

DURHAM

Commercial Space

FOR LEASE \$1,650 / mo. + utilities



3004 GUESS ROAD, SUITE D, DURHAM NC

This commercial property is 1320± square feet of space with 4-5 offices, a conference room, a break area/kitchen, and a large lobby/reception area.

The CN Zoning allows for a variety of retail and office uses.

About a half mile from I-85 at Exit 175.

Tenant is responsible for utilities and janitorial services.



Emilee Collins, CCIM
(919) 730-7040
emilee@emileecollins.com

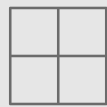
Pickett Sprouse Commercial Real Estate
(919) 493-0395
1901 Hillandale Rd, Suite 100 Durham, NC 27705

3004 GUESS ROAD, SUITE D., DURHAM NC

Property Description



SPACE DETAILS



SQUARE FOOTAGE
1,320 ±



OFFICES
4-5



CONFERENCE ROOMS
1

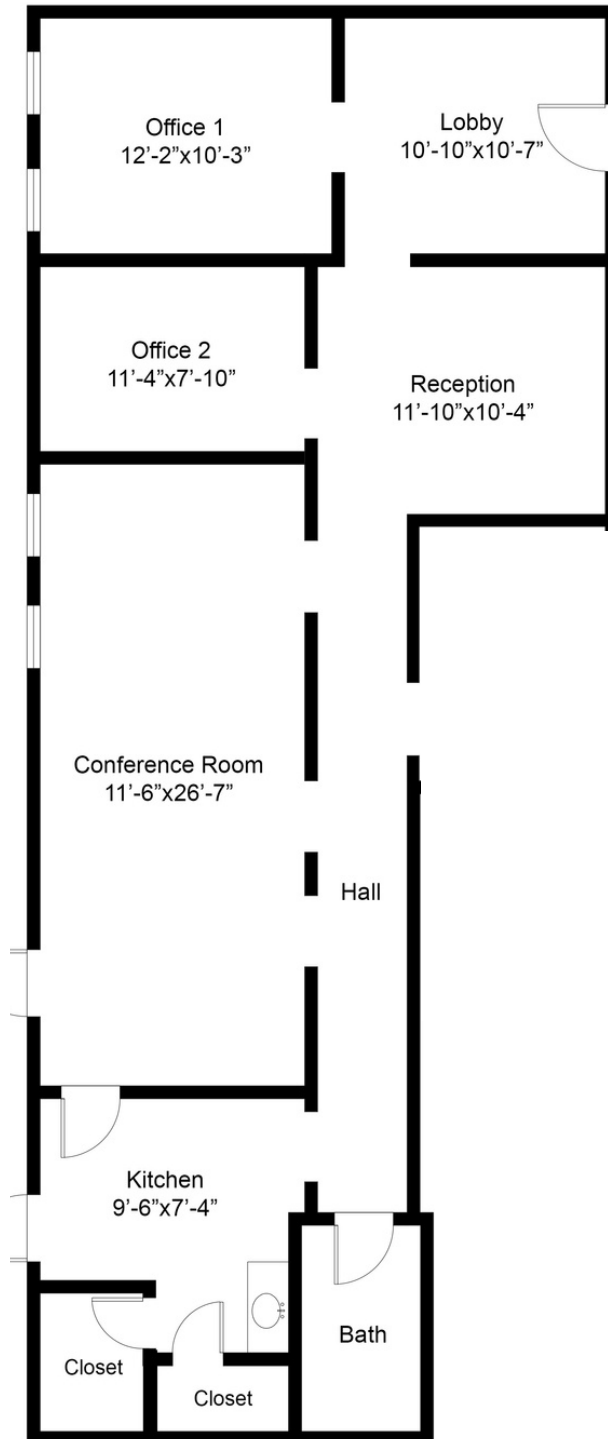
... plus a kitchen,
break area, and
large lobby



