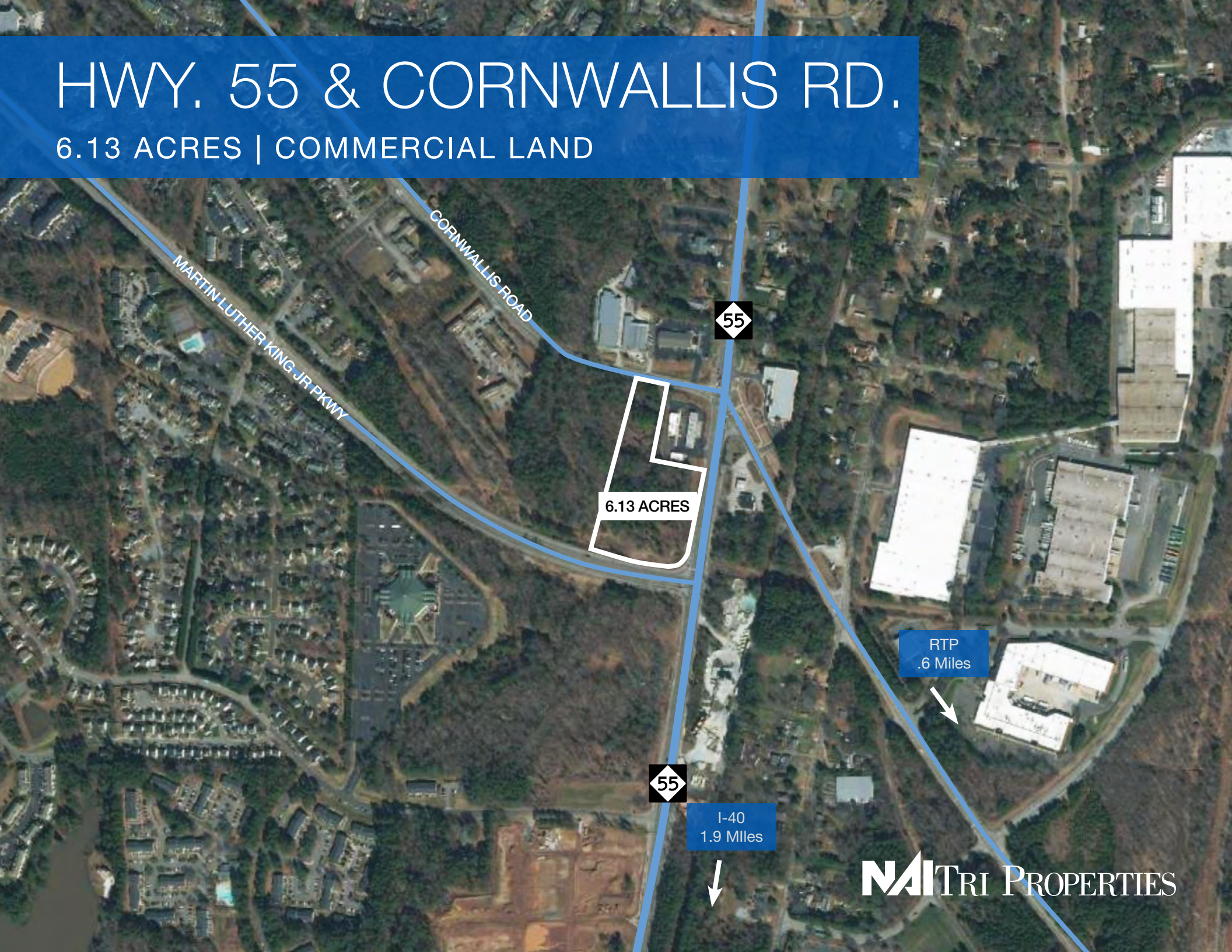


# HWY. 55 & CORNWALLIS RD.

6.13 ACRES | COMMERCIAL LAND



6.13 ACRES

55

55

I-40  
1.9 Miles

RTP  
.6 Miles

NAITRI PROPERTIES

# PROPERTY OVERVIEW

Ideally situated, high traffic location, adjacent to RTP with road frontage along three major roads including Hwy 55, Cornwallis Road and Martin Luther King Jr. Pkwy., this location is currently zoned for retail or commercial use. Three parcel assemblage totaling 6.13 acres.

