

Retail Redevelopment Opportunity

3032, 3034, 3036 Holloway Street, Durham NC 27703



PROPERTY DESCRIPTION

1.59-acre retail property available for sale or lease on Highway 98. Excellent redevelopment opportunity. Last operated as auto sales. Minutes to I-885, I-85, and Highway 70. Majority of property zoned General Commercial, which permits a variety of retail uses.

OFFERING SUMMARY

Sale Price
\$750,000

Lease Rate
\$6,500 / mo.

Zoning
CG 1.153 acres CN .347 acres.
RR. .088 acres

Acres
1.59 AC

Square Footage
1,276 SF

Pin Numbers
158865, 200687, 158864,
200686, 158863, 200684

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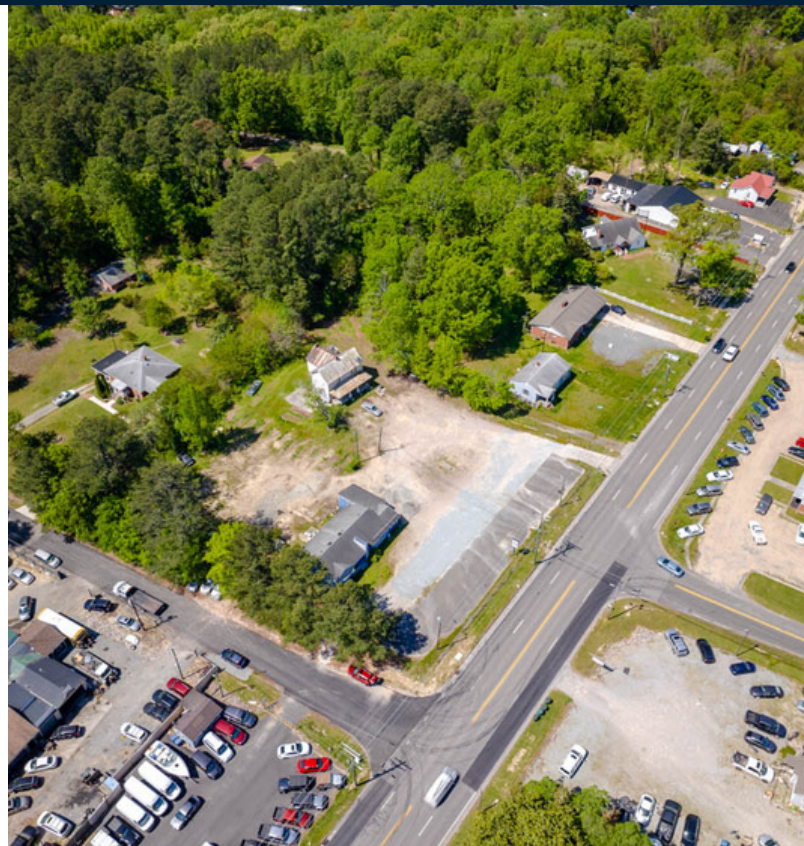
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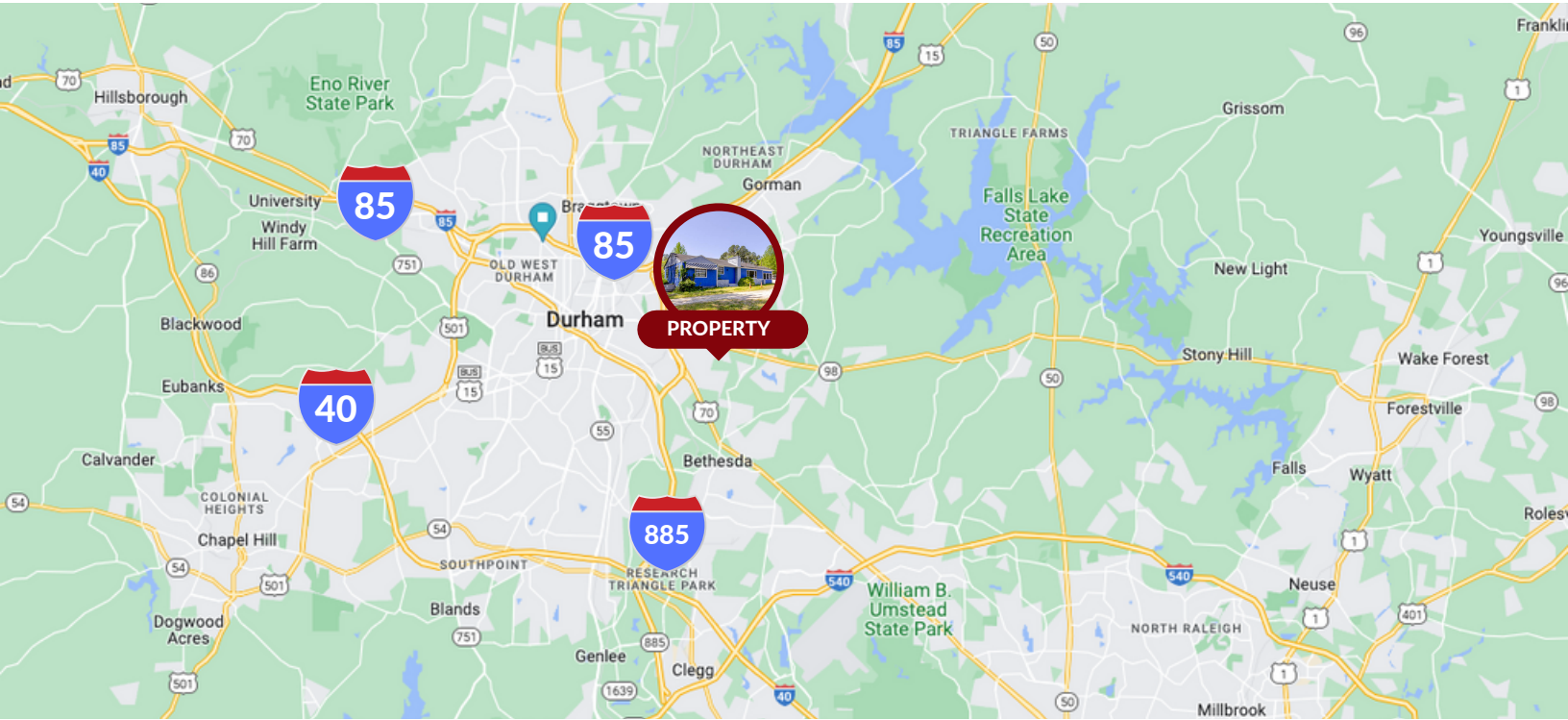
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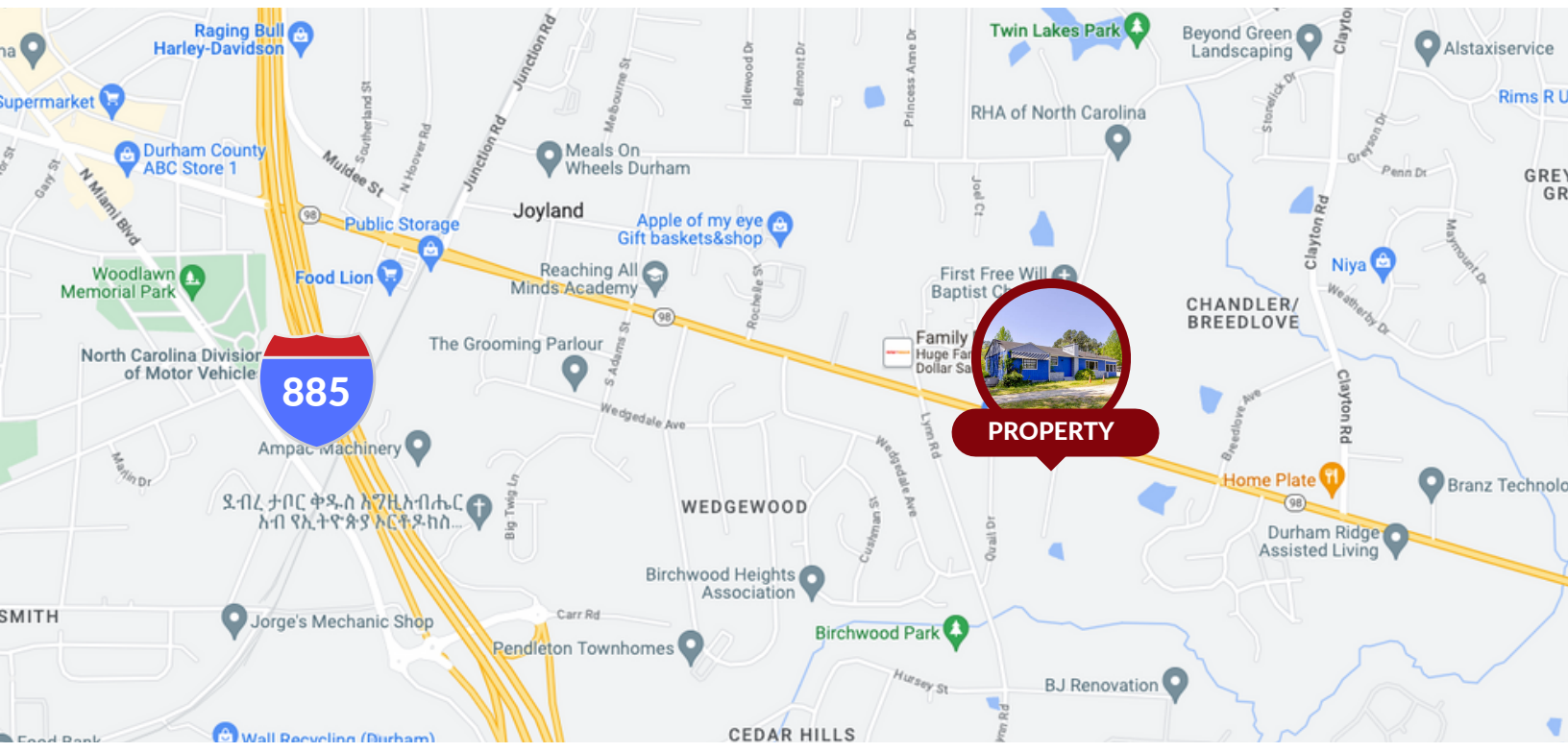
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REGIONAL MAP



