

Durham, NC 27705

# 3321 Guess Road

FOR SALE



## PROPERTY HIGHLIGHTS

- Zoned Commercial Neighborhood
- Ample parking spots - 14 in front with additional parking available in back
- Spacious layout featuring 4 offices with a conference room and kitchen break area
- Two separate entrances along with a roll-up door to a 17' 0" by 31' shop area
- Classroom area - 18' 7" by 15' for training purposes - 12 to 16 people - or can be used for another large office

## OFFERING SUMMARY

Sale Price:	\$309,900
Parcel ID:	125686
Available SF:	2,928 SF
Year Built:	1984
Building Size:	2,928 SF
Zoning:	Commercial Neighborhood
Price / SF:	\$105.84

### LISA SHANAHAN

O: 919.287.2134

C: 919.949.2228

lshanahan@realestateassoc.com



3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

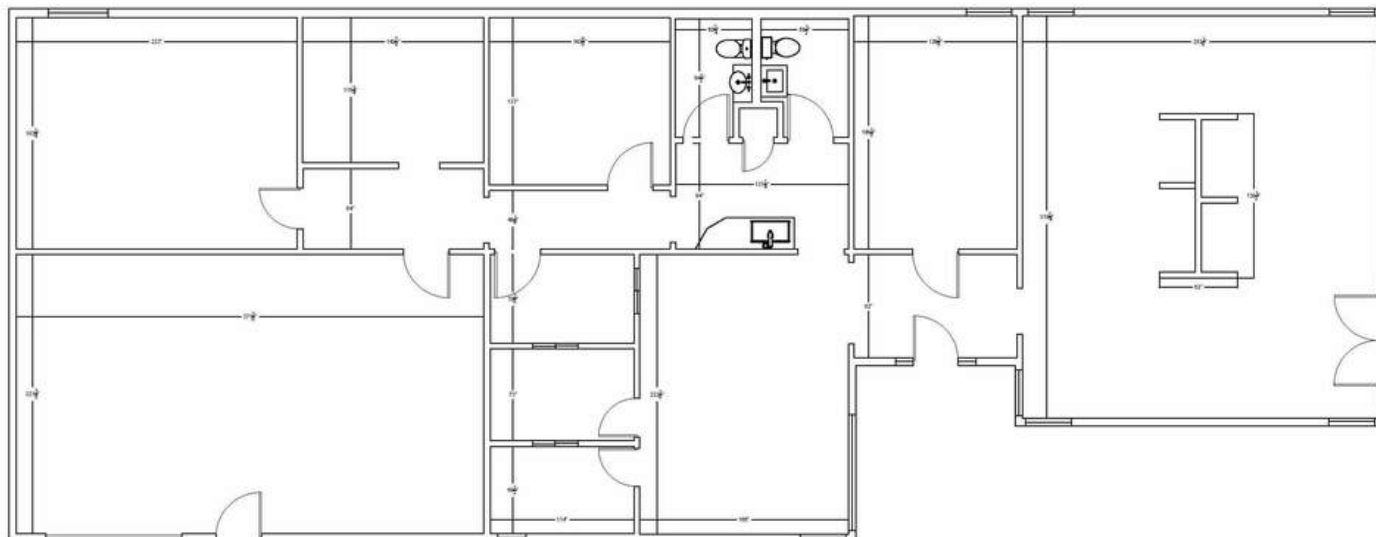
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

Durham, NC 27705

# 3321 Guess Road

FOR SALE

FLOOR PLANS



**LISA SHANAHAN**

O: 919.287.2134

C: 919.949.2228

lshanahan@realestateassoc.com



3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

Durham, NC 27705

# 3321 Guess Road

FOR SALE

[ADDITIONAL PHOTOS](#)



