



501 Towns
Apartments
236 Units

±1.67 acres

M&F
MECHANICS AND FARMERS BANK

2550 Durham-Chapel Hill Blvd.

Family Fare

SUBWAY

NANA TACO

THE ORIGINAL SHACK

GTI Auto Exchange & Services

jiffylube

National Pawn

Carz Auto Sales

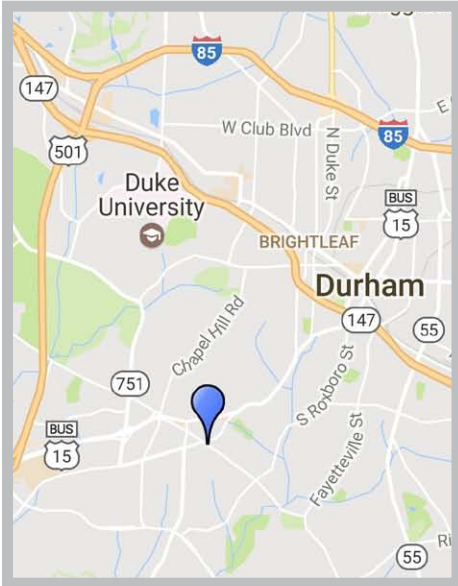
Durham Carpet Center
Chelsea Antiques

NANAI'S

**GROUND LEASE
DURHAM, NC**

2550 Durham-Chapel Hill Blvd.

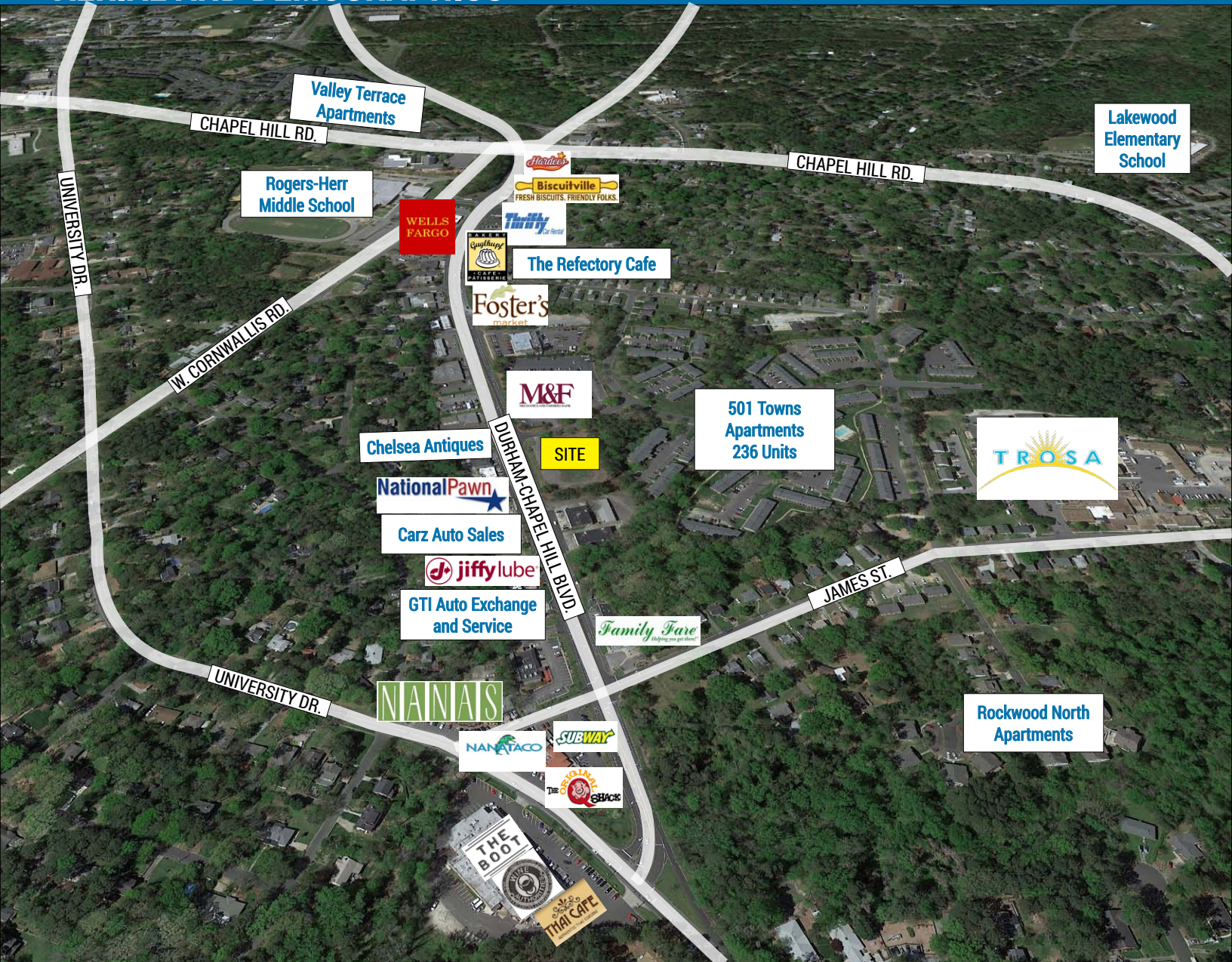
Great location on a busy, restaurant/retail corridor, amongst several of Durham's most popular eateries. This rare ± 1.67 acre site is available for ground lease. The traffic counts for this location are between 12,000 to 13,000 cars per day.



LOCATION	2550 Durham-Chapel Hill Blvd. Durham, NC 27707
LOT SIZE	± 1.67 acres
PARCEL ID	104618
LEASE RATE	Negotiable - Contact Broker
ZONING	Commercial General (CG) Allows for a variety of commercial uses, including: <ul style="list-style-type: none"> • Restaurants • Auto parts • Auto sales/service • General retail
FEATURES	<ul style="list-style-type: none"> • Excellent exposure, traffic and visibility at a hard corner • Can potentially accommodate two smaller uses • Utilities available • Existing impervious service may add value for Tenant/development.
CLOSE PROXIMITY TO	University Drive, Hope Valley Road and W. Cornwallis Road

MURRAY FORBES III | Office: 919.287.3215 | Mobile: 919.451.0852 | mforbesiii@realestateassoc.com
SETH J. JERNIGAN, CCIM | Office: 919.287.2121 | Mobile: 919.475.7080 | sjernigan@realestateassoc.com

AERIAL AND DEMOGRAPHICS



2016 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,496	90,766	183,633
NUMBER OF HOUSEHOLDS	4,207	36,068	75,453
AVERAGE HOUSEHOLD INCOME	\$74,326	\$59,480	\$65,021
TOTAL BUSINESSES	264	3,960	7,960
TOTAL EMPLOYEES	2,550	67,858	116,594