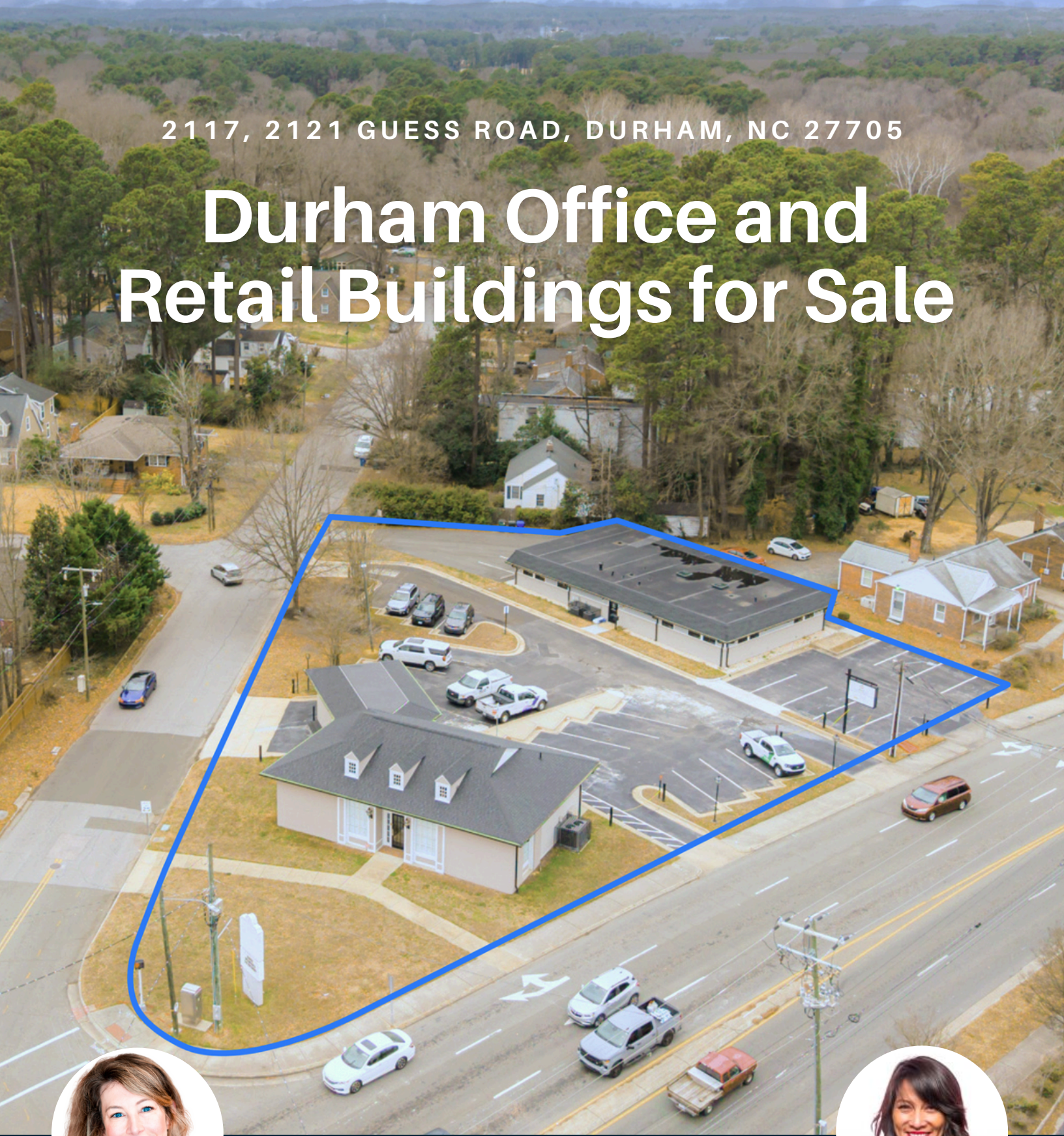


2117, 2121 GUESS ROAD, DURHAM, NC 27705

# Durham Office and Retail Buildings for Sale



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# About the Property

2117 and 2121 Guess Road offer a rare opportunity to acquire one or two freestanding, owner-user-oriented commercial buildings positioned at a highly visible five-point intersection in North Durham, one of the area's most established and supply-constrained commercial corridors.

Both buildings feature immaculate, fully turnkey interiors following substantial renovations completed in 2022, with consistent, high-quality finishes throughout the portfolio.

