

Commercial Land FOR SALE

A WEST & WOODALL COMPANY

2624 Apex Hwy (NC Hwy 55), Durham, NC



Location: This land tract in South Durham, North Carolina is an easy 10 minute drive to Downtown Durham, Research Triangle Park, RDU International Airport, and Streets of Southpoint Mall. (see map on reverse side) **Land Area:** 14 Acres

Road Frontage: ±1,100 feet on west side of NC 55, a four lane boulevard.

Zoning: CC Commercial permits retail, restaurants, shopping center, medical office, automotive, convenience store, others. All uses require a development plan.

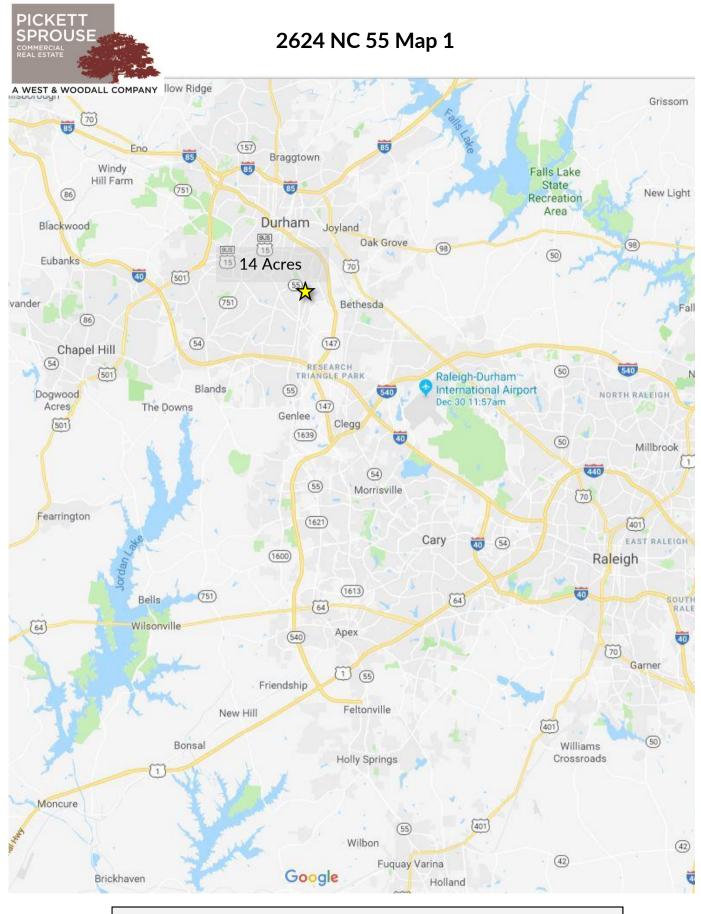
Durham Tax Parcels: 226529

Improvements: Vacant

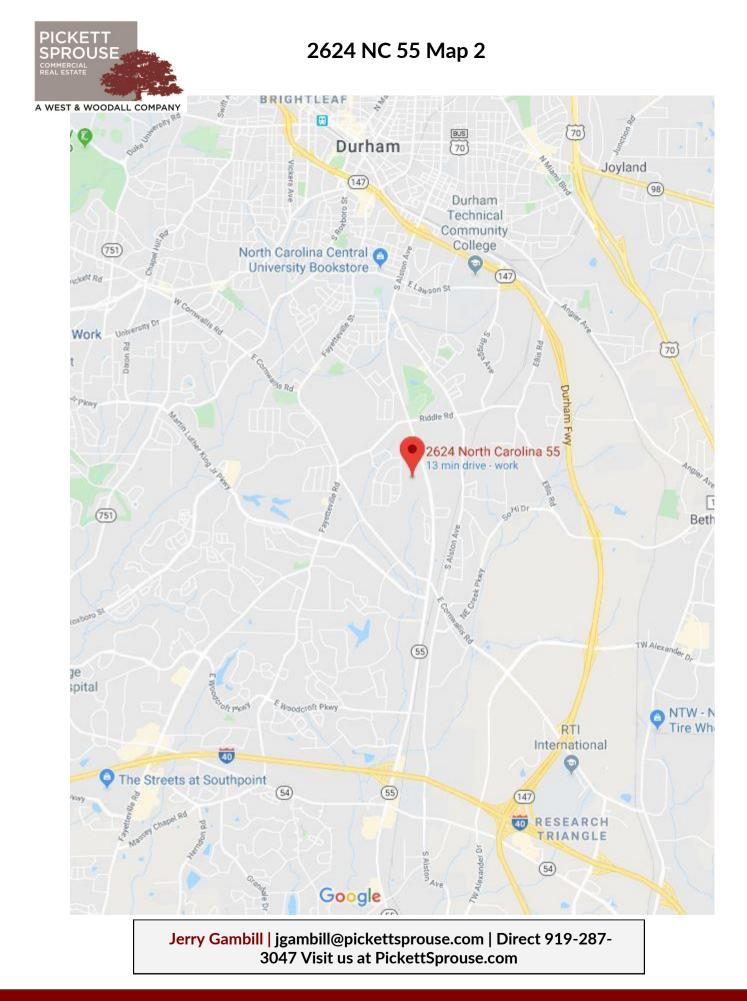
Utilities and Services: Electricity, telephone, Durham City services, water in NC 55 and sewer nearby. **Best Use:** Retail and mixed use.