LOCAL MAP



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DEMOGRAPHICS - POPULATION

	2 mile	5 mile	10 mile
2010 Population	23,966	109,709	309,722
2022 Population	28,028	143,181	389,357
2027 Population Projection	30,652	158,335	429,653
Annual Growth 2010-2022	1.4%	2.5%	2.1%
Annual Growth 2022-2027	1.9%	2.1%	2.1%
Median Age	34.9	35.9	37
Bachelor's Degree or Higher	24%	34%	48%
U.S. Armed Forces	12	120	344

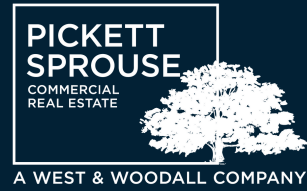
DEMOGRAPHICS - HOUSEHOLDS

	2 mile	5 mile	10 mile
2010 Households	8,435	42,125	126,662
2022 Households	9,721	54,865	159,222
2027 Household Projection	10,636	60,884	176,300
Annual Growth 2010-2022	1.2%	2.3%	2.1%
Annual Growth 2022-2027	1.9%	2.2%	2.1%
Owner Occupied Households	6,973	30,388	93,553
Renter Occupied Households	3,662	30,496	82,748
Avg Household Size	2.8	2.5	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$277.8M	\$1.5B	\$5B

