

## RETAIL FOR SALE

2,700 SF - INVESTOR OR OWNER USER OPPORTUNITY

5032 Guess Rd, Durham, NC 27712



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$675,000
<b>AVAILABLE SF:</b>	2,704 SF
<b>LOT SIZE:</b>	0.43 Acres
<b>BUILDING SIZE:</b>	2,704 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Durham
<b>SUBMARKET:</b>	Raleigh Durham
<b>PRICE / SF:</b>	\$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.kwcommercial@gmail.com  
NC #247850

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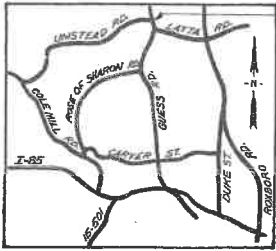
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111-196



SUBDIVISION LOCATION

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 platting 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.

BY: James D. Nelson ATTEST:  
Its President James D. Nelson  
State of Virginia  
County of Roanoke

I, James D. Nelson, a Notary Public for the above State and County, hereby certify that James D. Nelson personally came before me this day and acknowledged that he is a Virginia corporation of Hop-In Food Stores, Inc., a Virginia corporation and that by authority duly given and as the act of said corporation he has caused the foregoing and annexed instrument to be signed in its name by James D. Nelson, President, sealed with its true seal and witnessed by James D. Nelson, Secretary.

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

James D. Nelson  
Notary Public

My commission expires 11/17/92 at 10:00 AM on August 12, 1992.



I, Donald 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&G-70 as amended.

Witness my hand and seal this 27 day of August, 1988.  
Donald C. Strickland  
Registered Land Surveyor No. 2983

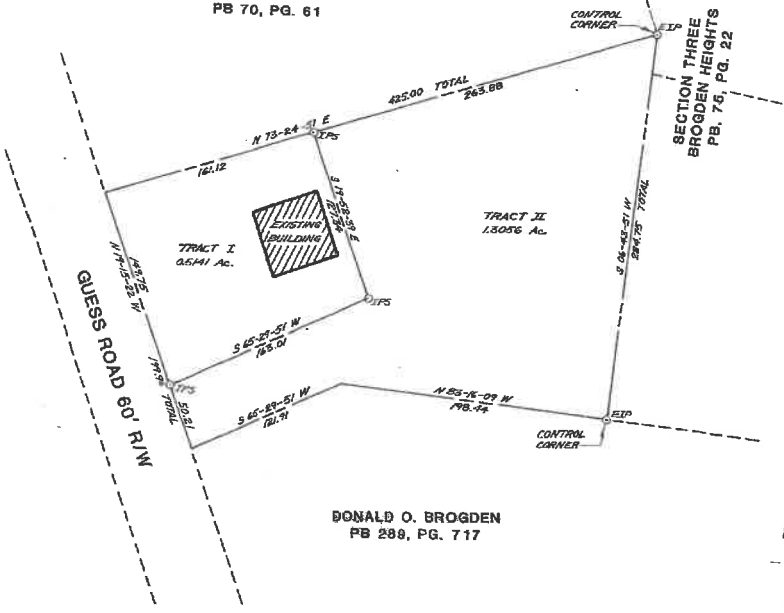
I, Donald C. Strickland, a Notary Public of Durham County, State of North Carolina, do hereby certify that Donald C. Strickland, Registered Land Surveyor, personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

Witness my hand and seal this 27 day of August, 1988.  
Donald C. Strickland  
Notary Public

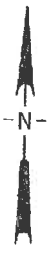


THIS PLAT HAS BEEN CERTIFIED FOR RECORDED BY THE CITY OF DURHAM PLANNING DEPARTMENT

BY: James D. Woodard Jr.  
DATE: August 6, 1988  
APPROVAL VOID ( DATE FROM SAID DATE



DONALD O. BROGDEN  
PB 288, PG. 717



State of North Carolina, Notary Public  
The foregoing certificate of Donald C. Strickland  
a Notary Public for the above State and County,  
was read and certified to be correct.  
This day of August, 1988.  
Ruth C. Garrett, Register of Deeds  
Durham County, North Carolina

