

**COLE MILL ROAD**

**SITE**

**HILLSBOROUGH ROAD**

**GROUND LEASE**

**3540 HILLSBOROUGH ROAD  
DURHAM, NC 27705**



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	±0.798 Acres
<b>ZONING:</b>	Industrial Light (IL)
<b>PARCEL ID:</b>	226528
<b>TRAFFIC COUNTS:</b>	26,000 per day (NCDOT 2019)

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for ground lease this ±0.798 acre lot at 3540 Hillsborough Road in Durham, NC.

The lot is situated in a busy, high-traffic location between Bojangles and Krispy Kreme and is surrounded by national fast food restaurants.

Located in close proximity to Duke University and near major highways US 15-501, I-85, and the Durham Freeway.

## PROPERTY HIGHLIGHTS

- Flat, cleared lot with 123 feet of frontage.
- Industrial Light (IL) zoning allows a variety of uses.
- Two points of full ingress/egress.
- Traffic count on Hillsborough Rd is 24,500 vehicles per day (NCDOT 2020).

### GARY W. KRAMLING

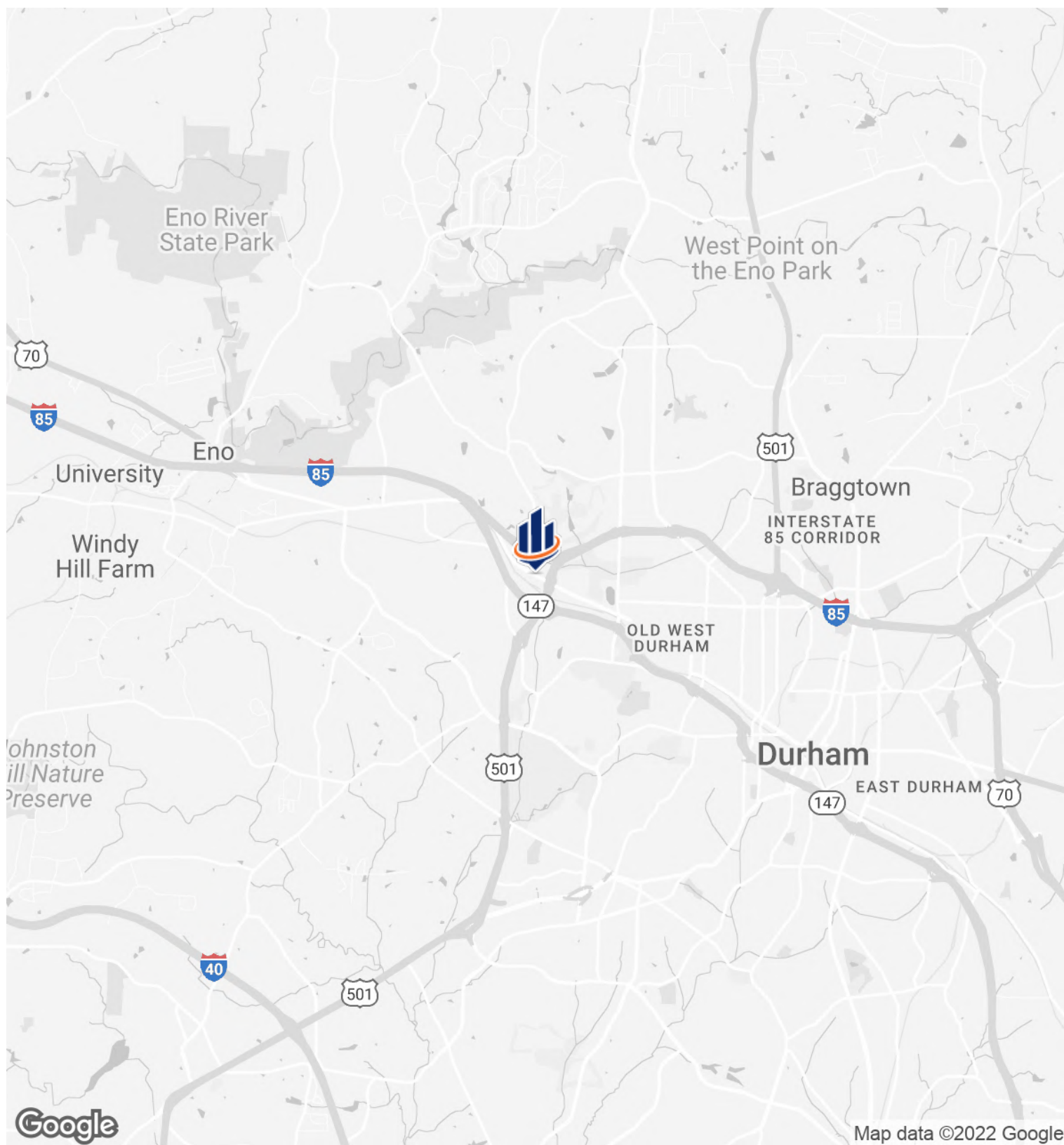
O: 919.287.2136

[gary.kramling@svn.com](mailto:gary.kramling@svn.com)