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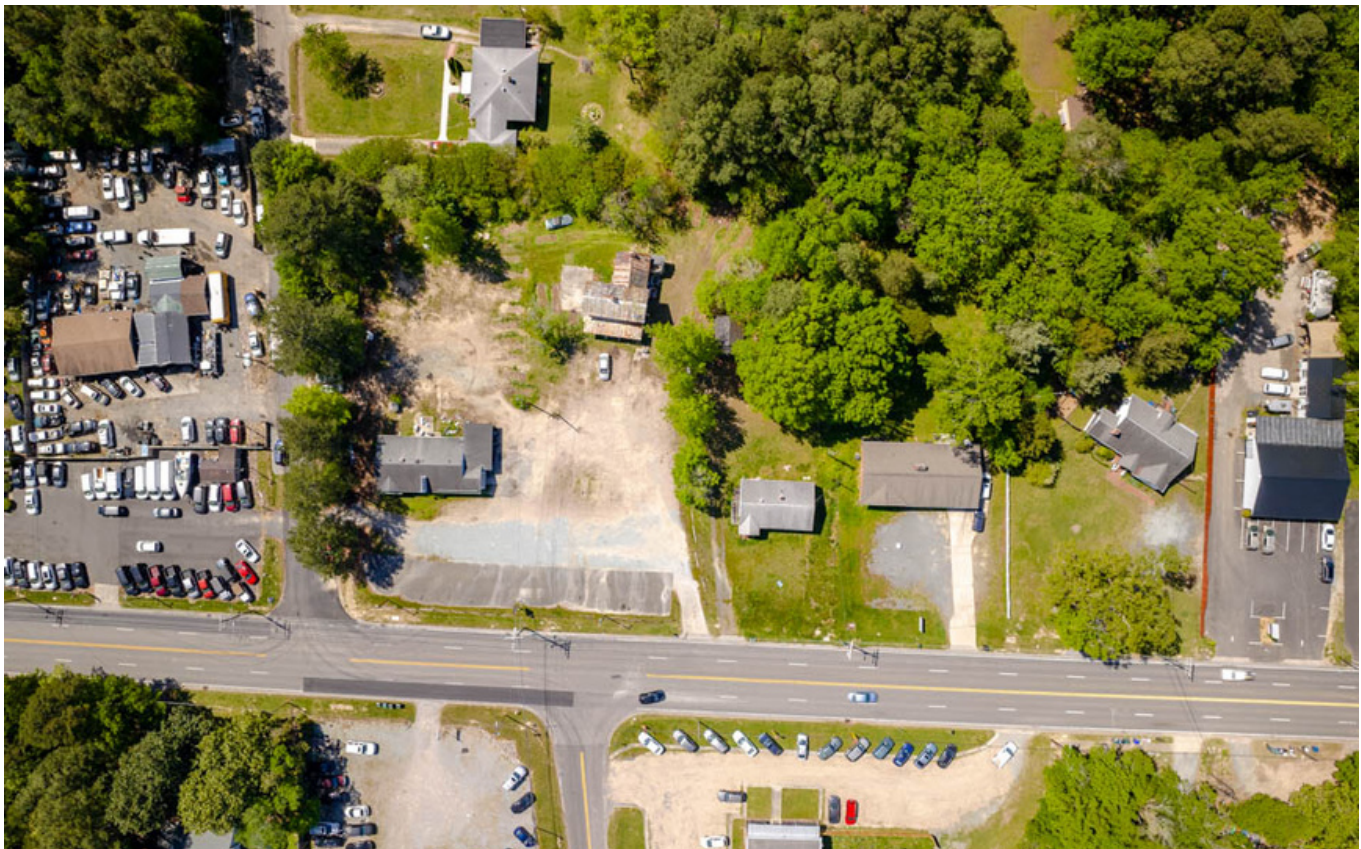
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TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Lynn Rd	Wedgedale Ave S	3,775	2022	0.18 mi
Lynn Rd	Cathy Dr N	749	2022	0.23 mi
State Hwy 98	Charlestown Rd W	17,172	2022	0.33 mi
State Hwy 98	Ganyard Farm Way W	17,122	2022	0.44 mi
Holloway Street	Ganyard Farm Way W	18,500	2019	0.47 mi
Clayton Rd	Judy Ave S	3,752	2022	0.53 mi
Ross Rd	Junction Rd W	2,754	2022	0.94 mi
State Hwy 98	Carthage St W	22,860	2022	0.95 mi
Clayton Rd	Woodland PkRd S	4,734	2022	0.96 mi
Clayton Rd	Woodland Park Rd S	5,716	2020	0.96 mi



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