**LISA SHANAHAN**

O: 919.287.2134

C: 919.949.2228

lshanahan@realestateassoc.com



3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

Durham, NC 27705

# 3321 Guess Road

FOR SALE

ADDITIONAL PHOTOS



**LISA SHANAHAN**

O: 919.287.2134

C: 919.949.2228

lshanahan@realestateassoc.com



3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

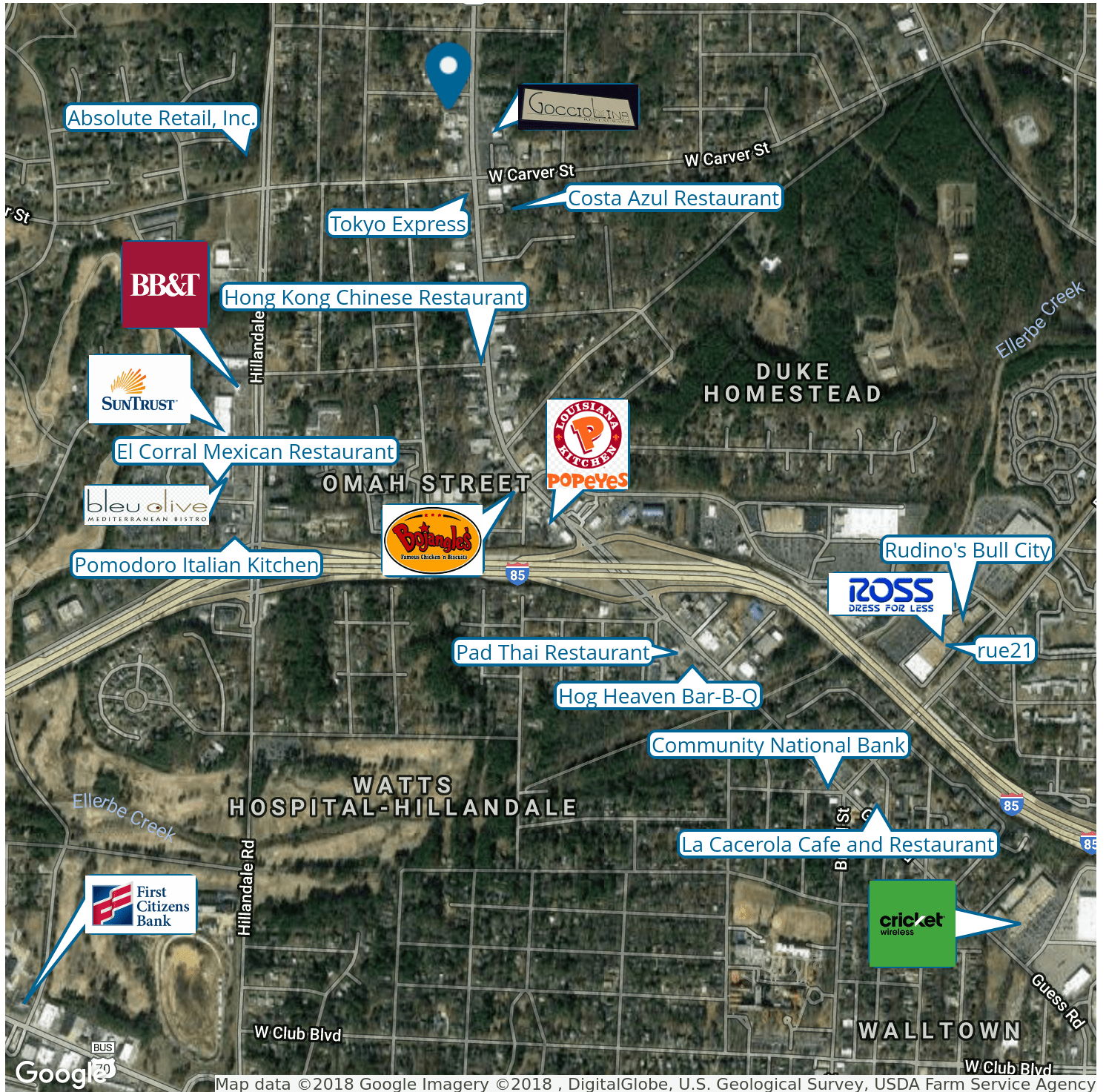
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

