

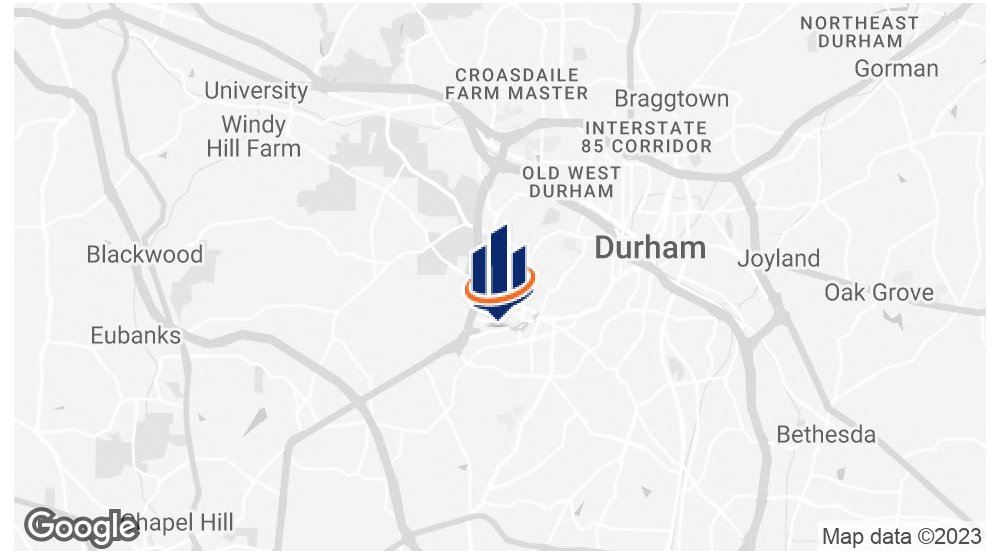


FOR LEASE

**3633 DURHAM-CHAPEL HILL BLVD
DURHAM, NC 27707**



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±3,250 SF
LOT SIZE:	±0.45 Acres
ZONING:	General Commercial
PARCEL ID:	121587
LEASE RATE:	Negotiable
AVAILABLE:	Q2 2024

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for lease this versatile freestanding building located along the busy US 15-501 corridor in south Durham, just minutes from Chapel Hill. The property enjoys strong traffic counts (±14,500 vehicles per day) and prime visibility. From its current automotive use, its previous office use, or an introduction to medical, the building/zoning can adapt for a range of different uses.

Please DO NOT visit the property or engage Safelite employees prior to having approval from the listing agent, Johnny Wehmann.

PROPERTY HIGHLIGHTS

- Features 21 on-site parking spaces (great ratio!)
- ±14,500 cars passing daily on Durham-Chapel Hill Blvd
- Close to Duke University (±2 miles) and a short walk to many of Durham's most popular eateries

JOHNNY WEHMANN

O: 919.287.3218

johnny.wehmann@svn.com

3633 DURHAM-CHAPEL HILL BLVD | Durham, NC 27707



PROPERTY PHOTOS



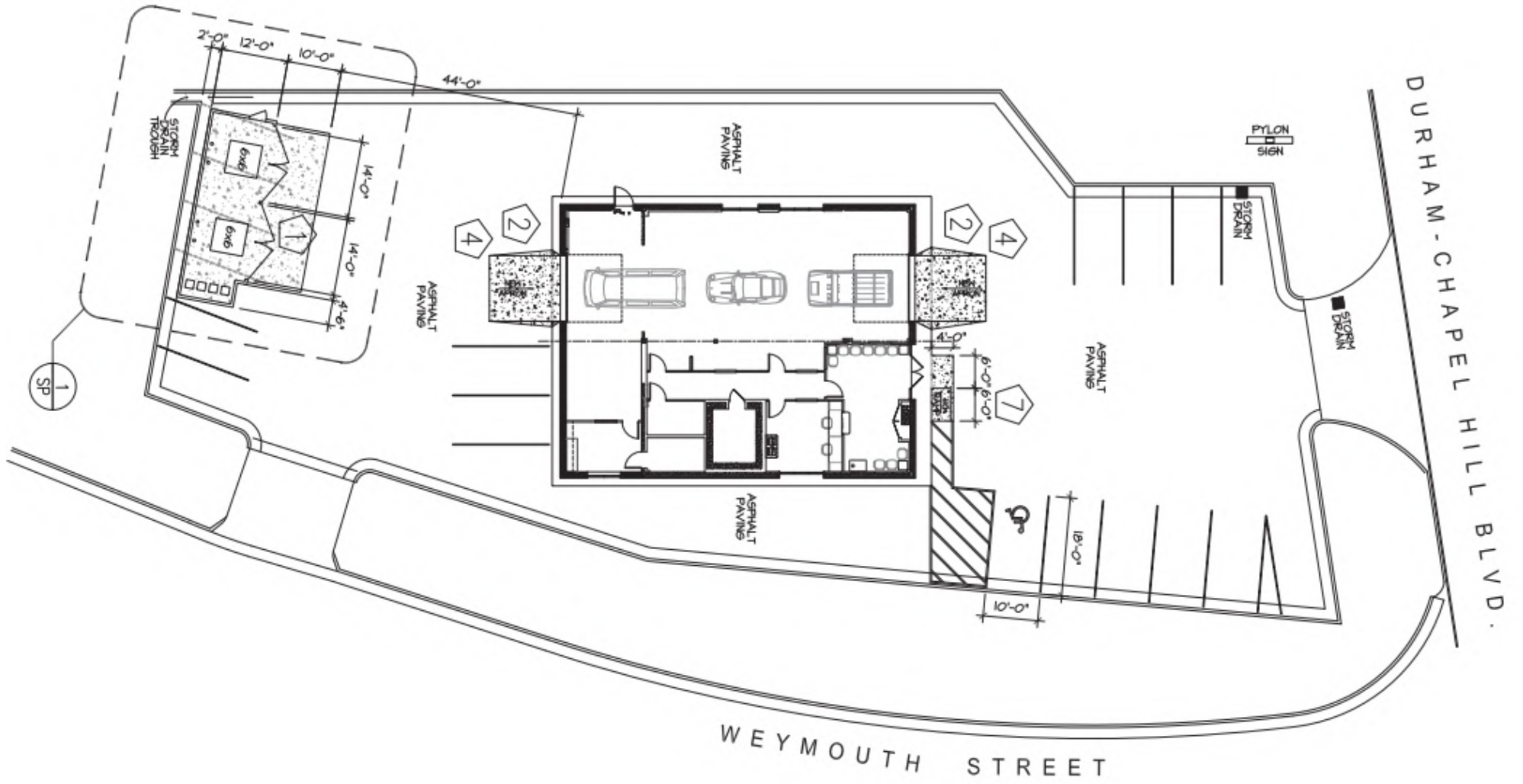
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SITE PLAN