ADDRESS	212 E. Cornwallis Rd, Durham NC 27713 3320 NC 55 Hwy, Durham NC 27713 3322 NC 55 Hwy, Durham NC 27713
SIZE	6.13 acres
SALE PRICE	\$3.50/SF
ZONING	CN/OI - Commercial Neighborhood <a href="#">Table of Permitted Uses</a>
FUTURE LAND USE	Commercial
TRAFFIC COUNTS	2019 Data NC Hwy 55 20,000 Vehicles/Day E. Cornwallis 8,900 Vehicles/Day Martin Luther King Jr. Pkwy. 16,000 Vehicles/Day

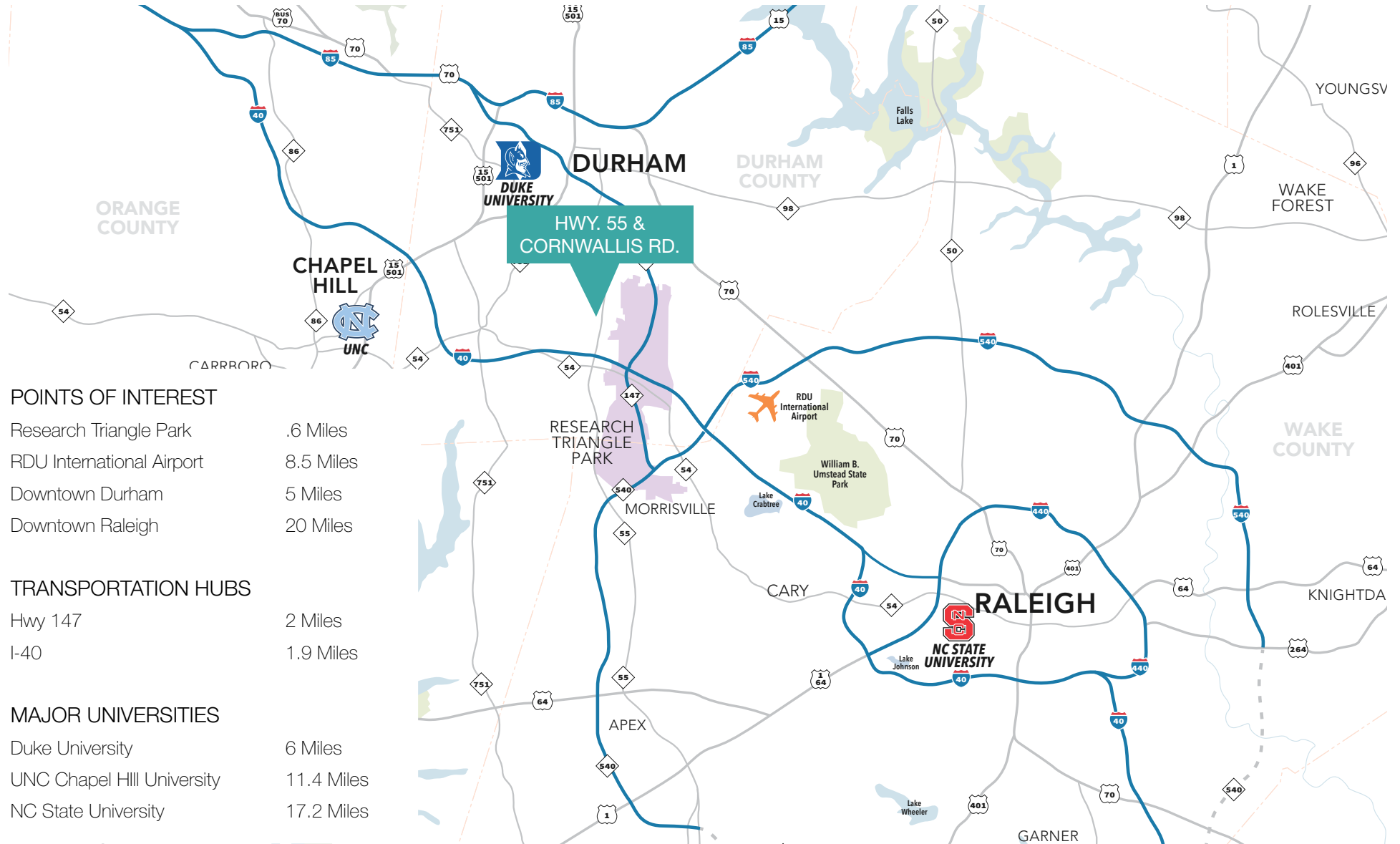
## CONTACT

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ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)