Durham, NC 27705

# 3321 Guess Road

FOR SALE

RETAILER MAP



LISA SHANAHAN

O: 919.287.2134

C: 919.949.2228

lshanahan@realestateassoc.com



3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

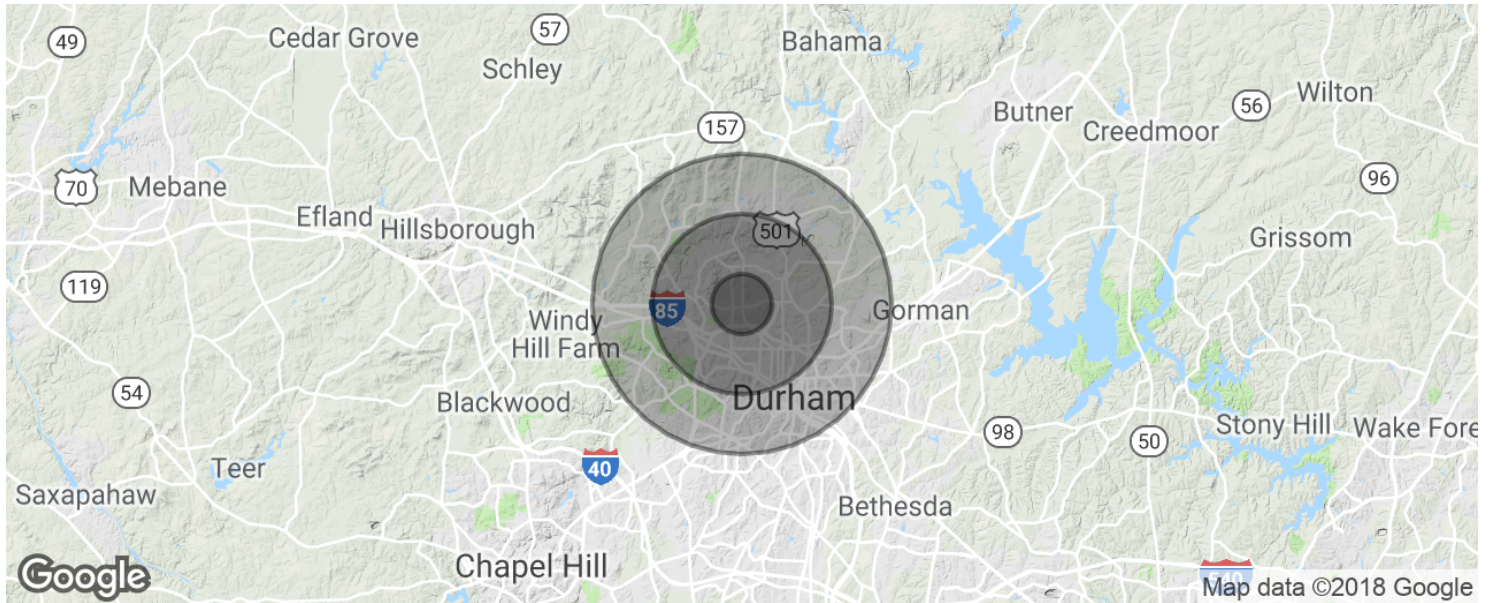
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

Durham, NC 27705

FOR SALE

# 3321 Guess Road

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,342	63,112	131,066
Median age	37.5	33.3	34.4
Median age (Male)	34.8	32.2	33.2
Median age (Female)	41.2	34.7	35.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,429	25,453	51,879
# of persons per HH	2.2	2.5	2.5
Average HH income	\$68,164	\$55,287	\$58,299
Average house value	\$224,011	\$189,849	\$213,044

\* Demographic data derived from 2010 US Census

### LISA SHANAHAN

O: 919.287.2134

C: 919.949.2228

lshanahan@realestateassoc.com



3333 DURHAM-CHAPEL HILL BLVD, SUITE C, DURHAM, NC 27707 | REALESTATEASSOC.COM | 919.489.2000

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.