Remarks: Call for maps showing topography, zoning, flood plain, land use, utilities, and GIS data. **Price: \$3,700,000**

For more information, please contact: Jerry Gambill | jgambill@pickettsprouse.com | Direct 919-287-3047 Visit us at PickettSprouse.com <u>View Property</u> <u>Video</u>



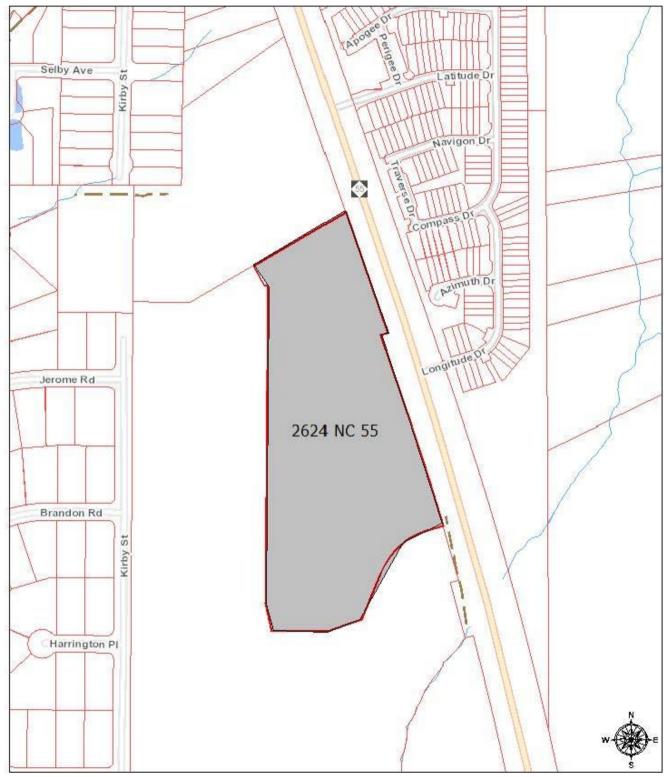
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INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. 1901 Hillandale Road, Suite 100 • DURHAM, NC 27705 • 919.493.0395 • 919.493.1523 (FAX) • WWW.PICKETTSPROUSE.COM





2624 APEX HWY(NC 55) DEMOGRAPHICS

POPULATION - 2019			
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	9,988	61,772	191,425
Total Estimated Population -2024 PROJECTION	10,734	66,040	207,298
Medial Age	36.3	36.4	35.5
Total Estimated Households	4,041	24,505	77,812
Total Estimated Households-2024 PROJECTION	4,333	26,224	84,659
Average Household Income	\$63,399	\$70,826	\$84,659
Med Household Income	\$52,543	\$50,883	\$52,474