**NAITRI** PROPERTIES



# THE TRIANGLE AREA



## POINTS OF INTEREST

Research Triangle Park	.6 Miles
RDU International Airport	8.5 Miles
Downtown Durham	5 Miles
Downtown Raleigh	20 Miles

## TRANSPORTATION HUBS

Hwy 147	2 Miles
I-40	1.9 Miles

## MAJOR UNIVERSITIES

Duke University	6 Miles
UNC Chapel Hill University	11.4 Miles
NC State University	17.2 Miles

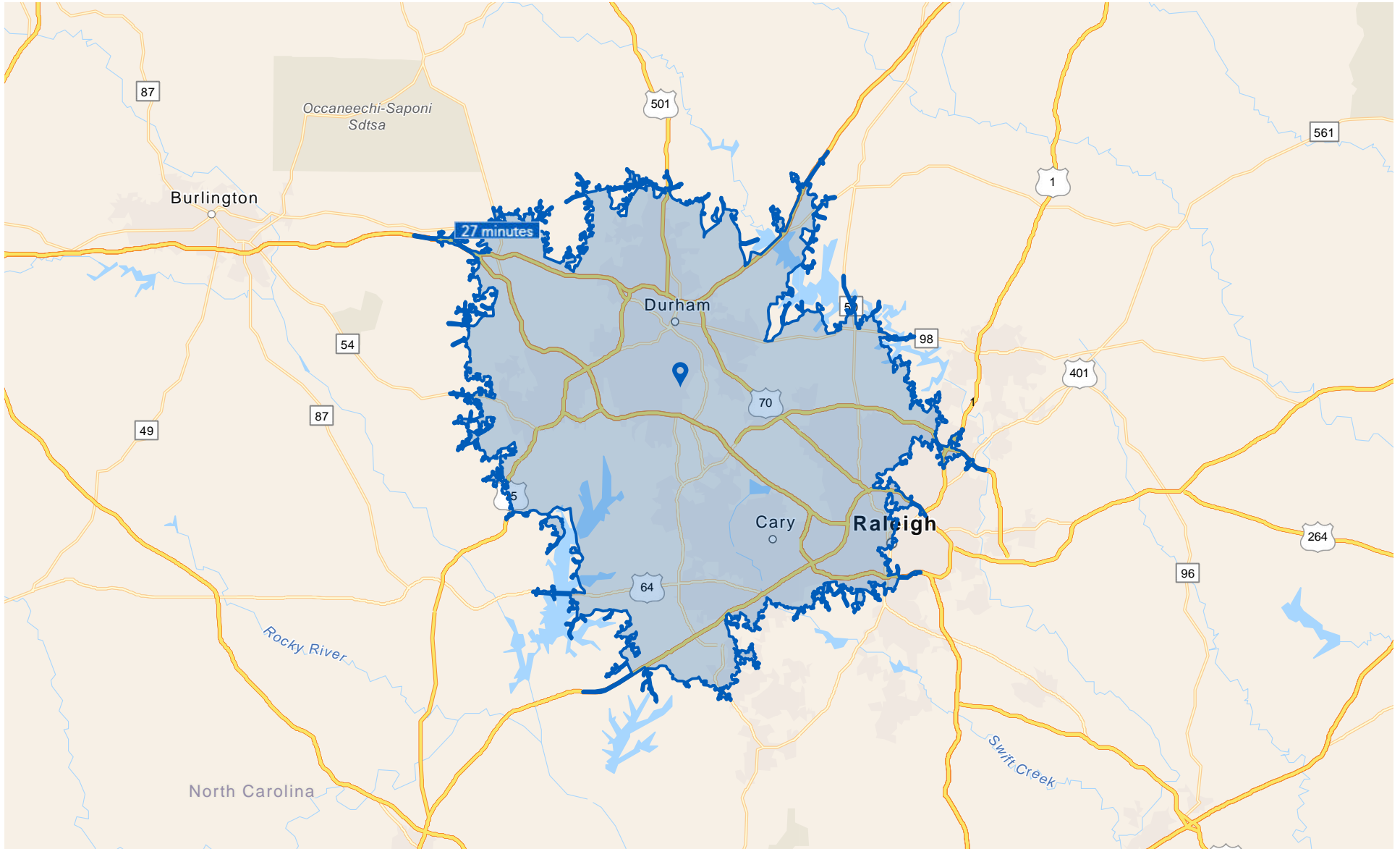
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# DRIVE TIME COMMUTE MAP



