



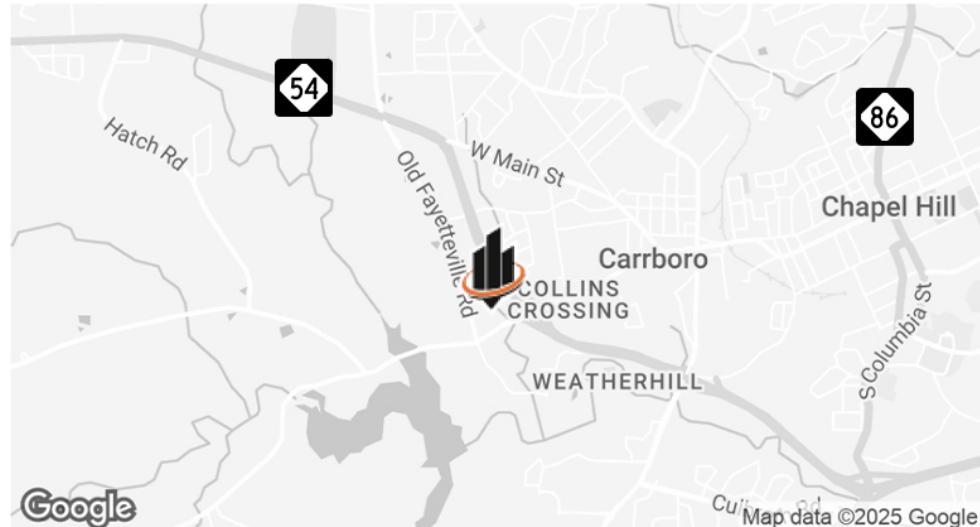
FOR SALE

# 610 JONES FERRY ROAD

SUITE 200 | CARRBORO, NC 27510

WHIT BRANNON  
919.287.3219 | [whit.brannon@svn.com](mailto:whit.brannon@svn.com)

## PROPERTY SUMMARY



ASKING PRICE

**\$449,000**

### OFFERING SUMMARY

|                 |                                |
|-----------------|--------------------------------|
| BUILDING SIZE:  | ±40,895 SF                     |
| SUITE 200 SIZE: | ±3,054 GSF                     |
| YEAR BUILT:     | 2001                           |
| 2025 TAXES:     | \$6,819.80                     |
| 2025 UOA DUES:  | \$3,155.63<br>(Paid Quarterly) |

### 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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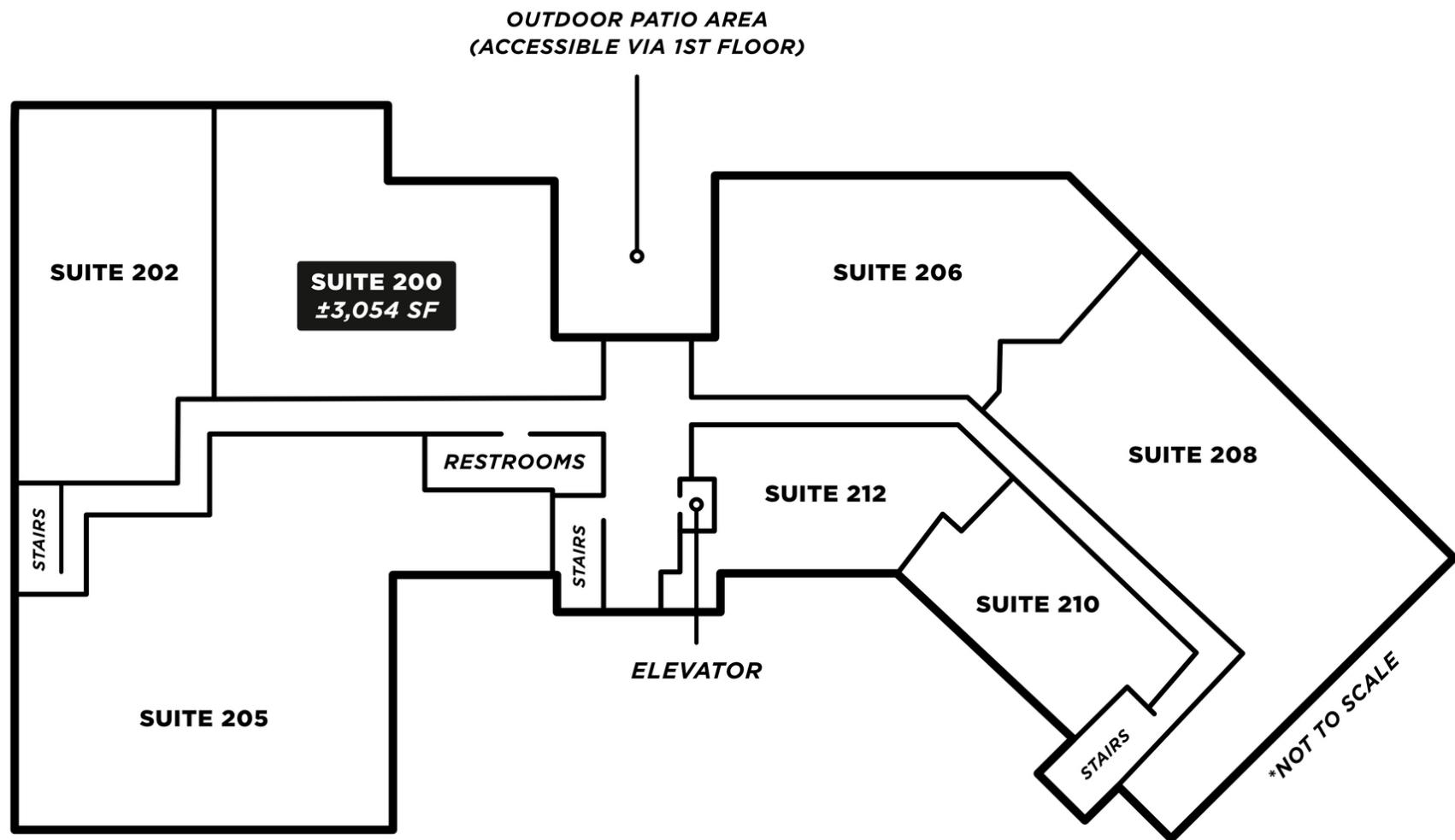
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## SECOND FLOOR PLAN

