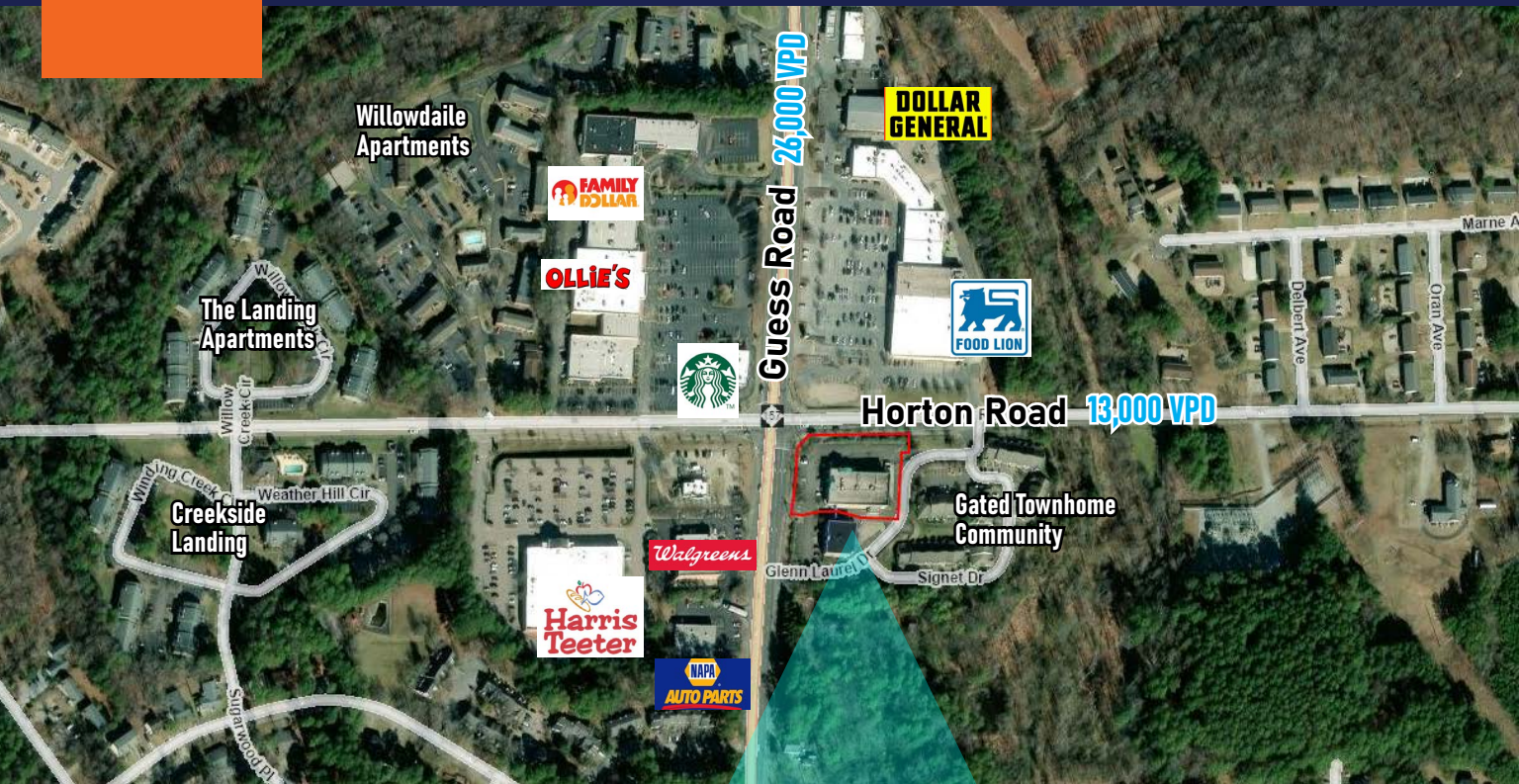


**FOR
LEASE**

**FREESTANDING 11,150 SF
3798 GUESS RD DURHAM, NC**



**Investment
Retail**



PROPERTY HIGHLIGHTS

- Building SF: 11,150 SF
- Year Built: 2001
- Acreage: 1.26 Ac
- Parking: 55 Spaces
- *Access up to 89 parks with Cross-Parking Easement Agreement
- Zoning: MU (Mixed-Use)
- Allowed Uses include Retail, Restaurant, Office, Medical
- Base Rate: \$28 PSF
- Absolute Net Lease
- 2024 Taxes: \$40,182 (\$3.60 PSF)
- Building is currently occupied by Dollar Tree, please do not disturb.
- **COMING AVAILABLE 2/1/2026**

