

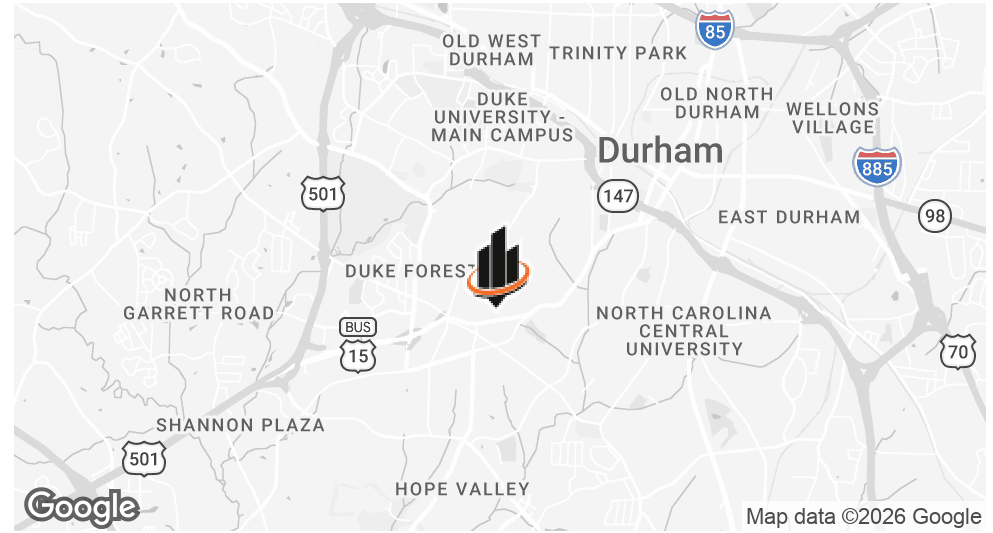


±1.8 ACRES

GROUND LEASE

2550 DURHAM-CHAPEL HILL BLVD
DURHAM, NC 27707

PROPERTY SUMMARY



LEASE RATE	CONTACT BROKER FOR PRICING
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OFFERING SUMMARY

LOT SIZE:	±1.8 Acres
ZONING:	Comm. General (CG)
PARCEL ID:	104618
UTILITIES:	Available
AERIAL TOUR:	View Here

PROPERTY OVERVIEW

This ±1.8-acre commercial site presents a significant retail infill opportunity, benefiting from high traffic volumes and a desirable location in a fast-growing area. This property is ideally suited for developers looking to capitalize on its strong demographic support and strategic positioning along Durham-Chapel Hill Blvd.

PROPERTY HIGHLIGHTS

- **Prime Retail Infill Opportunity:** Positioned in a vibrant area ripe for retail development, presenting a lucrative opportunity for businesses
- **Substantial Daily Traffic:** Located on a major thoroughfare with ±13,500 vehicles passing daily (via NCDOT), maximizing exposure
- **Lot Size:** Encompasses ±1.8 acres with CG zoning, suitable for a variety of commercial ventures
- **Demographic Advantage:** Surrounded by a growing population with robust household incomes within a three-mile radius, supporting a strong customer base

WHIT BRANNON

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SITE OVERVIEW & TRAFFIC COUNTS



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PROPERTY PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

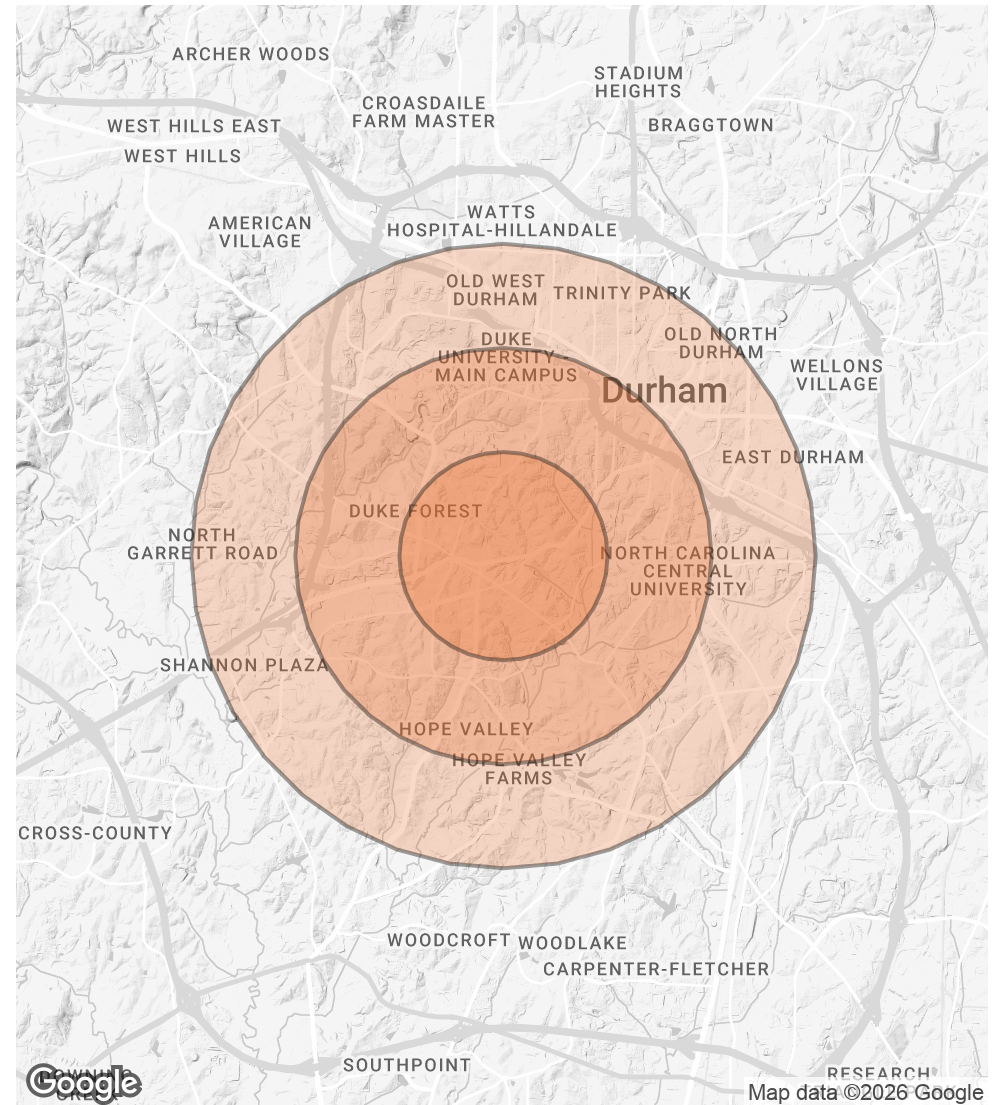
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,509	41,579	98,952
AVERAGE AGE	38	37	36
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,891	16,377	40,132
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$109,293	\$86,463	\$90,774
AVERAGE HOUSE VALUE	\$474,303	\$444,252	\$430,828

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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