## CONTACT

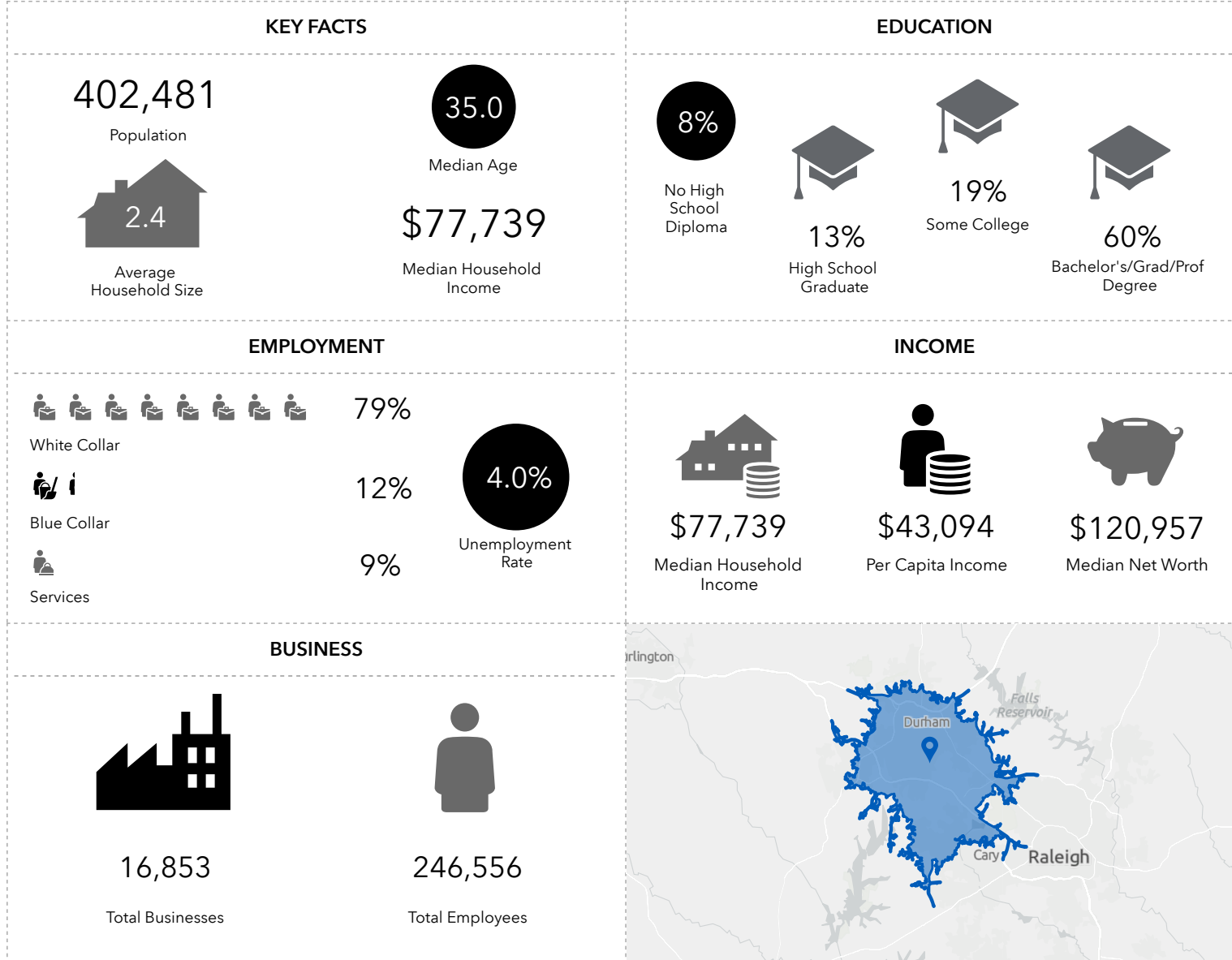
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# RETAIL DEMOGRAPHICS - 17 MIN.



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