Click Here for Zoning Ordinance details: https://udo.durhamnc.gov/udo/5_01_Use%20Table.htm#5.1

For More Info, contact:

CLAUDIA BORDEAUX
(919) 616-6058

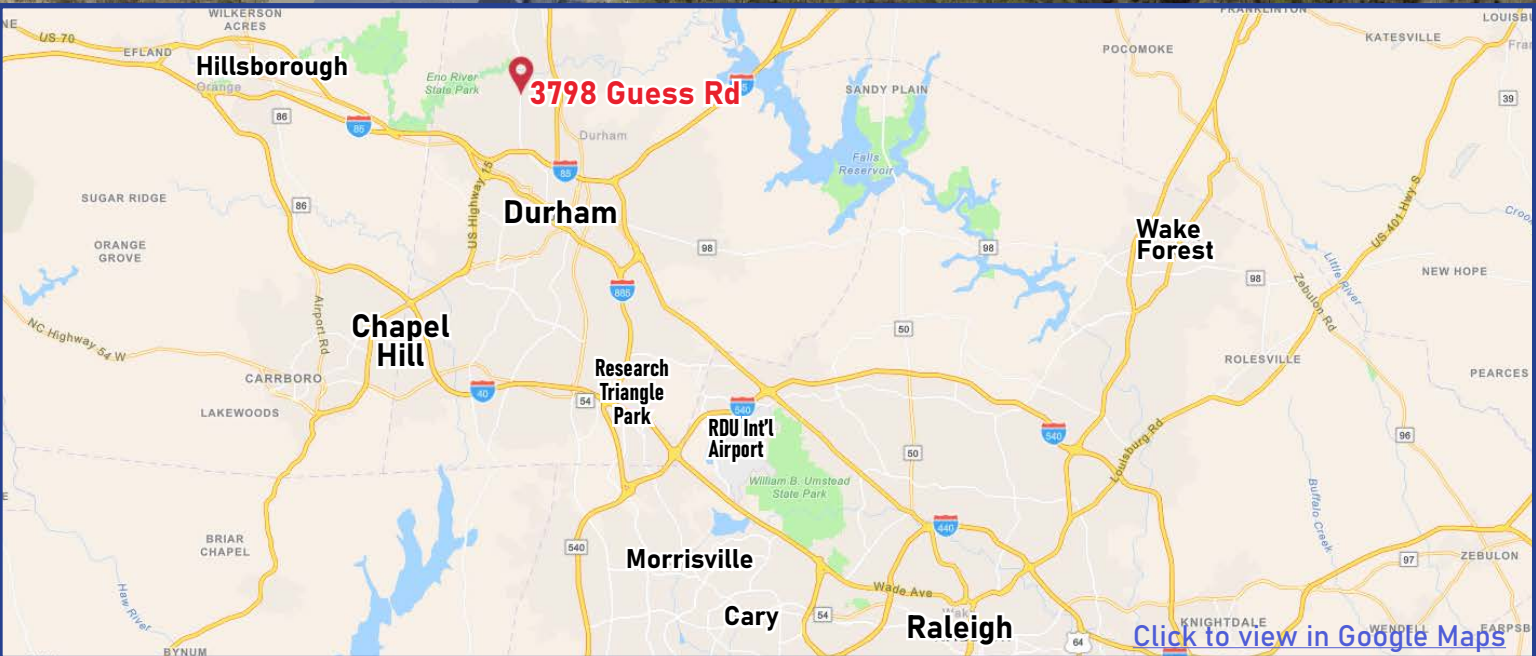
DAN MCPHILLIPS
(919) 616-7722

claudia.bordeaux@investmentretail.com

dan.mcphillips@investmentretail.com

FREESTANDING 11,150 SF

3798 GUESS RD DURHAM, NC



EASEMENTS & COVENANTS

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3798 GUESS ROAD

(Click on address to view Google Maps)

Grocery & Major Medical Map


Under Construction

Umstead Pines @ Willowhaven Golf Club

Croasdale Farm
Home Values from \$850k-\$2.8MM

Croasdale Country Club

Hillandale Golf Course

Coming Soon
SPROUTS FARMERS MARKET

Duke University Hospital

Duke University

Wallace Wade Stadium

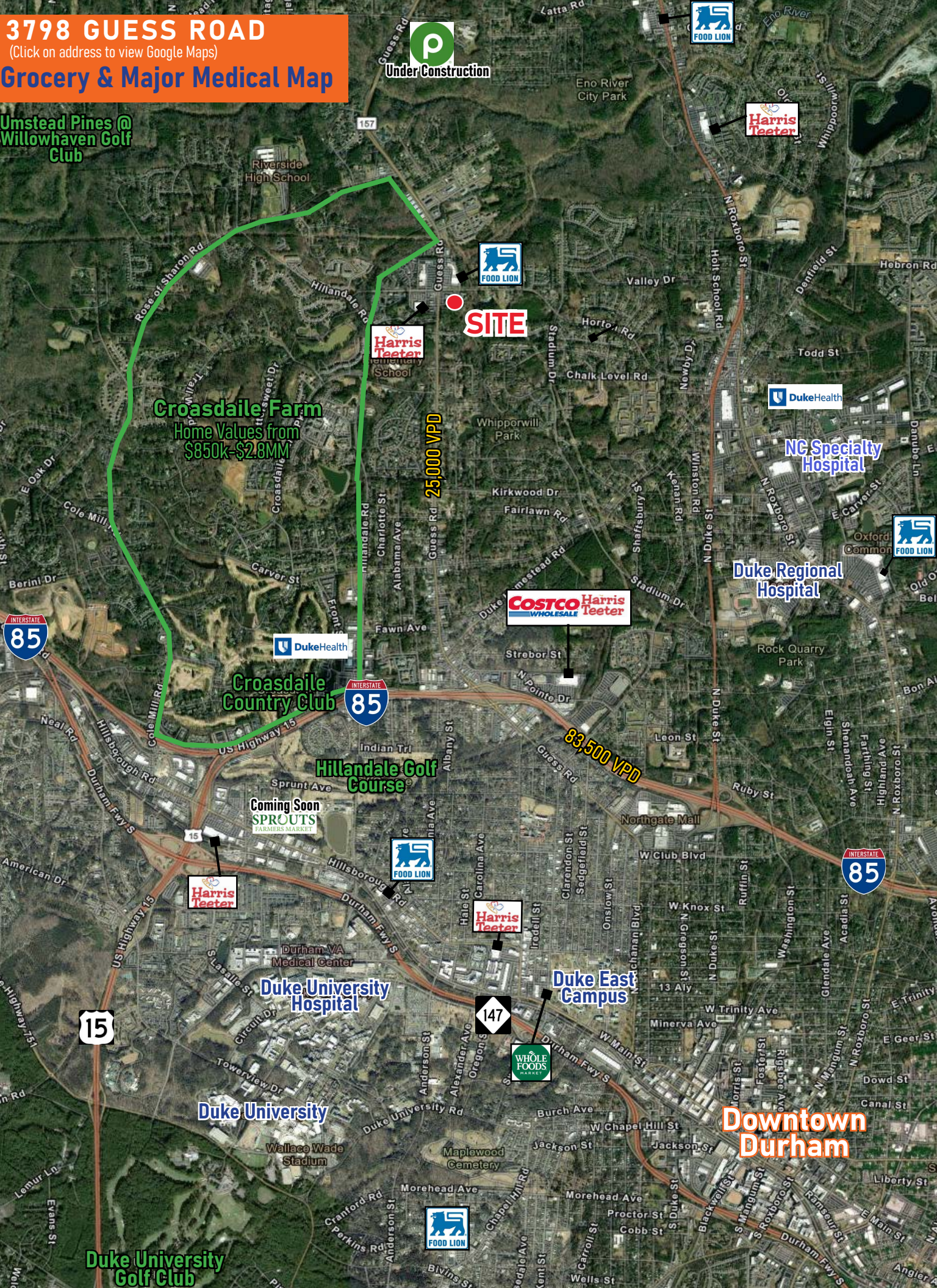
Duke University Golf Club

SITE

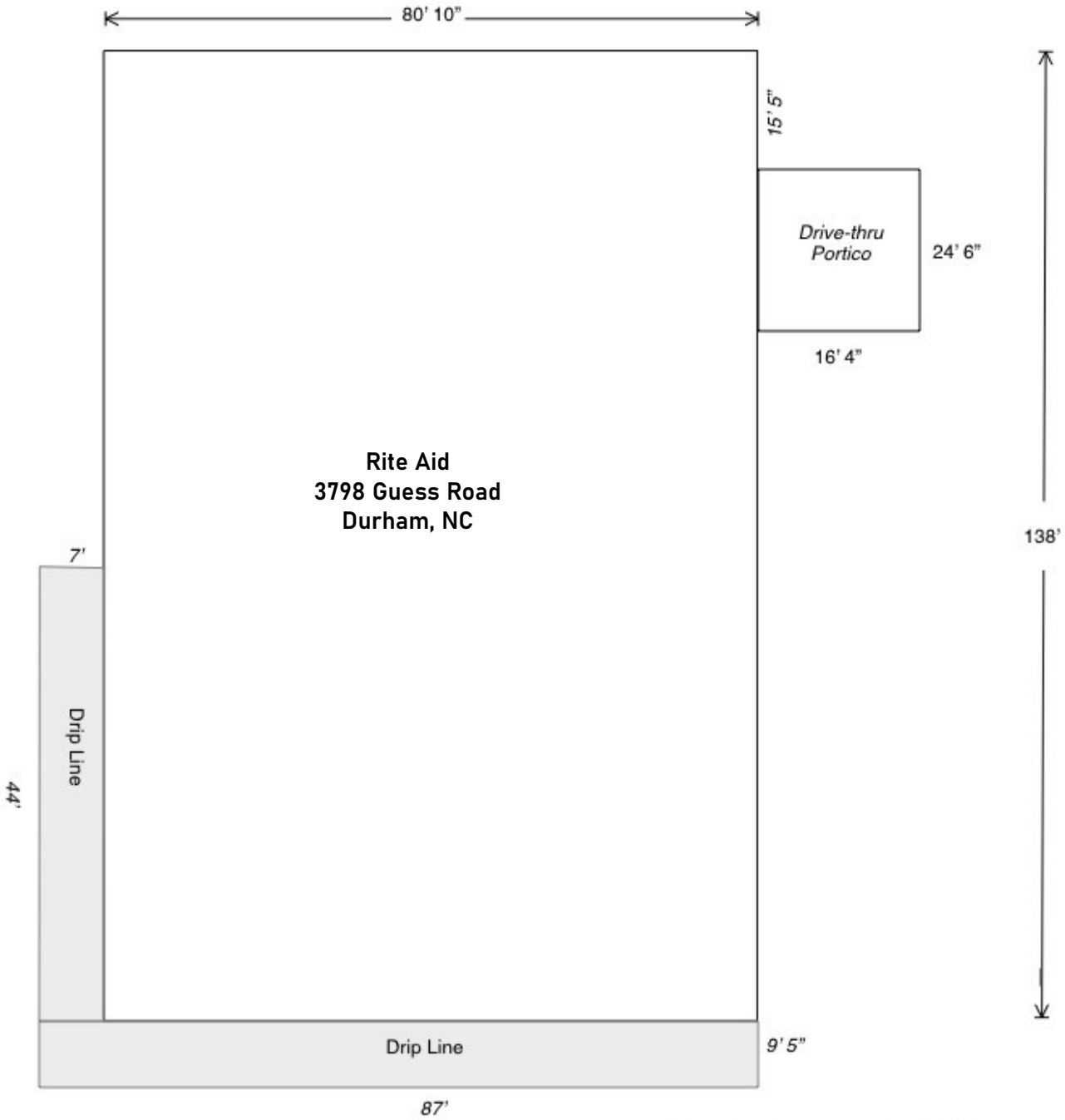
25,000 VPD

83,500 VPD

Downtown Durham



FREESTANDING 11,150 SF 3798 GUESS RD DURHAM, NC

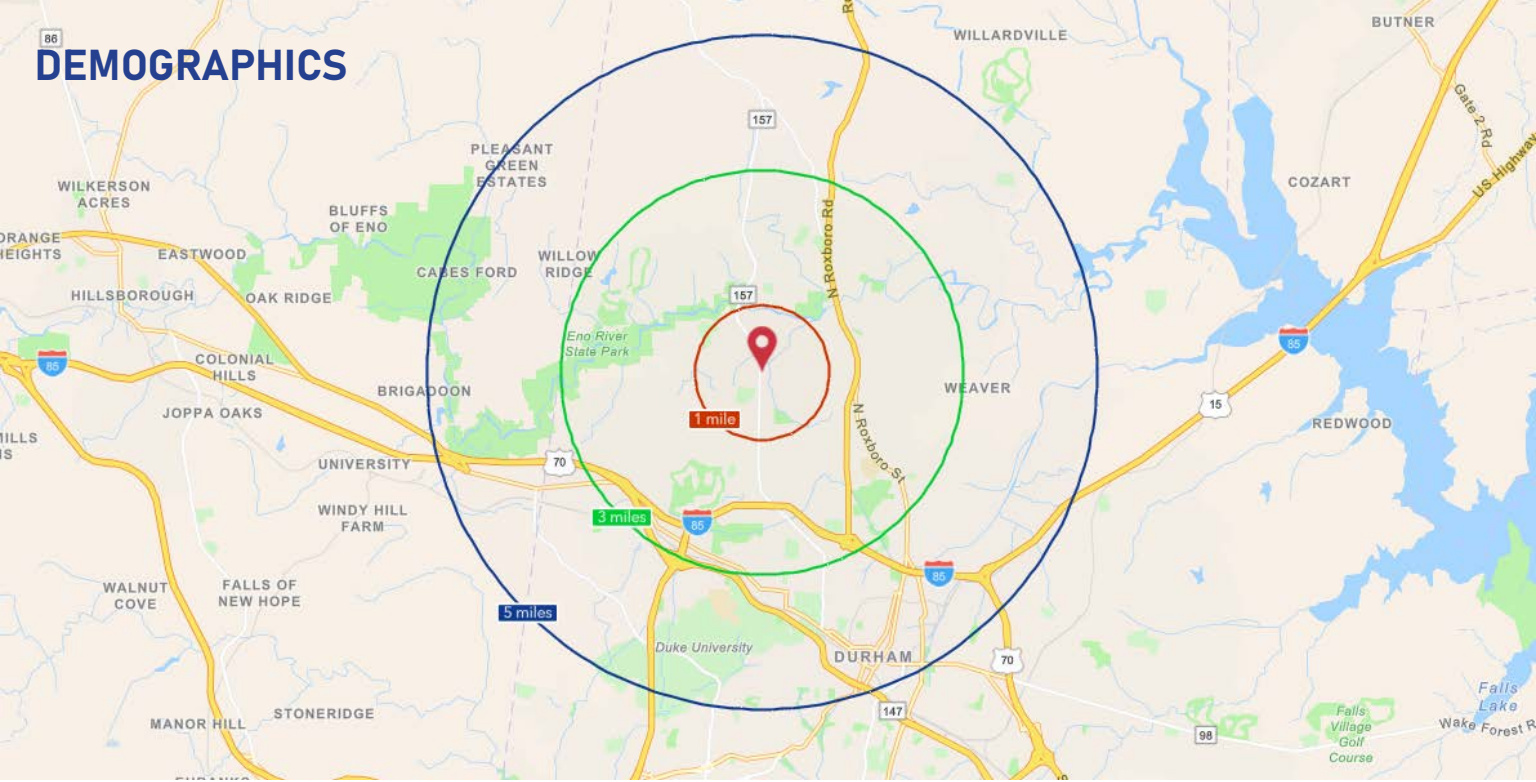


*Note: Drawing not to scale. Field measurements taken by non-professional engineers. Measurements to be verified.

