

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
Commercial Broker
0: 919.475.5769
van@vgrealty.com
NC #247850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

RETAIL FOR SALE

2,700 SF - INVESTOR OR OWNER USER OPPORTUNITY

5032 Guess Rd, Durham, NC 27712



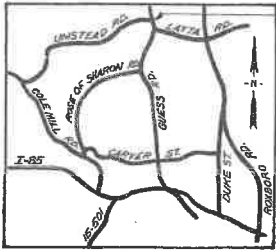
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van@vcrealty.com
NC #247850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

111-196



VICINITY MAP

BOBBY F. SHERWOOD
PB 70, PG. 61

FILED
BOOK 111 PAGE 133
Aug 6 2 46 PM '88
RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, NC

CERTIFICATE OF OWNER

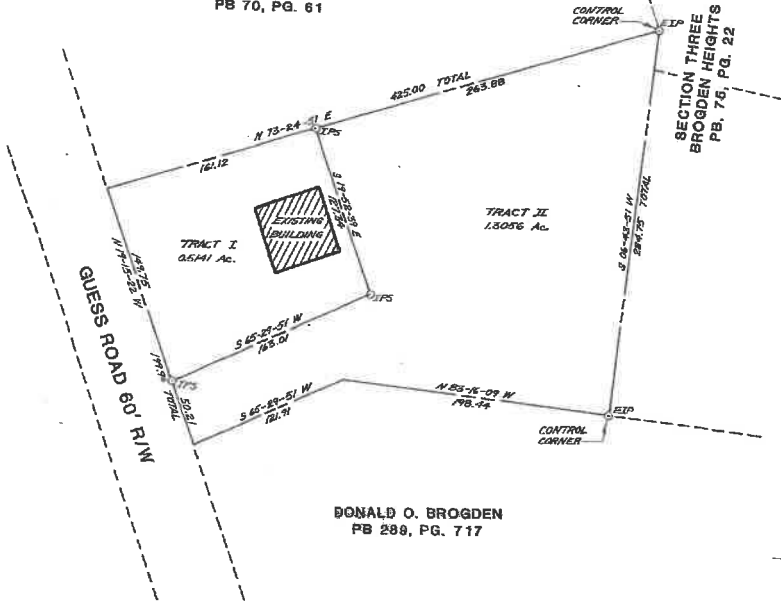
The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that Hop-In Food Stores, Inc. ordered the work of surveying and plotting to be done and that all public streets, alleys, easements, and other open spaces so designated upon said plat are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses aforesaid.

WITNESSETH that I, James D. Nelson, Notary Public for the above state and county, do hereby certify that the above plat and subdivision were personally before me this 27 day of August 1988 and acknowledged that the same were the act and deed of Hop-In Food Stores, Inc. a corporation organized and existing under the laws of the State of Virginia and that the same were duly executed and acknowledged before me this day and acknowledged the due execution of the foregoing certificate.

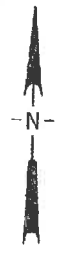
Witness my hand and official seal this 27 day of August 1988.

James D. Nelson
Notary Public

My commission expires 11/17/92 at Durham North Carolina 11/17/92



DONALD O. BROGDEN
PB 288, PG. 717



I, Gerald C. Strickland, Registered Land Surveyor, certify that this map was drawn from an actual field survey performed under my direction and supervision, that the ratio of reduction is 1"=200', and that this map conforms to O&A-70 as amended.

Witness my hand and seal this 27 day of August 1988 at Durham, North Carolina.
Gerald C. Strickland
Registered Land Surveyor No. 2983

I, Dana C. Strickland, a Notary Public of Durham County, State of North Carolina, do hereby certify that Gerald C. Strickland, Registered Land Surveyor, personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

Witness my hand and seal this 27 day of August 1988 at Durham, North Carolina.
Dana C. Strickland
Notary Public No. 411187



THIS PLAT HAS BEEN CERTIFIED FOR RECORDED BY THE CITY OF DURHAM PLANNING DEPARTMENT

BY: James D. Woodard Jr.
DATE: August 16, 1988
APPROVAL VOID (DATE) FROM SAID DATE

State of North Carolina, Wake County
The foregoing certificate of Dana C. Strickland
a Notary Public for the said County of Durham,
was read and certified to be correct.
This day of August 1988 at Durham,
North Carolina.
Richard S. Smith, Register of Deeds

FINAL PLAT
HOP-IN COMMERCIAL TRACT SUBDIVISION
OWNER: HOP-IN FOOD STORES, INC.