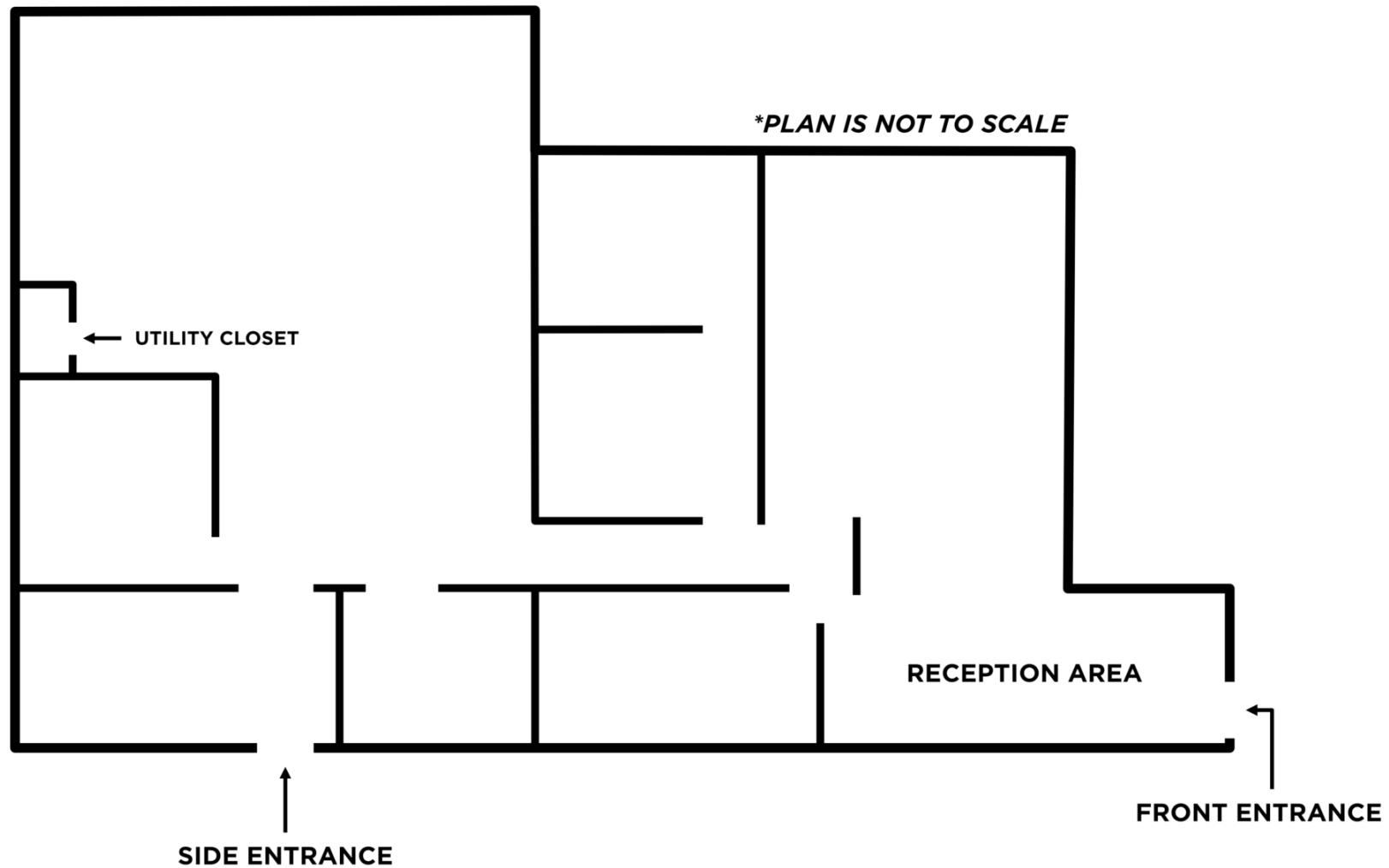


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## SUITE 200 FLOOR PLAN



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## SUITE PHOTOS



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**SVN**  
REAL ESTATE ASSOCIATES

