

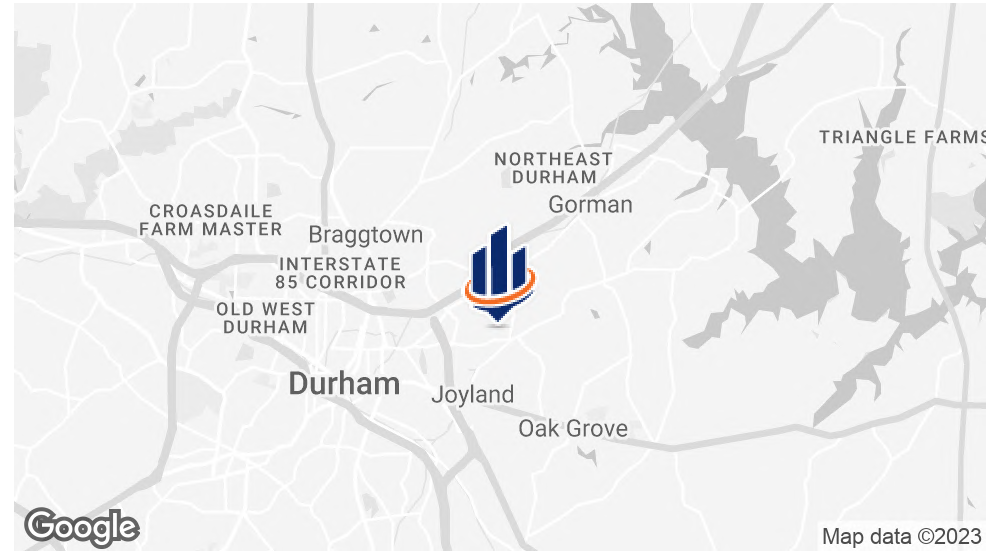
2.26 ACRES

FOR GROUND LEASE

**931 HARVEST STREET
DURHAM, NC 27704**



PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±2.26 Acres
ZONING:	Industrial
APN:	168377
LEASE RATE:	\$3,900/acre per month
LEASE TERM:	3 Years
LEASE TYPE:	Ground Lease

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for ground lease 931 Harvest Street, a ±2.26-acre gated land parcel in Durham, NC.

PROPERTY HIGHLIGHTS

- Fenced and graveled
- New lighting has been installed
- Ideal option for fleet management

WHIT BRANNON

O: 919.287.3219

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931 HARVEST STREET | Durham, NC 27704



AERIAL SITE PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

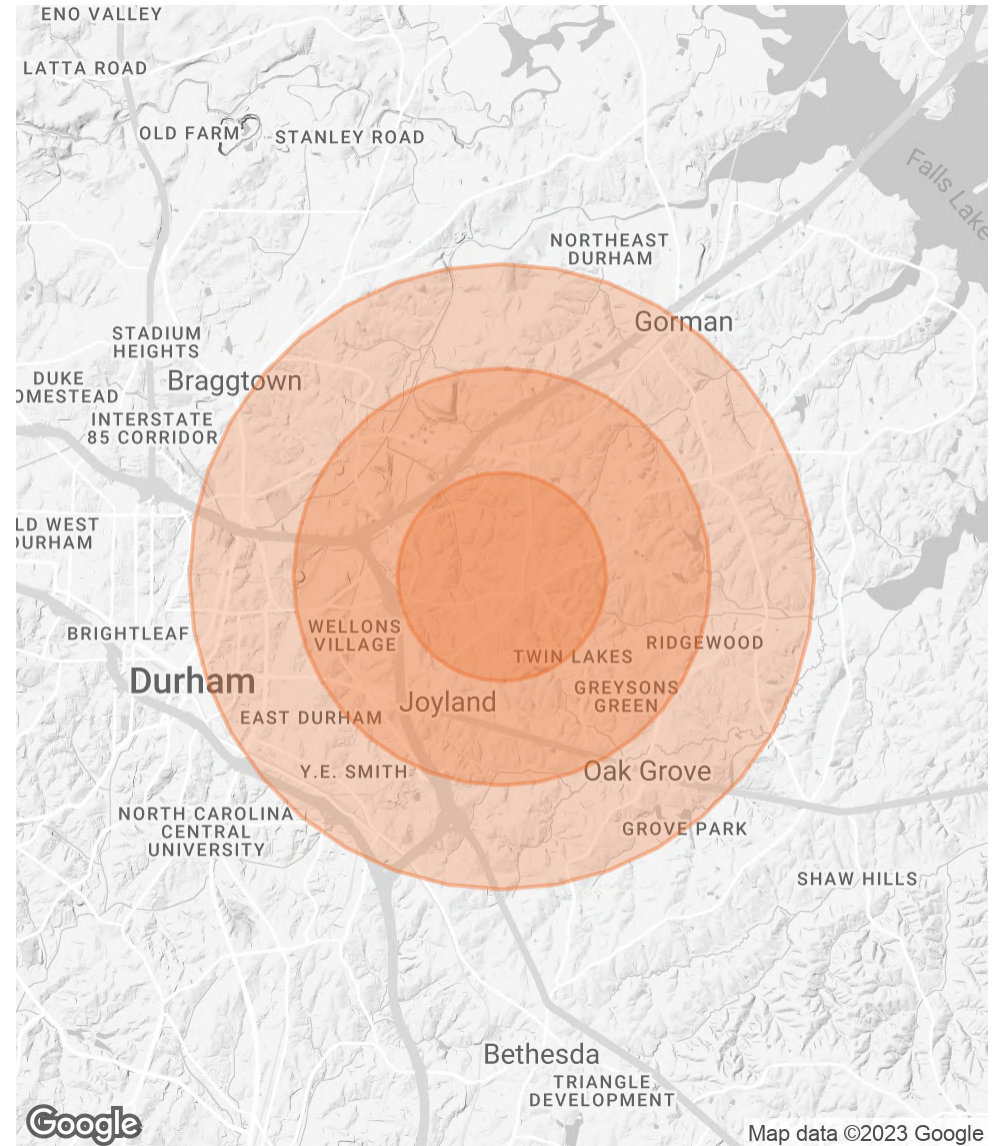
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,206	23,826	55,761
AVERAGE AGE	33.0	33.2	35.1
AVERAGE AGE (MALE)	34.2	32.2	34.1
AVERAGE AGE (FEMALE)	28.4	32.7	34.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,744	8,432	21,353
# OF PERSONS PER HH	3.0	2.8	2.6
AVERAGE HH INCOME	\$63,570	\$57,287	\$61,297
AVERAGE HOUSE VALUE	\$164,369	\$153,541	\$166,800

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



WHIT BRANNON

Advisor

whit.brannon@svn.com

Direct: 919.287.3219 | **Cell:** 919.667.6226

PROFESSIONAL BACKGROUND

Whit Brannon started his real estate career at Morris Commercial in 2016, primarily focused on sales and leasing. Having grown up in Chapel Hill and residing in Durham, Whit brings local knowledge to SVN | Real Estate Associates. He loves spending time with his wife and dogs. Together, they enjoy running and competing in local races, such as The Tarheel 10 Miler and The Bull City Half Marathon.

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®

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