

1300 OLD OXFORD ROAD

RETAIL PARCELS AVAILABLE
FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

DURHAM, NC 27704



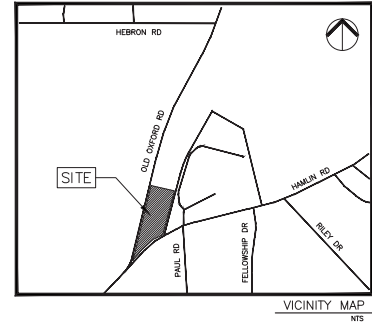
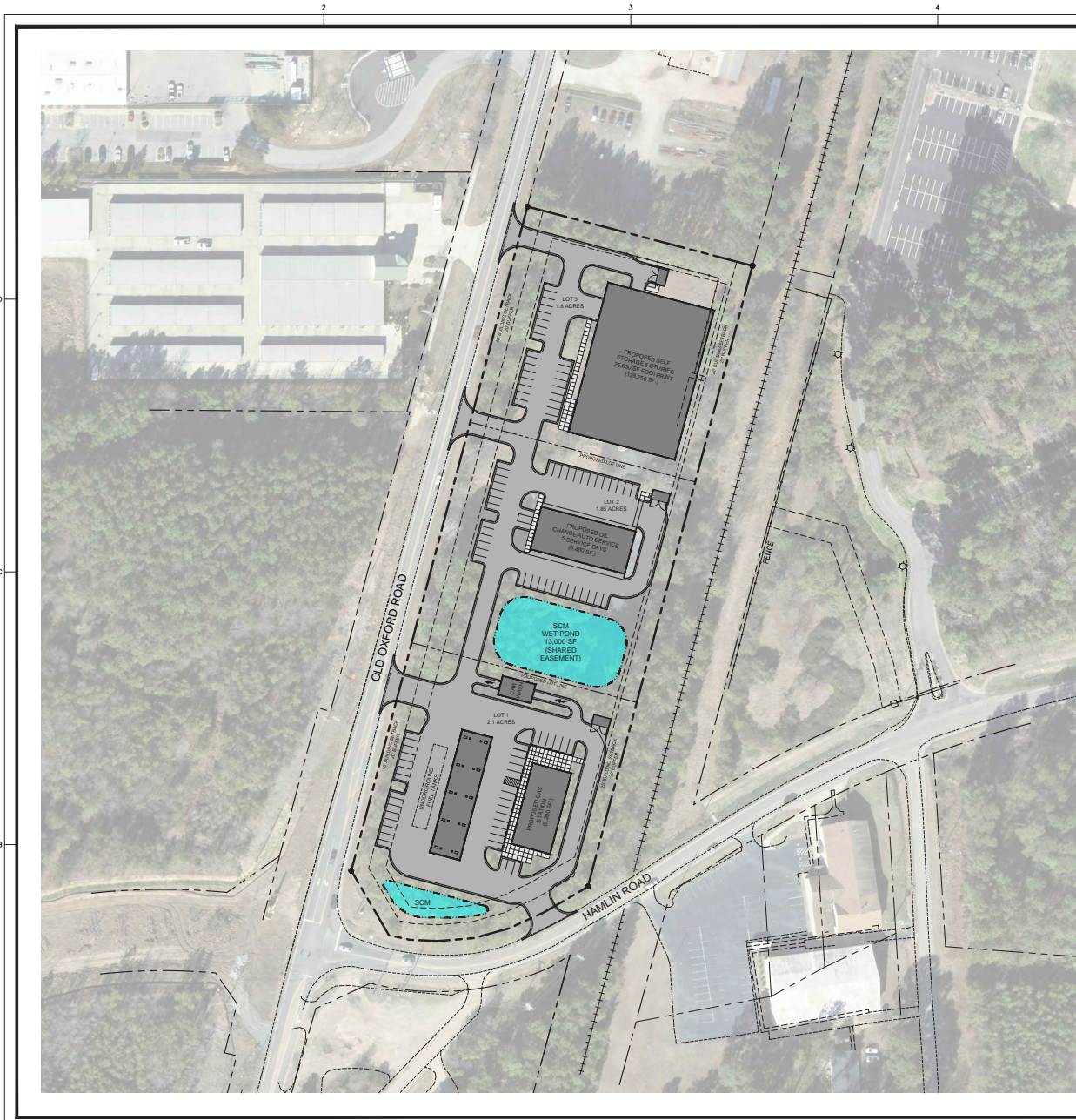
PROPERTY FEATURES

