

RETAIL FOR SALE

2,700 SF - INVESTOR OR OWNER USER OPPORTUNITY

5032 Guess Rd, Durham, NC 27712



OFFERING SUMMARY

SALE PRICE:	\$675,000
AVAILABLE SF:	2,704 SF
LOT SIZE:	0.43 Acres
BUILDING SIZE:	2,704 SF
ZONING:	Commercial
MARKET:	Durham
SUBMARKET:	Raleigh Durham
PRICE / SF:	\$249.63

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

This spacious 2,704 SF building is open for Investment to Purchase or Owner Occupant. Features a outdoor storage area and plenty of parking. Easy access to major interstates. Just 2.5 miles from Willowdale Shopping Center.

PROPERTY HIGHLIGHTS

- Spacious 2,704 SF Building
- Investment to Purchase or Owner Occupant
- Outdoor storage Area & Ample Parking
- Easy Access to Major Interstates
- 2.5 miles from Willowdale Shopping Center

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

VANDAN GANDHI, CCIM
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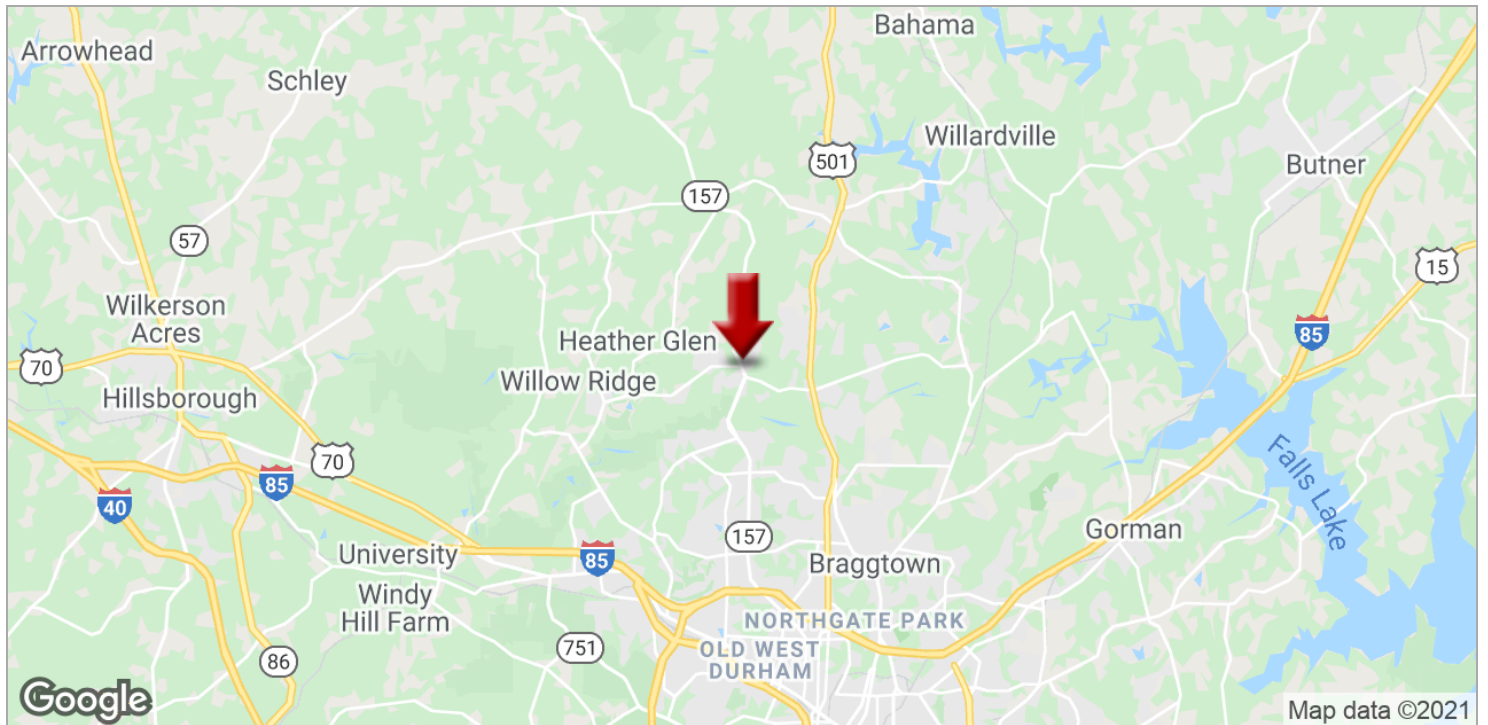
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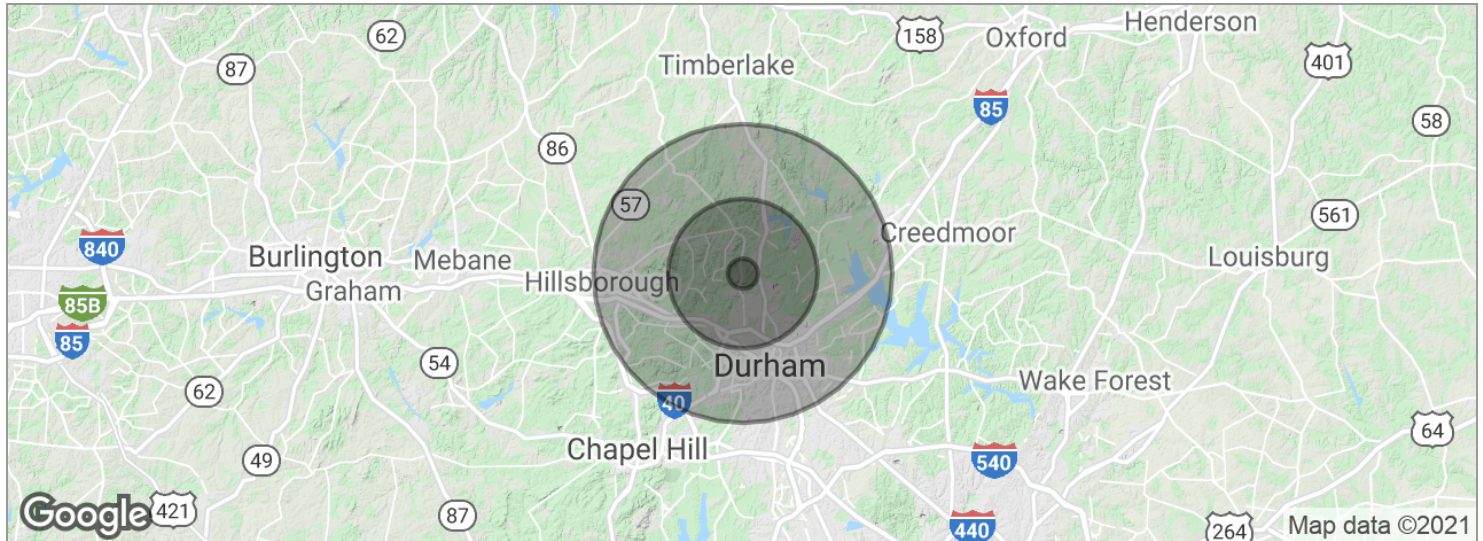
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,248	76,249	239,795
Median age	41.6	37.5	35.2
Median age (male)	40.2	35.8	33.6
Median age (Female)	42.6	39.1	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	880	32,048	93,418
# of persons per HH	2.6	2.4	2.6
Average HH income	\$85,625	\$65,495	\$63,265
Average house value	\$120,604	\$186,683	\$208,427

* Demographic data derived from 2010 US Census

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