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Floor Plan

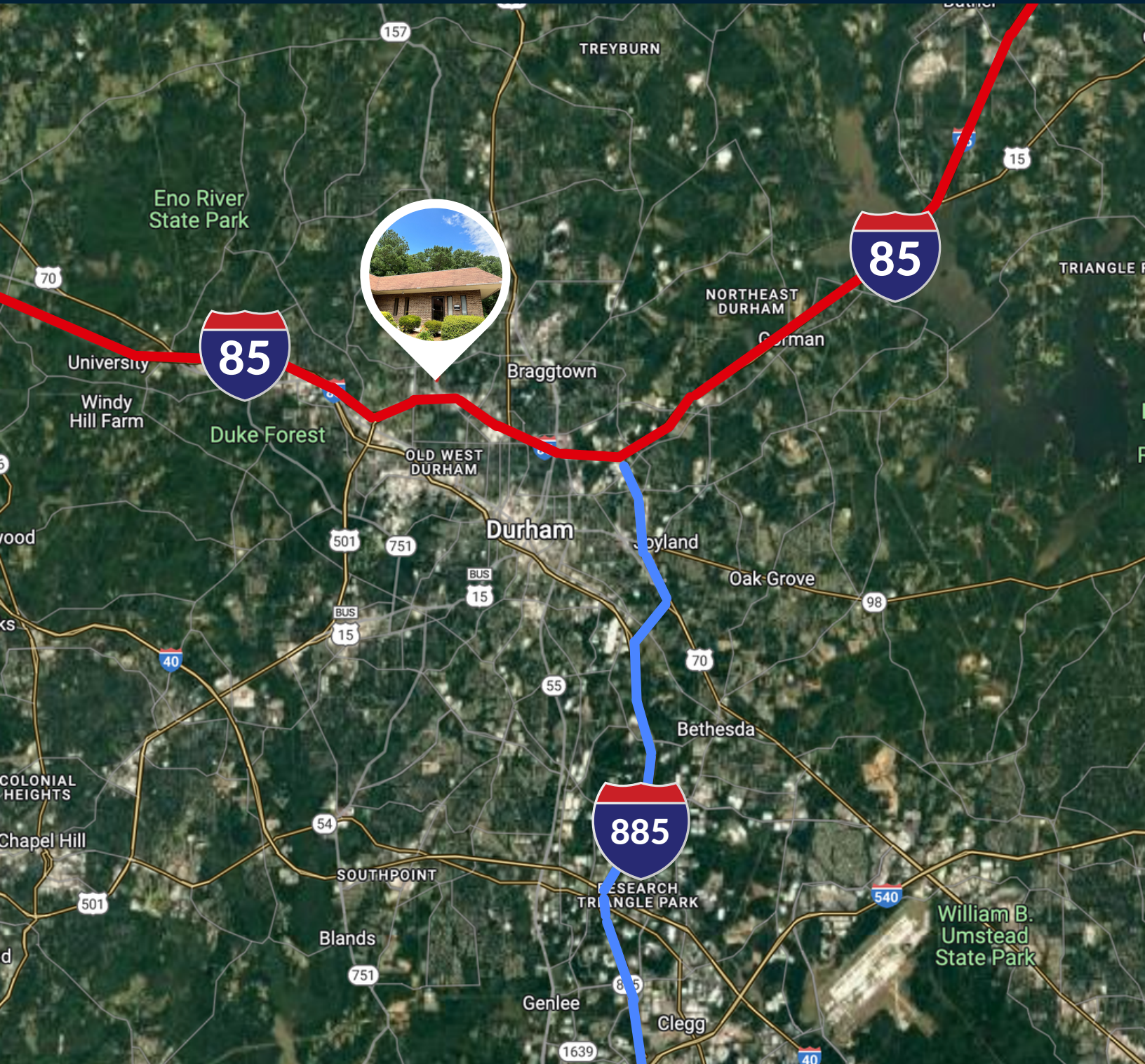


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Regional Map



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Population Overview

Population	2 mile	5 mile	10 mile
2010 Population	34,125	134,864	293,389
2023 Population	41,631	161,694	349,749
2028 Population Projection	42,539	165,121	356,966
Annual Growth 2010-2023	1.7%	1.5%	1.5%
Annual Growth 2023-2028	0.4%	0.4%	0.4%

Traffic	Cross Street	Traffic Volume	Count Year	Distance from Property
Guess Rd	Fawn Ave S	22,098	2022	0.03 mi
Guess Road	Fawn Ave N	25,369	2022	0.07 mi
Guess Rd	Duke Homestead Rd NW	20,542	2022	0.18 mi
Woodmont Dr	N Pointe Dr SW	10,026	2022	0.20 mi
Albany St	Reichard St S	953	2022	0.27 mi
Guess Road	Woodmont Dr NW	29,000	2019	0.29 mi
West Carver Street	Guess Rd E	12,472	2022	0.29 mi
Guess Rd	Woodmont Dr NW	26,784	2022	0.30 mi
Bertrand Ave	Leyburn Pl E	1,510	2022	0.30 mi
Carver St	Omaha St E	10,247	2022	0.32 mi



Population Overview

Households	2 mile	5 mile	10 mile
2010 Households	14,206	53,619	119,675
2023 Households	17,353	64,769	142,490
2028 Household Projection	17,798	66,329	145,575
Annual Growth 2010-2023	2.0%	1.8%	1.8%
Annual Growth 2023-2028	0.5%	0.5%	0.4%

Household Income	2 mile	5 mile	10 mile
Avg Household Income	\$75,851	\$78,965	\$92,486
Median Household Income	\$52,842	\$53,619	\$67,383
< \$25,000	3,588	14,332	23,366
\$25,000 - 50,000	4,650	16,245	31,373
\$50,000 - 75,000	2,872	10,461	22,709
\$75,000 - 100,000	1,966	7,310	18,740
\$100,000 - 125,000	1,308	4,549	12,460
\$125,000 - 150,000	1,155	3,559	9,697
\$150,000 - 200,000	855	3,880	11,521
\$200,000+	959	4,431	12,623



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Here are a few reasons why you should build your business in Durham, NC.

2 universities call Durham home, including Duke University and North Carolina Central University.

#5 ranked in the best places to start a business in the United States.

287,794 population living in Durham. This number has increased significantly over the years.



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