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

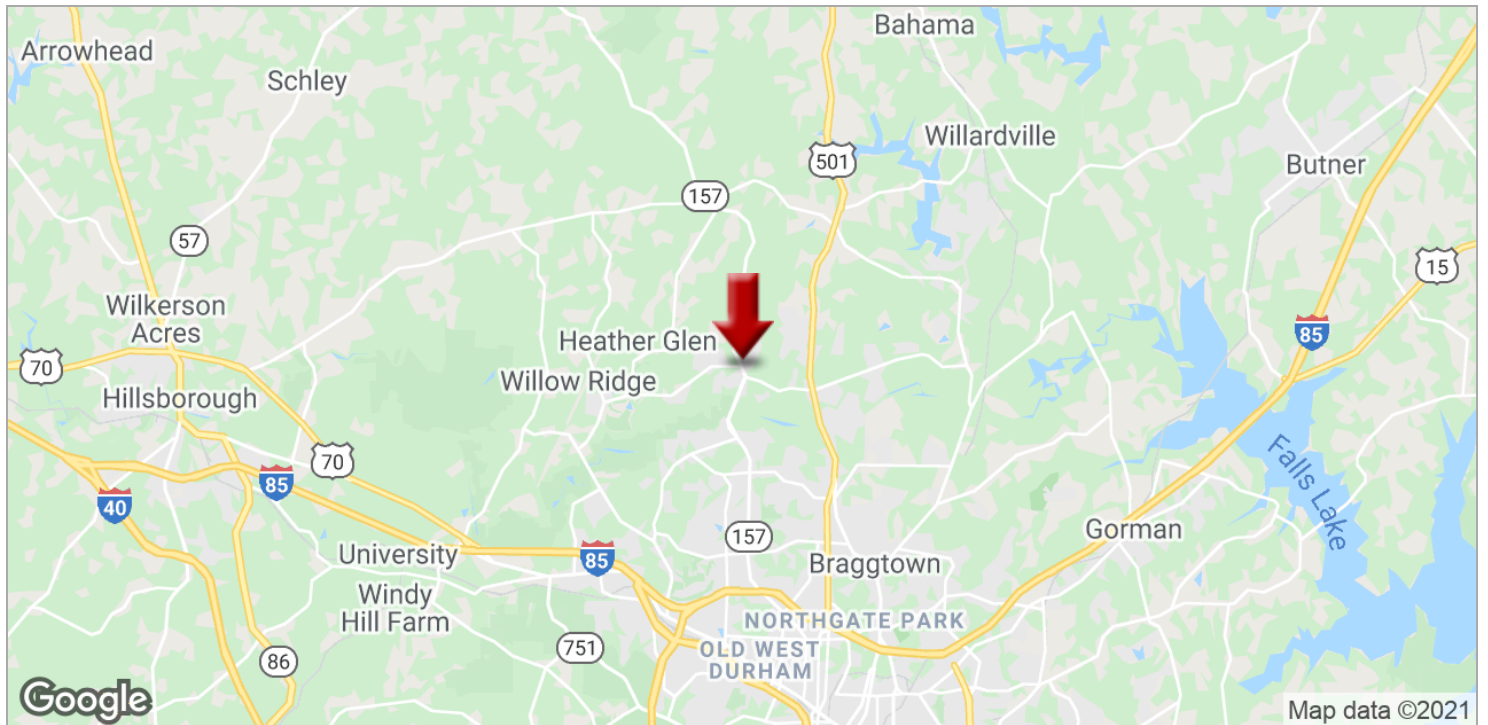


Designer	LDS	Scale	1"=50'	Date By	Spauld	Revision		Sheet No.	1
Drawn by	SAT	Date	7/28/88						
Checked by	GCS	Job No.	106700						

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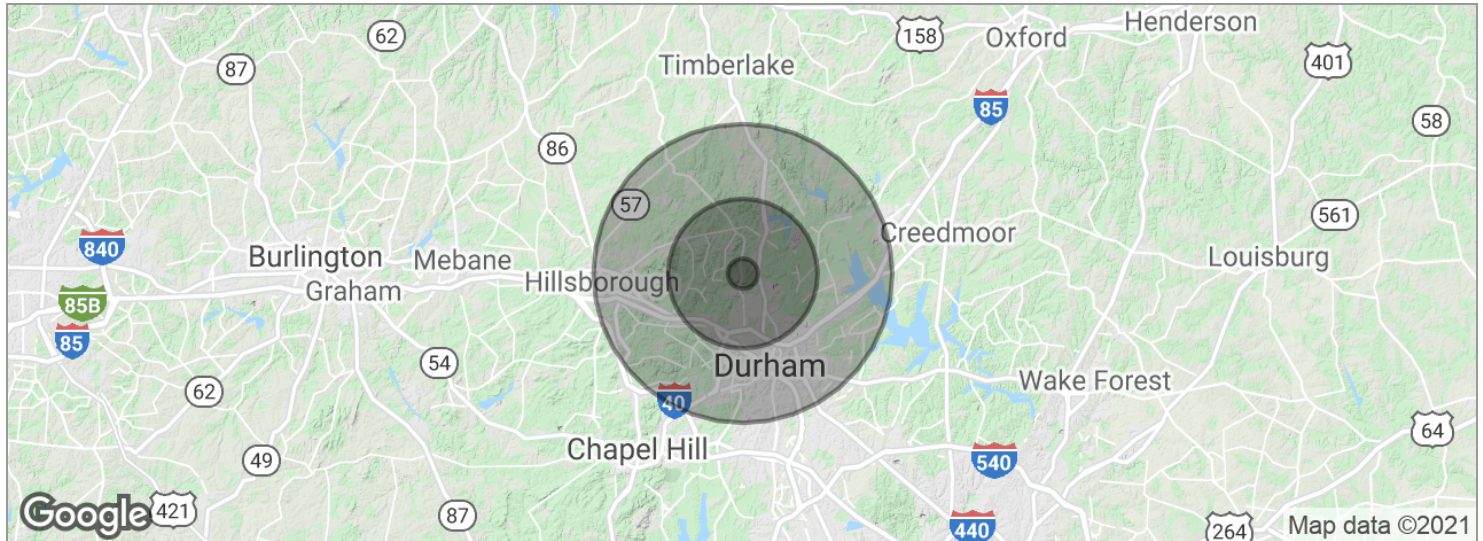
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,248	76,249	239,795
Median age	41.6	37.5	35.2
Median age (male)	40.2	35.8	33.6
Median age (Female)	42.6	39.1	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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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