

FREESTANDING RETAIL BUILDING FOR SALE

819-821 N. Miami Blvd. Durham, NC 27703

Retail Building For Sale

819-821 N. Miami Blvd. Durham, NC 27703

.7 Acres

Anna Jenkins

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Property Summary

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Property Overview

Freestanding retail building for sale or lease. Corner lot with high visibility on North Miami Blvd. Great redevelopment opportunity. Approximately 12,500 square feet. Convenient location near I-885, Highway 70, Downtown Durham and I-85

Offering Summary

Sale Price	\$899,000
Lot Size	.70 Acres
Zoning	CG
Lease Rate	\$8/SF

Highlights

- Redevelopment opportunity
- 12,500 sf
- Close to I-885, Highway 70, Downtown, and I-85

For More Information Contact:

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Photos

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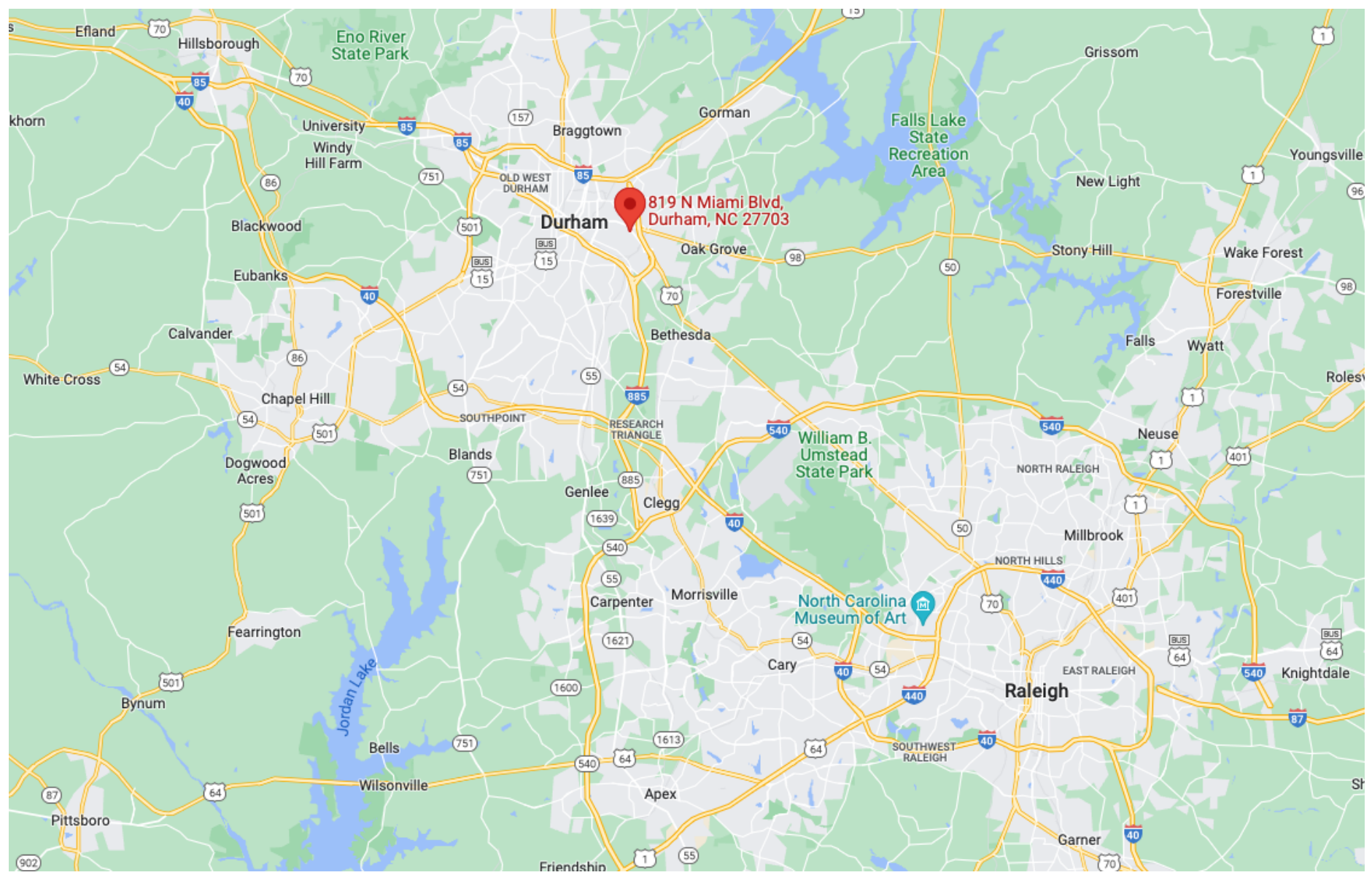