## SUITE PHOTOS



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## PROXIMITY OVERVIEW



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## NOTABLE NEARBY RETAILERS



**WHIT BRANNON**  
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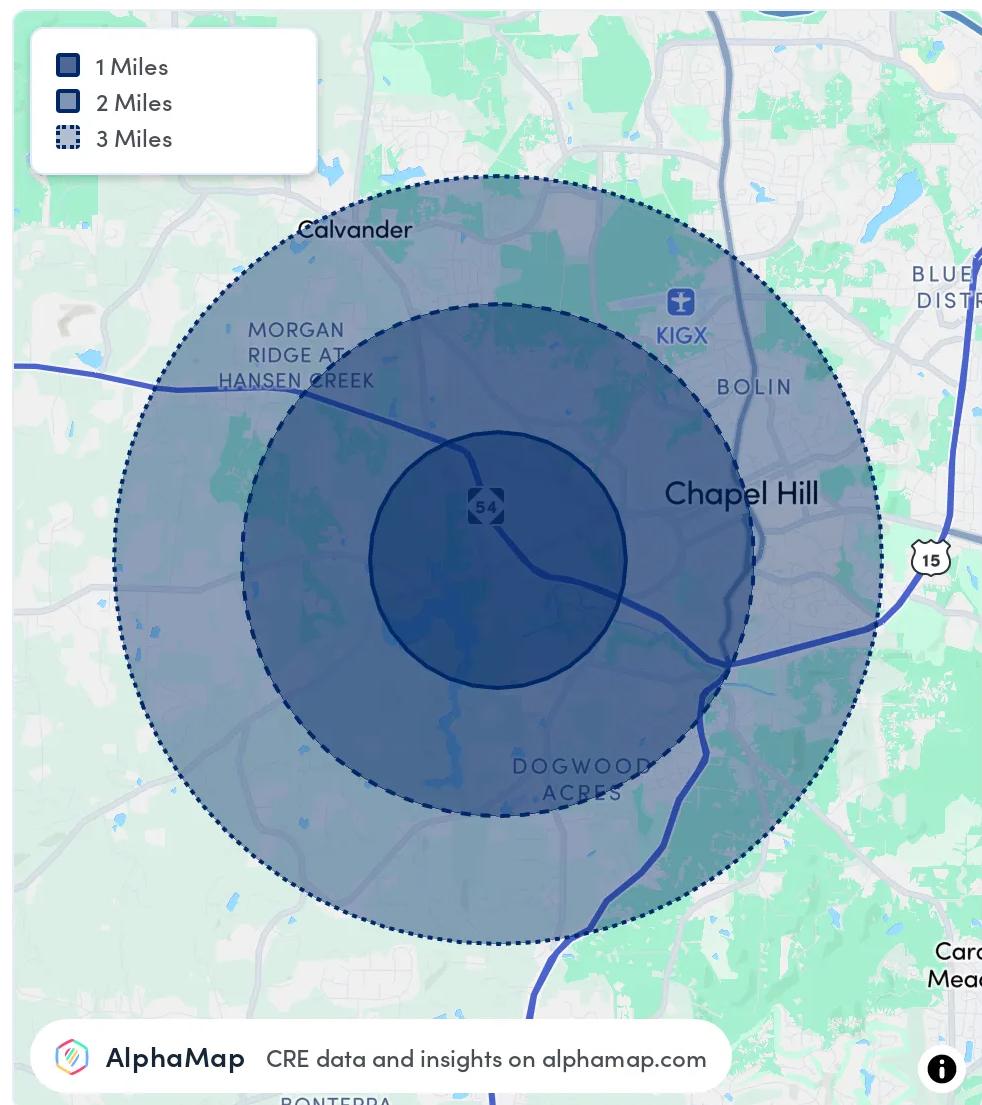
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## AREA ANALYTICS

| POPULATION                    | 1 MILE    | 2 MILES   | 3 MILES   |
|-------------------------------|-----------|-----------|-----------|
| <b>TOTAL POPULATION</b>       | 10,213    | 30,662    | 54,138    |
| <b>AVERAGE AGE</b>            | 36        | 35        | 34        |
| <b>AVERAGE AGE (MALE)</b>     | 35        | 35        | 33        |
| <b>AVERAGE AGE (FEMALE)</b>   | 36        | 36        | 34        |
| <b>HOUSEHOLD &amp; INCOME</b> |           |           |           |
|                               | 1 MILE    | 2 MILES   | 3 MILES   |
| <b>TOTAL HOUSEHOLDS</b>       | 5,179     | 13,031    | 19,196    |
| <b>PERSONS PER HH</b>         | 2         | 2.4       | 2.8       |
| <b>AVERAGE HH INCOME</b>      | \$90,969  | \$115,635 | \$115,236 |
| <b>AVERAGE HOUSE VALUE</b>    | \$397,243 | \$566,478 | \$580,357 |
| <b>PER CAPITA INCOME</b>      | \$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 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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