- ±5.752 acres; Owner will consider subdividing into smaller parcels
- Zoned Light Industrial (IL)
- Permitted uses include retail sales and services, convenience stores, self storage, car wash, vehicle repair and service, dance/music studios, restaurants, indoor recreation, medical facilities, schools, etc. For more information, click [here](#)
- Future land use calls for Industrial
- Water and sewer available to serve the property
- Signalized access at the Hamlin Road/E. Carver Road and Old Oxford Road intersection. Corner parcel has potential for access off Hamlin Road and Old Oxford Road
- Property is conveniently located 1.5 miles from US Hwy 501 Business and Duke Regional Hospital. Over 2M sq. ft. of major medical, office, industrial and retail employment uses within a 2 mile radius of the site
- PIN# 0833-02-88-8102
- Sale, ground lease and build-to-suit options available
- ±2.10-Acre Corner Parcel: \$7.00/SF asking price
- ±3.65-Acre Northern Parcel: \$3.50/SF asking price

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 POPULATION	3,260	39,107	122,272
2020 AVERAGE HOUSEHOLD INCOME	\$58,244	\$61,810	\$69,738
2020 AVERAGE HOME VALUE	\$180,808	\$187,629	\$227,675



POTENTIAL SITE LAYOUT OPTION #1



SITE DATA SUMMARY

PROJECT NAME:	1300 OLD OXFORD RD.
LAND OWNER:	JERSEY DURHAM LLC
SITE ADDRESS:	1300 OLD OXFORD RD. DURHAM, NC 27704
JURISDICTION:	CITY OF DURHAM
FIN #:	0833-12-77-8478
EXISTING ZONING:	IL
WATERSHED:	
TOTAL ACREAGE:	5.728 AC.
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL
PARKING SUMMARY:	
LOT 1: CONVENIENCE STORE	5,200 SF/ CAR WASH
BASIS OF DETERMINATION:	1/200 SF, 2/WASH BAY
PARKING REQUIRED/PROVIDED:	28 SPACES
LOT 2: AUTO SERVICE	6,480 SF/3 BAYS
BASIS OF DETERMINATION:	3 SPACES/SERVICE BAY
PARKING REQUIRED/PROVIDED:	15 SPACES REQUIRED
LOT 3: SELF STORAGE	128,250 SF
BASIS OF DETERMINATION:	1 SPACE/100 UNITS
PARKING REQUIRED/PROVIDED:	25 SPACES (UP TO 2,500 UNITS)

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DURHAM AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- INFORMATION IS TAKEN FROM A SURVEY BY CREDE ENGINEERING COMPANY, INC., DATED BY APRIL 3, 2020.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- THIS PLAN IS CONCEPTUAL AND INTENDED TO BE USED FOR PLANNING PURPOSES ONLY. THIS PLAN IS NOT FOR CONSTRUCTION.



NORTH
CONCEPT PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



PROGRESS
19 JUN 2020



THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC.
115 S. MAIN ST., SUITE 1136
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CONCEPT PLANS FOR:
JERSEY DURHAM, LLC
1300 OLD OXFORD RD.
DURHAM, NC 27704

Drawn By: RIA
Checked By: BDM

DATE:
19 JUN 2020

CONCEPTUAL DOCUMENTS

CONCEPT PLAN

Job Code: JDOOR

Dwg No.
CC
1.1

1300 OLD OXFORD ROAD



O'Reilly
AUTO PARTS
goodwill

NAPA Harris Teeter
Walgreens OLI'S BOUTIQUE
FOOD LION Starbucks
Pizza Hut SUBWAY

BB&T Harris Teeter
Aaron's Little Caesars
SHERWIN-WILLIAMS SUNTRUST

Advantage Auto Parts DISCOUNT TIRE
MR. TIRE Bank of America
WELLS FARGO CITITRENDS
Staples Captain D's
Kentucky Fried Chicken McDonald's

Firestone AutoZone
jiffylube Waffle House TACO BELL
Hardees Pizza Inn

Great Clips Starbucks
PAPA JOHN'S Firehouse Subs

First Citizens Bank PNC First National Bank
CVS pharmacy Walgreens
ZAXBY'S Freddy's
DUNKIN' Chick-fil-A

Rainbow Burlington
Badcock & more
FOOD LION BURGER KING
SUBWAY SHOE SHOW

GNC Harris Teeter
Great Clips THE HOME DEPOT PETS MART
IHOP TEXAS ROADHOUSE McDonald's

CAFO rue21 ROSS
Walgreens BED BATH & BEYOND
SHOE CARNIVAL COSTCO WHOLESALE

WELLS FARGO BB&T SUNTRUST
Bank of America Rainbow
CATHERINES THE SHIRAZ PLACE
AÉROPOSTALE THEATRES planet fitness
Bath & Body Works BURGER KING
Planet Smoothie Foot Locker
SHOE DEPT. HIBBETT CHAMPS
ENCORE SPORTS

Advance Auto Parts AutoZone
jiffylube HARBOR FREIGHT TOOLS Waffle House
McDonald's WELLS FARGO Arby's SUBWAY

Walmart Supercenter Hwy 55
SUBWAY SHOE SHOW

NTB FOOD LION



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