TRAFFIC COUNT REPORT

Building Type: Land Class: - RBA: - Typical Floor: - Total Available: 0 SF % Leased: 0% Rent/SF/Yr: -	FORESTVIEW	RIDDLE HE	19,672	LIER, ALSI CHENAULT 8,272 WOOI 3,985		
		KE 19,592 DRY WOO	O A KM CIRC	4,215	D COOK	Ellis Rd
and the second sec	NUB.	Luther		V		and the second second
	Coogle 🕖	Martin Luther Hong of Phage	DELCHES COUR	TER	Volume	1000 yds J Map data ©2019 Miles from
Street	Cross Street	Cross Str Dist	DELCHES	TER	Volume Type	
1 Apex Hwy	Cross Street Riddle Rd	Cross Str Dist 0.24 N	Count Year 2018	Avg Daily Volume 16,379	Type MPSI	Map data ©2019 Miles from Subject Prop .41
1 Apex Hwy 2 S Alston Ave	Cross Street Riddle Rd Rustica Dr	Cross Str Dist 0.24 N 0.05 S	Count Year 2018 2018	Avg Daily Volume 16,379 4,215	Type MPSI MPSI	Map data ©2019 Miles from Subject Prop .41 .47
1 Apex Hwy 2 S Alston Ave 3 Riddle Rd	Cross Street Riddle Rd Rustica Dr Ancroft Ave	Cross Str Dist 0.24 N 0.05 S 0.11 SW	Count Year 2018 2018 2018	Avg Daily Volume 16,379 4,215 13,355	Type MPSI MPSI MPSI	Map data ©2019 Miles from Subject Prop .41 .47 .57
1 Apex Hwy 2 S Alston Ave 3 Riddle Rd 4 E Cornwallis Rd	Cross Street Riddle Rd Rustica Dr Ancroft Ave Industry Ln	Cross Str Dist 0.24 N 0.05 S 0.11 SW 0.21 SE	Count Year 2018 2018 2018 2018 2018	Avg Daily Volume 16,379 4,215 13,355 9,866	Type MPSI MPSI MPSI MPSI	Map data ©2019 Miles from Subject Prop .41 .47 .57 .59
1 Apex Hwy 2 S Alston Ave 3 Riddle Rd 4 E Cornwallis Rd 5 Riddle Rd	Cross Street Riddle Rd Rustica Dr Ancroft Ave Industry Ln Alfred St	Cross Str Dist 0.24 N 0.05 S 0.11 SW 0.21 SE 0.11 E	Count Year 2018 2018 2018 2018 2018 2018 2018 2018	Avg Daily Volume 16,379 4,215 13,355 9,866 9,123	Type MPSI MPSI MPSI MPSI MPSI	Map data ©2019 Miles from Subject Prop .41 .47 .57 .59 .61
1 Apex Hwy 2 S Alston Ave 3 Riddle Rd 4 E Cornwallis Rd 5 Riddle Rd 6 Apex Hwy	Cross Street Riddle Rd Rustica Dr Ancroft Ave Industry Ln Alfred St Delchester Ct	Cross Str Dist 0.24 N 0.05 S 0.11 SW 0.21 SE 0.11 E 0.11 E 0.10 N	Count Year 2018 2018 2018 2018 2018 2018 2018 2018	Avg Daily Volume 16,379 4,215 13,355 9,866 9,123 19,051	Type MPSI MPSI MPSI MPSI MPSI MPSI	Map data ©2019 Miles from Subject Prop .41 .47 .57 .59 .61 .61 .67
1Apex Hwy2S Alston Ave3Riddle Rd4E Cornwallis Rd5Riddle Rd6Apex Hwy7S Alston Ave	Cross Street Riddle Rd Rustica Dr Ancroft Ave Industry Ln Alfred St Delchester Ct Riddle Rd	Cross Str Dist 0.24 N 0.05 S 0.11 SW 0.21 SE 0.11 E 0.10 N 0.15 NW	Count Year 2018 2018 2018 2018 2018 2018 2018 2018	Avg Daily Volume 16,379 4,215 13,355 9,866 9,123 19,051 3,985	Type MPSI MPSI MPSI MPSI MPSI MPSI	Map data ©2019 Miles from Subject Prop .41 .47 .57 .59 .61 .67 .73
1Apex Hwy2S Alston Ave3Riddle Rd4E Cornwallis Rd5Riddle Rd6Apex Hwy7S Alston Ave8Riddle Rd	Cross Street Riddle Rd Rustica Dr Ancroft Ave Industry Ln Alfred St Delchester Ct Riddle Rd S Alston Ave	Cross Str Dist 0.24 N 0.05 S 0.11 SW 0.21 SE 0.11 E 0.10 N 0.15 NW 0.13 E	Count Year 2018 2018 2018 2018 2018 2018 2018 2018	Avg Daily Volume 16,379 4,215 13,355 9,866 9,123 19,051 3,985 8,272	Type MPSI MPSI MPSI MPSI MPSI MPSI MPSI	Map data @2019 Miles from Subject Prop .41 .47 .57 .59 .61 .67 .73 .74
1Apex Hwy2S Alston Ave3Riddle Rd4E Cornwallis Rd5Riddle Rd6Apex Hwy7S Alston Ave	Cross Street Riddle Rd Rustica Dr Ancroft Ave Industry Ln Alfred St Delchester Ct Riddle Rd	Cross Str Dist 0.24 N 0.05 S 0.11 SW 0.21 SE 0.11 E 0.10 N 0.15 NW	Count Year 2018 2018 2018 2018 2018 2018 2018 2018	Avg Daily Volume 16,379 4,215 13,355 9,866 9,123 19,051 3,985	Type MPSI MPSI MPSI MPSI MPSI MPSI	Map data ©2019 Miles from Subject Prop .41 .47 .57 .59 .61 .67 .73