The properties are currently zoned OI with future land use guidance toward CX-3, providing long-term flexibility for a broad range of commercial uses and positioning the assets for both immediate occupancy and future redevelopment or repositioning.

Located just minutes from Duke University, Downtown Durham, I-85, and Highway 15-501, the properties benefit from excellent regional connectivity and proximity to Durham's major employment, healthcare, and academic anchors.

***The buildings may be purchased individually or together as a portfolio, with a pricing advantage offered for a combined sale.***



# Portfolio Overview

Two freestanding commercial buildings are offered individually or as a small portfolio, providing flexibility for both buyers and investors. The properties are well suited for owner-user office uses, including medical, dental, wellness, financial services, or boutique commercial concepts. An added portfolio pricing advantage is available, with longer-term potential for repositioning or future redevelopment.



<b>Total Site Area</b>	<b>±0.72 Acres</b>
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2117 Guess Road	±0.46 Acres
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2121 Guess Road	±0.26 Acres
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<b>Combined Building Sizes</b>	<b>±4,875 SF</b>
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2117 Guess Road	±2,008 SF
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2121 Guess Road	±2,867 SF
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<b>Combined Portfolio Parking Ratios</b>	24 spaces ÷ 5,237 SF =
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*Spaces per 1,000 SF*

**4.58 / 1,000 SF**

*comfortably exceeds standard office requirements*

2117 Guess Road	13 spaces ÷ 2,152 SF = <b>6.04 / 1,000 SF</b>
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**6.04 / 1,000 SF**

*well above market standard*

2121 Guess Road	11 spaces ÷ 3,085 SF = <b>3.57 / 1,000 SF</b>
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**3.57 / 1,000 SF**

*market-typical*

**Contact Broker for Pricing**

# 2117 Guess Road

Formerly a bank branch, 2117 Guess Road has been transformed into a sophisticated office environment featuring elegant marble finishes, contemporary design elements, and a professional layout well suited for office, medical, financial services, or specialty commercial users. The building retains distinctive elements from its banking history, including a former bank vault, providing unique character and adaptive reuse potential.



# 2121 Guess Road

2121 Guess Road has also been fully renovated and offers a complementary, turnkey office environment with finishes consistent with 2117, creating a cohesive, institutional-quality offering with limited near-term capital requirements.





GUESS ROAD  
9.6K CARS PER DAY

SUNSET AVENUE





**BROAD STEET**  
8.1K CARS PER DAY

**SUNSET AVENUE**

**GUESS ROAD**  
9.6K CARS PER DAY



SUBJECT



DUKE UNIVERSITY

DOWNTOWN DURHAM

I-85	2 minutes
DUKE UNIVERSITY, DUKE HOSPITAL	5 minutes
DOWNTOWN DURHAM	8 minutes
RTP	14 minutes
UNC CHAPEL HILL	16 minutes
RDU AIRPORT	18 minutes
DOWNTOWN CHAPEL HILL	18 minutes



# Demographics

<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2020 Population	11,013	85,916	163,912
2024 Population	11,063	91,681	171,774
2029 Population Projection	11,515	96,103	179,523
Annual Growth 2020-2024	0.1%	1.7%	1.2%
Annual Growth 2024-2029	0.8%	1.0%	0.9%
Median Age	35.8	34.2	35.3
Bachelor's Degree or Higher	51%	46%	42%
U.S. Armed Forces	0	63	154

<b>Households</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2020 Households	5,040	36,864	66,309
2024 Households	5,048	39,174	68,987
2029 Household Projection	5,263	41,260	72,341
Annual Growth 2020-2024	1.3%	2.5%	2.0%
Annual Growth 2024-2029	0.9%	1.1%	1.0%
Owner Occupied Households	2,037	12,932	30,380
Renter Occupied Households	3,225	28,328	41,961
Avg Household Size	2.1	2.1	2.3
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$138.5M	\$1B	\$1.9B

<b>Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Avg Household Income	\$83,452	\$81,714	\$83,434
Median Household Income	\$57,716	\$55,659	\$56,996
< \$25,000	907	8,360	13,913
\$25,000 - 50,000	1,251	9,369	16,953
\$50,000 - 75,000	924	6,646	11,235
\$75,000 - 100,000	559	3,847	7,170
\$100,000 - 125,000	331	3,132	5,547
\$125,000 - 150,000	360	2,609	4,557
\$150,000 - 200,000	366	2,283	4,338
\$200,000+	348	2,927	5,275

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

**BOLD**

COMMERCIAL  
REAL ESTATE



FOR PRICING INFORMATION CONTACT



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