**3540 HILLSBOROUGH ROAD** | 3540 Hillsborough Road Durham, NC 27705



# LOCATION MAP



**GARY W. KRAMLING**

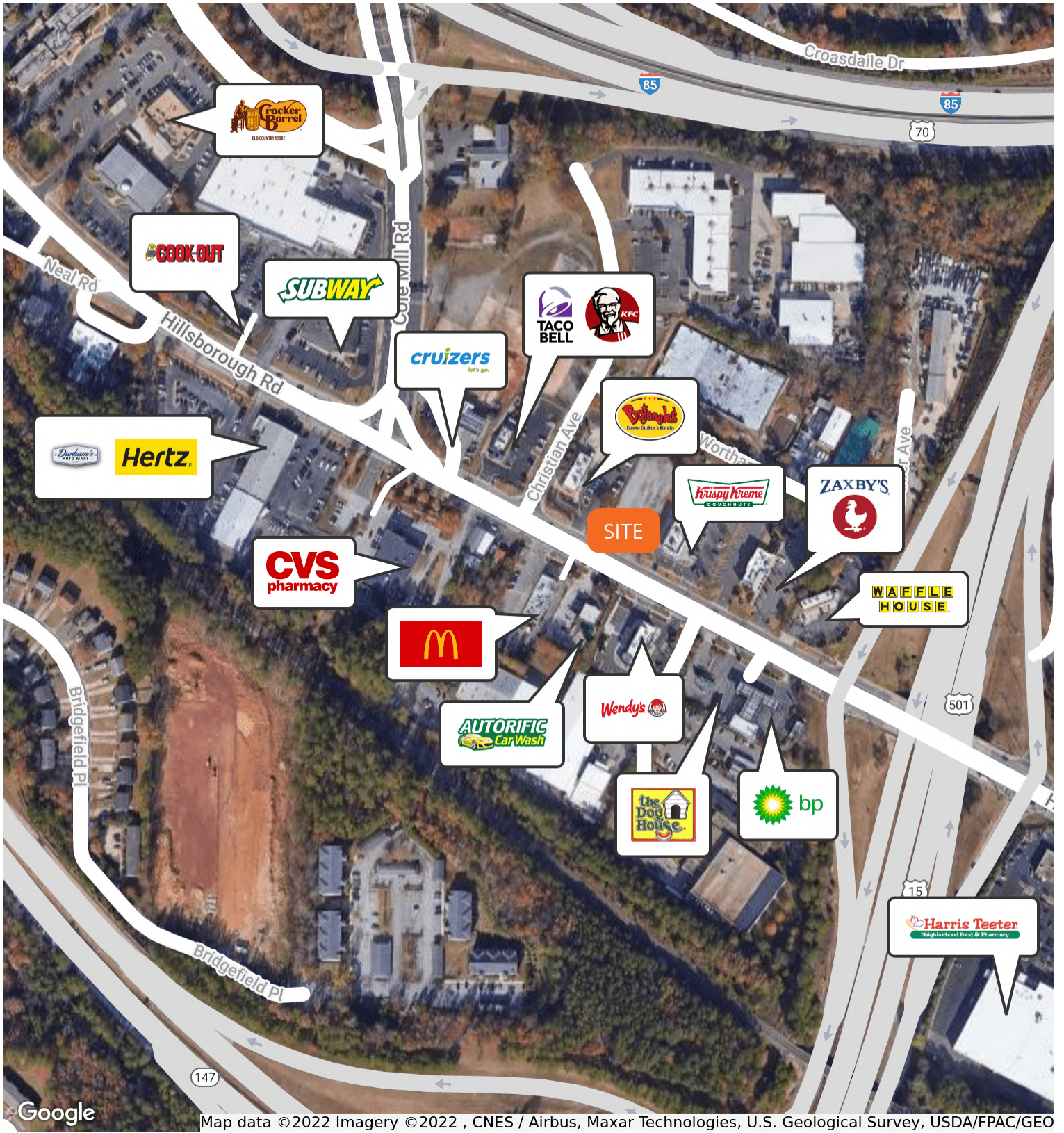
O: 919.287.2136

[gary.kramling@svn.com](mailto:gary.kramling@svn.com)