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AERIAL SITE PHOTOS



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AREA OVERVIEW & TRAFFIC COUNTS MAP



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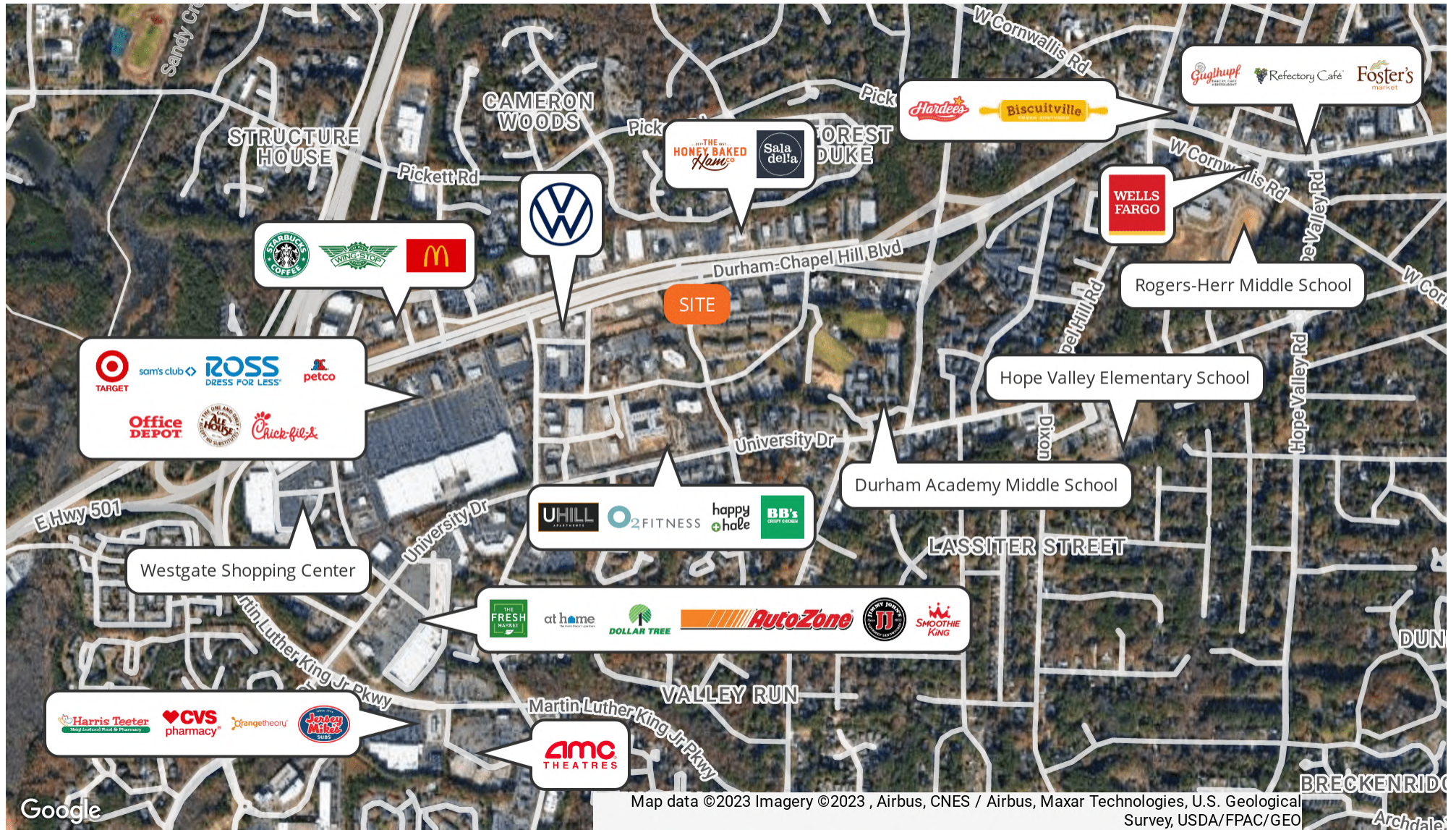
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