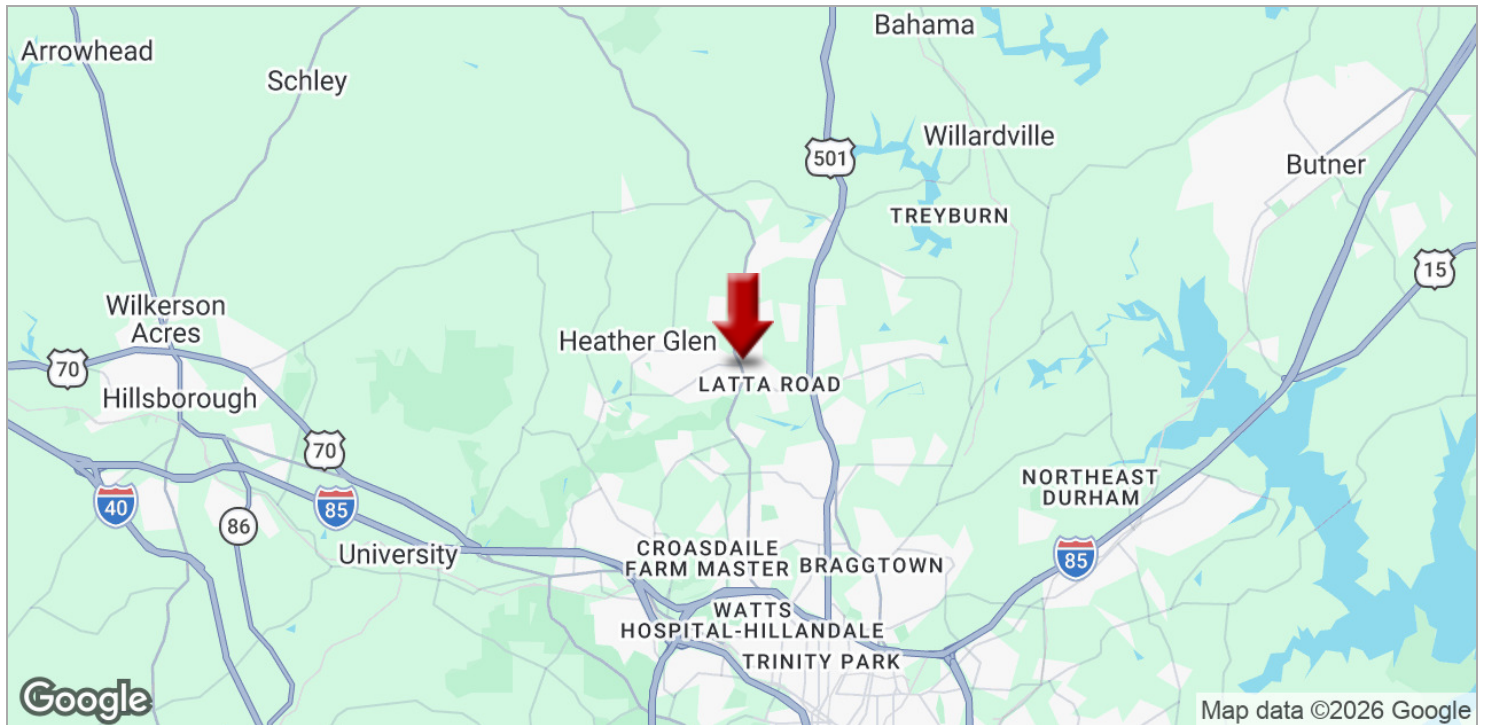


Designer	LDS	Scale	1"=50'	Date By	Spauld	Revision		Sheet No.	1
Drawn by	SAT	Date	7/28/88						
Checked by	GCS	Job No.	1056700						

RETAIL FOR SALE

2,700 SF - INVESTOR OR OWNER USER OPPORTUNITY

5032 Guess Rd, Durham, NC 27712



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

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van@vcrealty.com
NC #247850

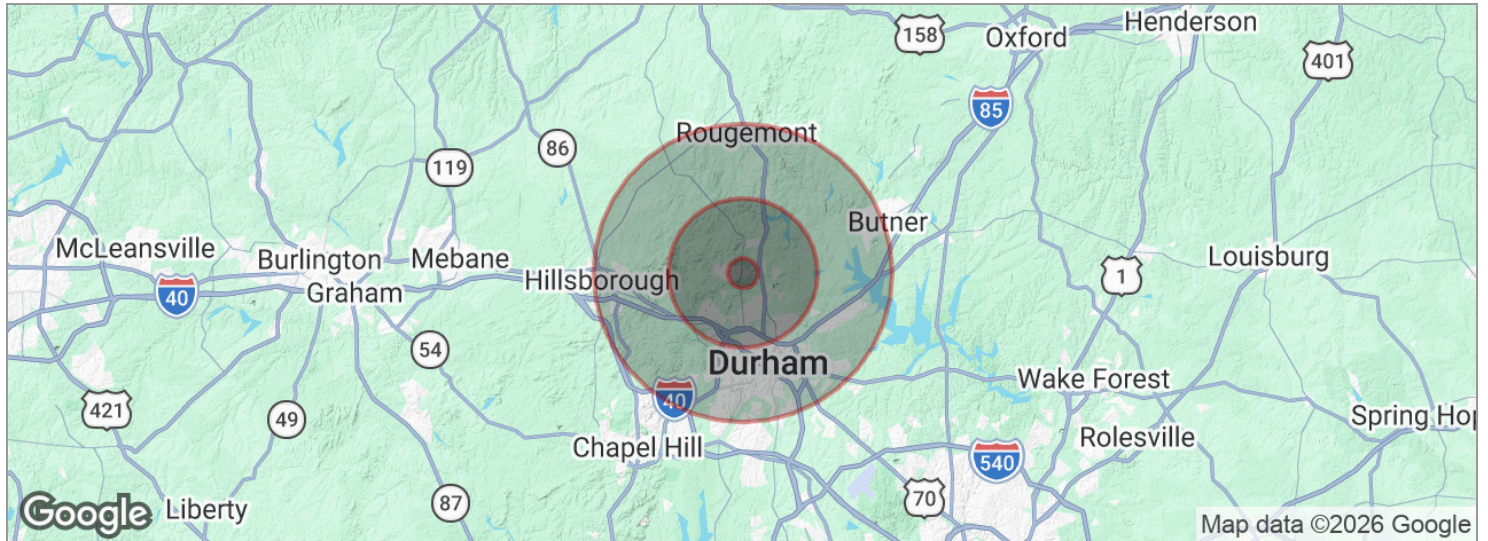
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

RETAIL FOR SALE

2,700 SF - INVESTOR OR OWNER USER OPPORTUNITY

5032 Guess Rd, Durham, NC 27712



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 2020 ACS - US Census

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

VANDAN GANDHI, CCIM
Commercial Broker
O: 919.475.5769
van@vcrealty.com
NC #247850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated