

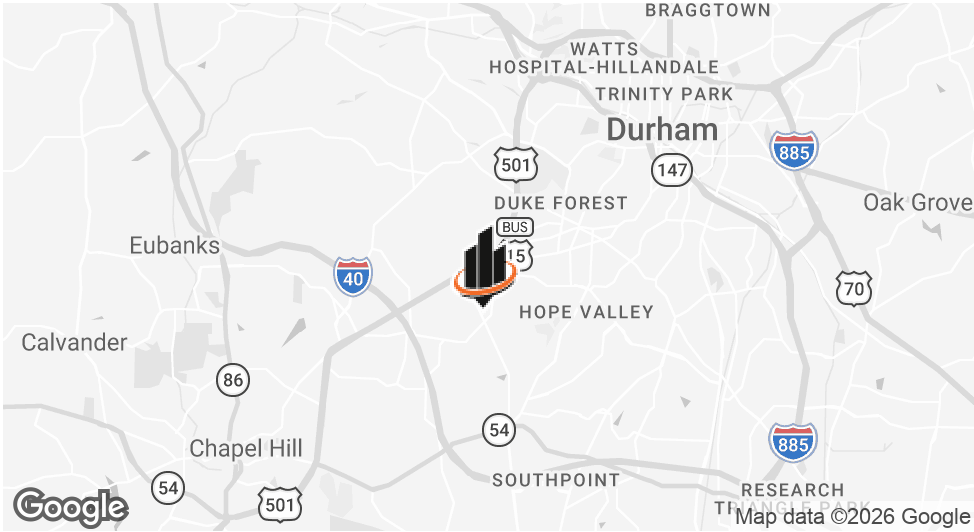
±1.77 ACRES

GROUND LEASE

OLD CHAPEL HILL ROAD ASSEMBLAGE

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

PROPERTY SUMMARY



LEASE RATE	CONTACT BROKER FOR PRICING
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OFFERING SUMMARY

LOT SIZE:	±1.77 Acres
ZONING:	Comm. General (CG)
PARCEL ID:	139628 & 139627
LEASE TYPE:	Ground Lease (NNN)

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
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SITE OVERVIEW & TRAFFIC COUNTS



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SVN
REAL ESTATE ASSOCIATES

RETAILER MAP



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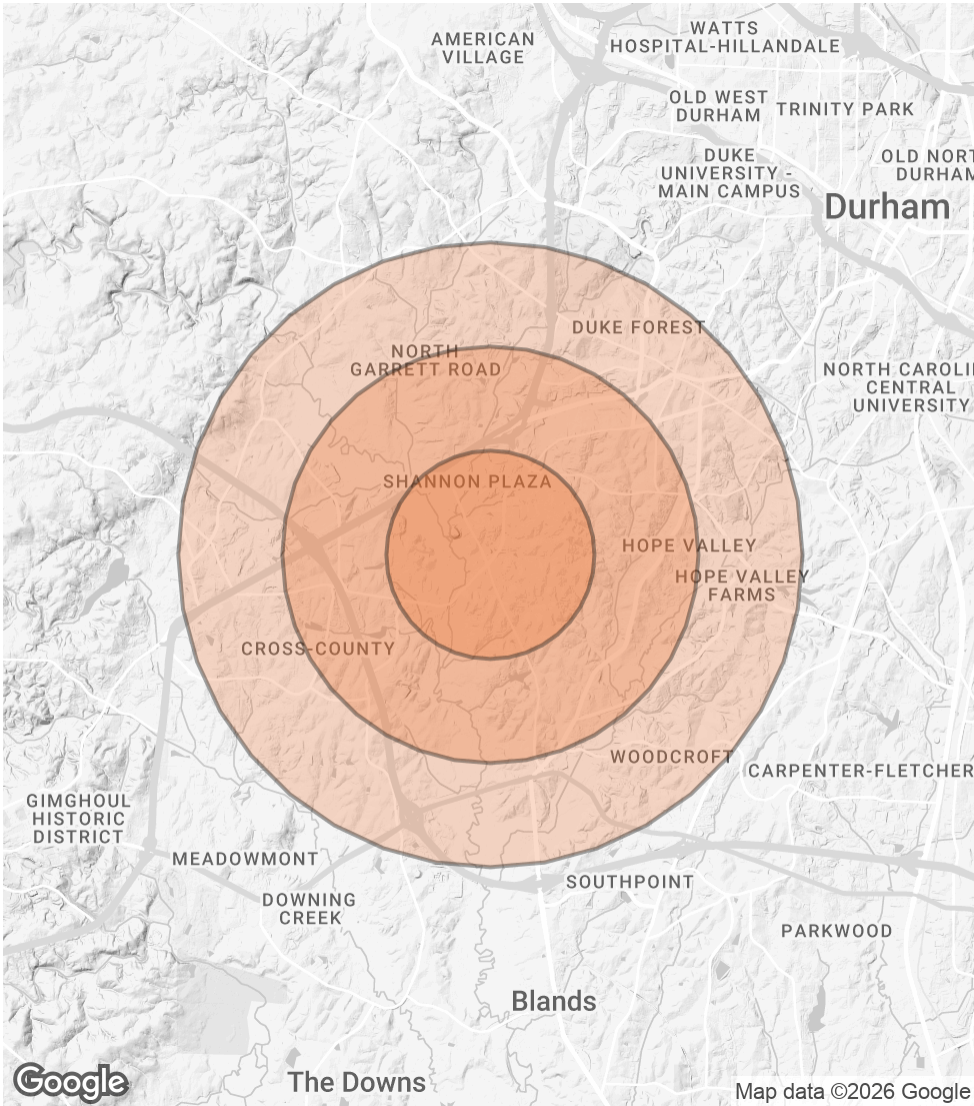
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DEMOGRAPHICS MAP & REPORT

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

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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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