**3540 HILLSBOROUGH ROAD** | 3540 Hillsborough Road Durham, NC 27705



# RETAILER MAP



**GARY W. KRAMLING**

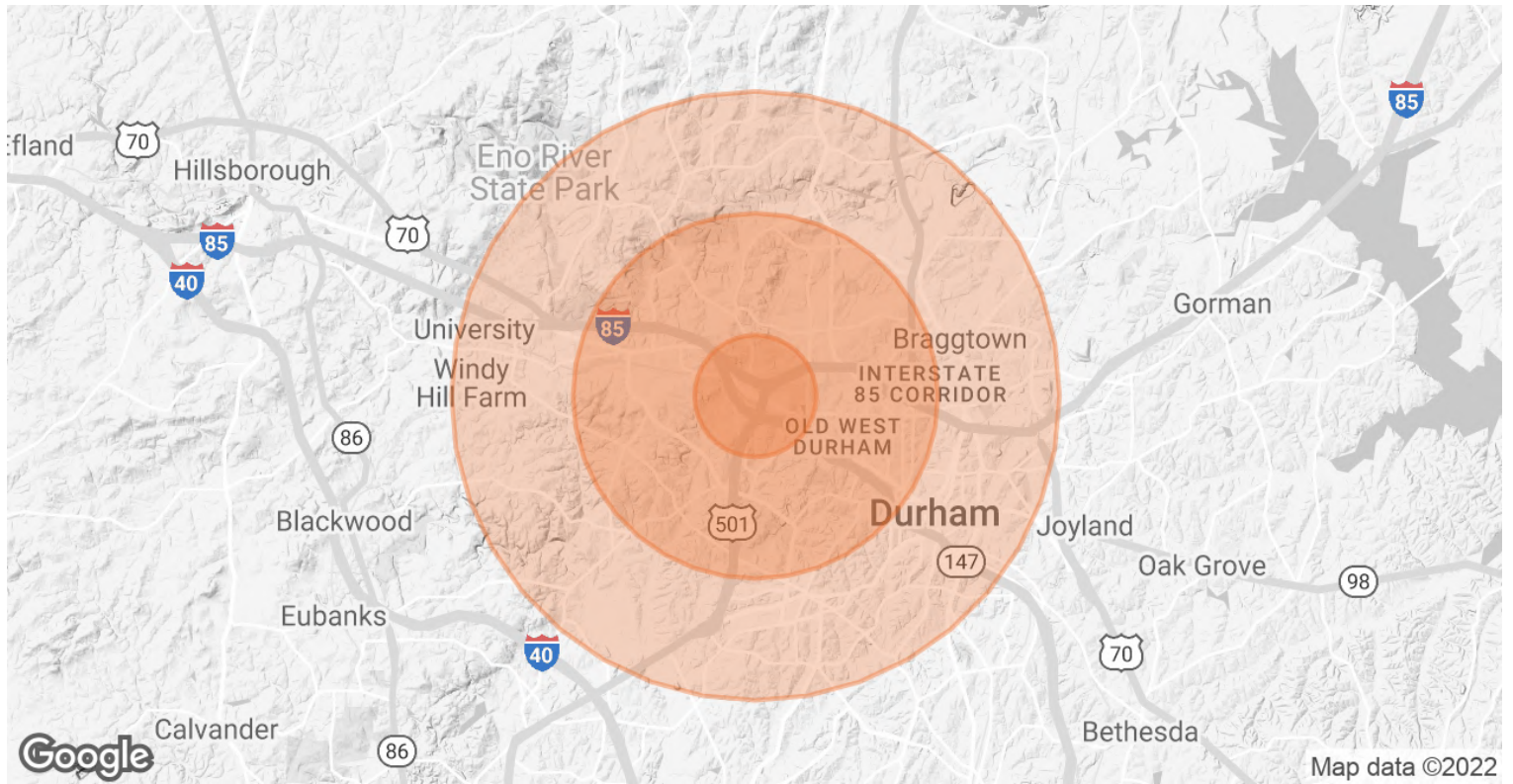
O: 919.287.2136

gary.kramling@svn.com

**3540 HILLSBOROUGH ROAD** | 3540 Hillsborough Road Durham, NC 27705



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	7,775	56,179	133,054
<b>AVERAGE AGE</b>	32.1	34.2	34.5
<b>AVERAGE AGE (MALE)</b>	31.6	33.0	33.1
<b>AVERAGE AGE (FEMALE)</b>	33.0	35.6	35.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,456	21,380	53,711
<b># OF PERSONS PER HH</b>	2.2	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$50,687	\$62,057	\$60,940
<b>AVERAGE HOUSE VALUE</b>	\$243,329	\$237,714	\$234,560

\* Demographic data derived from 2020 ACS - US Census

**GARY W. KRAMLING**

O: 919.287.2136

gary.kramling@svn.com

3540 HILLSBOROUGH ROAD | 3540 Hillsborough Road Durham, NC 27705



## ADVISOR BIO



### GARY W. KRAMLING

Senior Advisor

[gary.kramling@svn.com](mailto:gary.kramling@svn.com)

**Direct:** 919.287.2136 | **Cell:** 919.909.2428

## PROFESSIONAL BACKGROUND

Gary Kramling is a long-time Durham resident and community advocate. He has been an active real estate investor for over 25 years. At REA, Gary specializes in advising clients in sales transactions across all property types. Clients of his include business owners, land owners, investors, and real estate developers. Gary has a special affinity and skill at bringing together buyers and sellers of properties that are well-positioned for redevelopment or adaptive-reuse. He is also experienced in helping his clients successfully trade properties through an IRC Section 1031 Like-Kind Exchange.

## EDUCATION

- Bachelor of Science, California Polytechnic State University

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of REALTORS®
- Board of Directors--Member, DECI
- Volunteer, Central Park School for Children
- Volunteer, Durham School of the Arts

### GARY W. KRAMLING

O: 919.287.2136

[gary.kramling@svn.com](mailto:gary.kramling@svn.com)

---

3540 HILLSBOROUGH ROAD | 3540 Hillsborough Road Durham, NC 27705