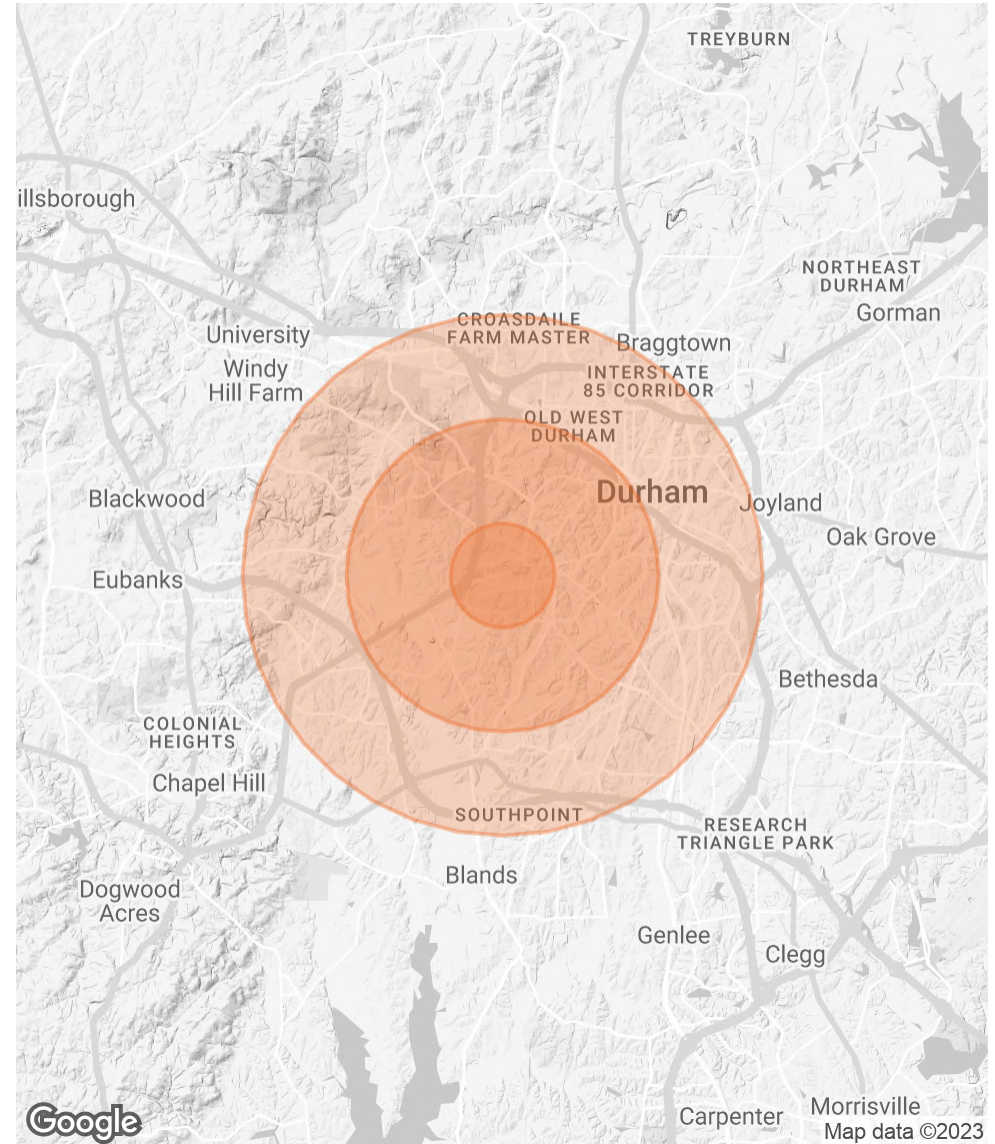
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,170	70,355	178,758
AVERAGE AGE	37.6	35.0	35.1
AVERAGE AGE (MALE)	34.6	33.5	33.4
AVERAGE AGE (FEMALE)	40.0	36.9	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,071	31,167	80,544
# OF PERSONS PER HH	2.0	2.3	2.2
AVERAGE HH INCOME	\$73,260	\$76,784	\$78,874
AVERAGE HOUSE VALUE	\$177,969	\$229,698	\$240,318

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny brings a 16-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge focusing on Multi-Family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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