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Map

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REGIONAL MAP

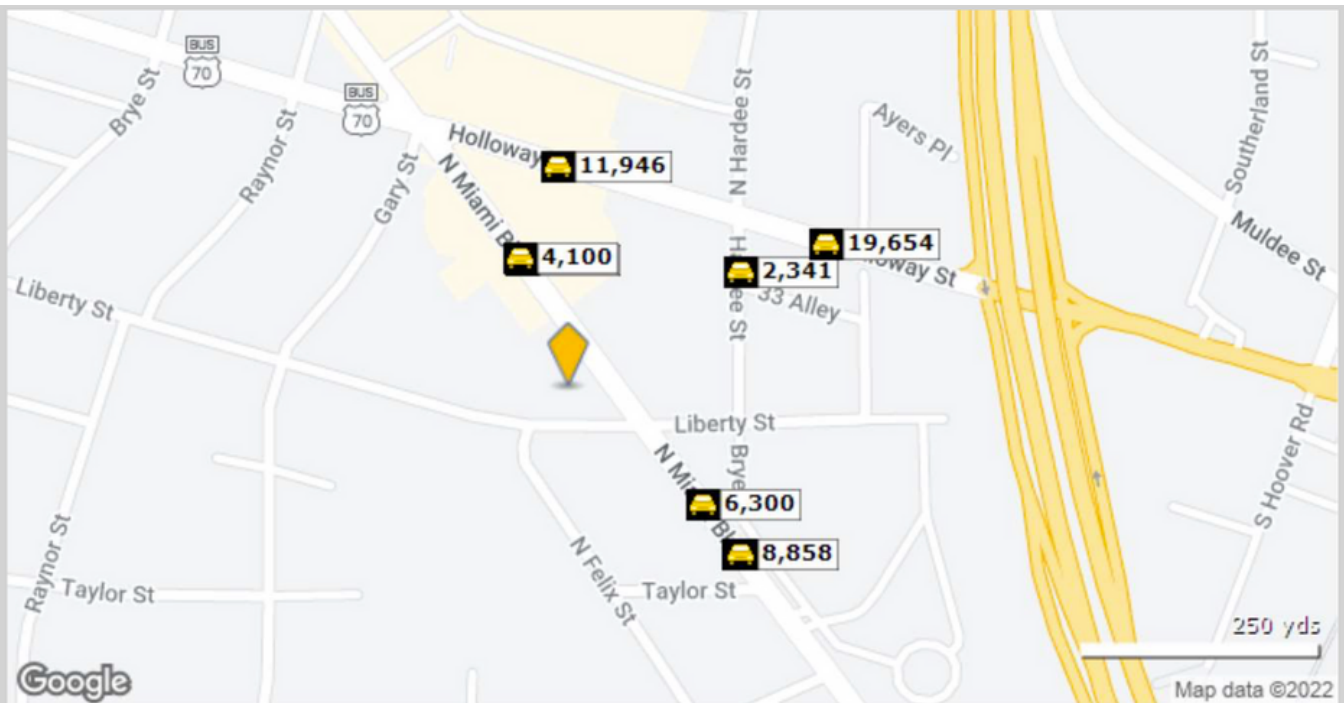


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Traffic Count Report

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TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Miami Blvd	Gary St	0.10 NW	2018	7,086	MPSI	.08
2	N Miami Blvd	Gary St	0.10 NW	2022	4,591	MPSI	.08
3	North Miami Boulevard	Gary St	0.10 NW	2019	4,100	AADT	.09
4	North Miami Boulevard	Taylor St	0.03 SE	2019	6,300	AADT	.11
5	Hardee St	33 Aly	0.01 S	2022	2,341	MPSI	.13
6	State Hwy 98	N Hardee St	0.11 E	2018	15,796	MPSI	.14
7	State Hwy 98	N Hardee St	0.11 E	2022	11,946	MPSI	.14
8	N Miami Blvd	Taylor St	0.03 SE	2022	7,378	MPSI	.14
9	N Miami Blvd	Taylor St	0.03 SE	2020	8,858	MPSI	.14
10	State Hwy 98	Herbert St	0.02 E	2018	19,654	MPSI	.18

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Demographics

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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	14,131		89,104		204,626	
2022 Estimate	12,893		80,898		185,883	
2010 Census	10,895		63,781		146,048	
Growth 2022 - 2027	9.60%		10.14%		10.08%	
Growth 2010 - 2022	18.34%		26.84%		27.28%	
2022 Population by Hispanic Origin	4,232		15,775		33,219	
2022 Population	12,893		80,898		185,883	
White	4,554	35.32%	29,766	36.79%	82,814	44.55%
Black	7,597	58.92%	46,672	57.69%	88,117	47.40%
Am. Indian & Alaskan	301	2.33%	1,213	1.50%	2,310	1.24%
Asian	73	0.57%	1,071	1.32%	7,406	3.98%
Hawaiian & Pacific Island	18	0.14%	89	0.11%	279	0.15%
Other	350	2.71%	2,087	2.58%	4,956	2.67%
U.S. Armed Forces	24		110		140	
Households						
2027 Projection	4,744		33,263		79,155	
2022 Estimate	4,330		30,044		71,558	
2010 Census	3,713		23,570		56,548	
Growth 2022 - 2027	9.56%		10.71%		10.62%	
Growth 2010 - 2022	16.62%		27.47%		26.54%	
Owner Occupied	1,379	31.85%	13,064	43.48%	33,594	46.95%
Renter Occupied	2,950	68.13%	16,979	56.51%	37,964	53.05%
2022 Households by HH Income	4,332		30,042		71,559	
Income: <\$25,000	1,674	38.64%	7,435	24.75%	15,317	21.40%
Income: \$25,000 - \$50,000	1,553	35.85%	8,032	26.74%	18,467	25.81%
Income: \$50,000 - \$75,000	513	11.84%	4,744	15.79%	11,425	15.97%
Income: \$75,000 - \$100,000	321	7.41%	3,843	12.79%	9,682	13.53%
Income: \$100,000 - \$125,000	160	3.69%	2,274	7.57%	5,751	8.04%
Income: \$125,000 - \$150,000	15	0.35%	1,021	3.40%	3,483	4.87%
Income: \$150,000 - \$200,000	74	1.71%	1,349	4.49%	3,848	5.38%
Income: \$200,000+	22	0.51%	1,344	4.47%	3,586	5.01%
2022 Avg Household Income	\$40,522		\$68,754		\$74,657	
2022 Med Household Income	\$29,219		\$48,459		\$53,539	