BUILDING PLANS

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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	7,748	48,518	103,180
2024 Population	9,106	56,115	122,527
Daytime Population	6,465	55,170	155,066
2024 Median Age	37.6	38.9	34.4
HOUSEHOLDS			
2024 Total Households	4,066	23,402	50,582
2020 Avg. Household Size	2.22	2.37	2.25
HOUSING			
2024 Total Housing Units	4,335	24,614	53,870
2024 Owner Occupied Housing Units	36.2%	54.6%	69.5%
2024 Renter Occupied Housing Units	57.6%	40.5%	25.3%
RACE/ETHNICITY			
White Alone	39.3%	44.4%	43.5%
Black Alone	33.3%	31.7%	31.3%
Asian Alone	3.8%	3.3%	5.1%
Hispanic Origin	21.6%	17.9%	17.4%

MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
2024 Median Household Income	\$76,013	\$79,291	\$72,033
AVERAGE HH INCOME			
2024 Average Household income	\$101,468	\$108,070	\$104,871
PER CAPITA INCOME			
2024 Per Capita Income	\$45,259	\$45,115	\$43,438
EDUCATION			
Associate's Degree	7.3%	9.2%	7.1%
Bachelor's Degree	26.2%	28.4%	28.3%
Graduate/Professional	18.6%	22.4%	24.7%
EMPLOYED POPULATION BY INDUSTRY			
White Collar	63.1%	69.1%	68.7%
Services	17.1%	14.1%	15.9%
Blue Collar	19.8%	16.8%	15.4%
AGE			
18+	79.4%	78.7%	81.6%
55+	27.7%	29.7%	24.6%

DEMOGRAPHIC REPORT

[Click Here to Download](#)

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