

BIG BOX RETAIL SALE/LEASE OPPORTUNITY

1010 Martin Luther King Jr. Parkway

Durham, NC 27713



Retail Building in Durham, NC for Sale or Lease

- 107,441sf Big Box Retail building with 935' of frontage and signage on Martin Luther King Jr. Blvd
- Traffic Count of 23,000 Vehicles Per Day
- Located on 13.276ac with 440 parking Spaces
- Built New in 2011, numerous skylights providing natural light
- Subdividable; 4 dock doors at rear of building
- Zoned Corridor Commercial CC (D)
- **For Lease at \$6.95-\$14.00/SF NNN**
- **For Sale at \$5,500,000**



URBEN COMMERCIAL

DAVID URBEN ; DAVID@URBENCOMMERCIAL.COM

(919) 601-6458 MOBILE



919 COMMERCIAL

DAN SMITH; DSMITH@919CRE.COM

(919) 961-5717 MOBILE



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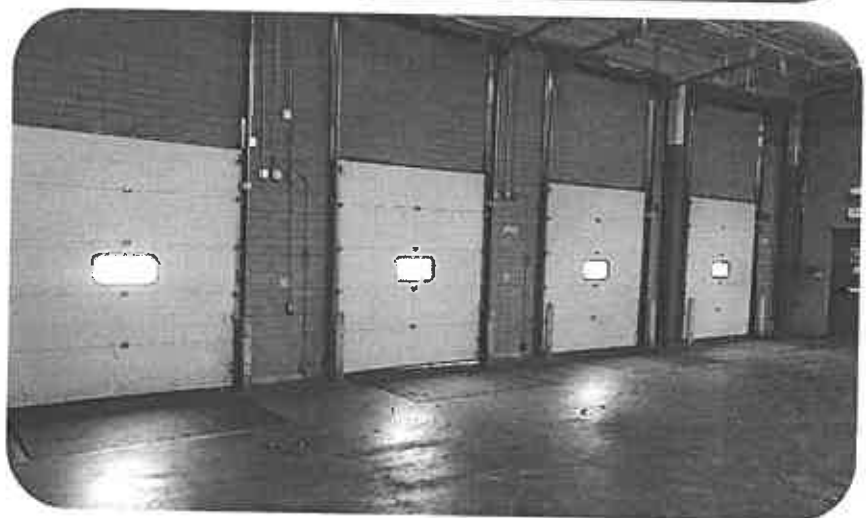
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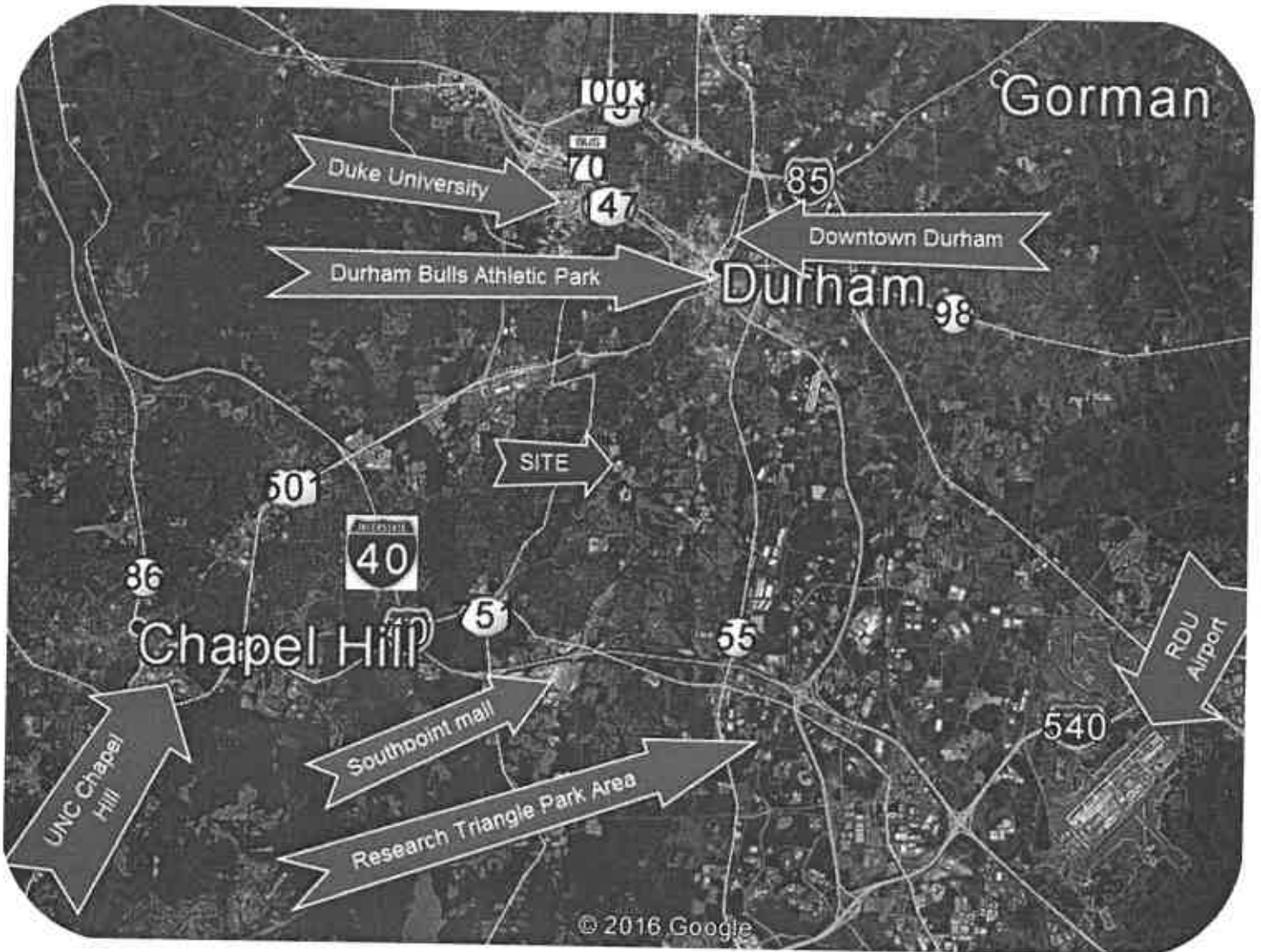
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- 3 Miles from Interstate 40
- 3.5 Miles to Downtown Durham

- 2.5 Miles from HWY 55
- 1 Mile to HWY 751

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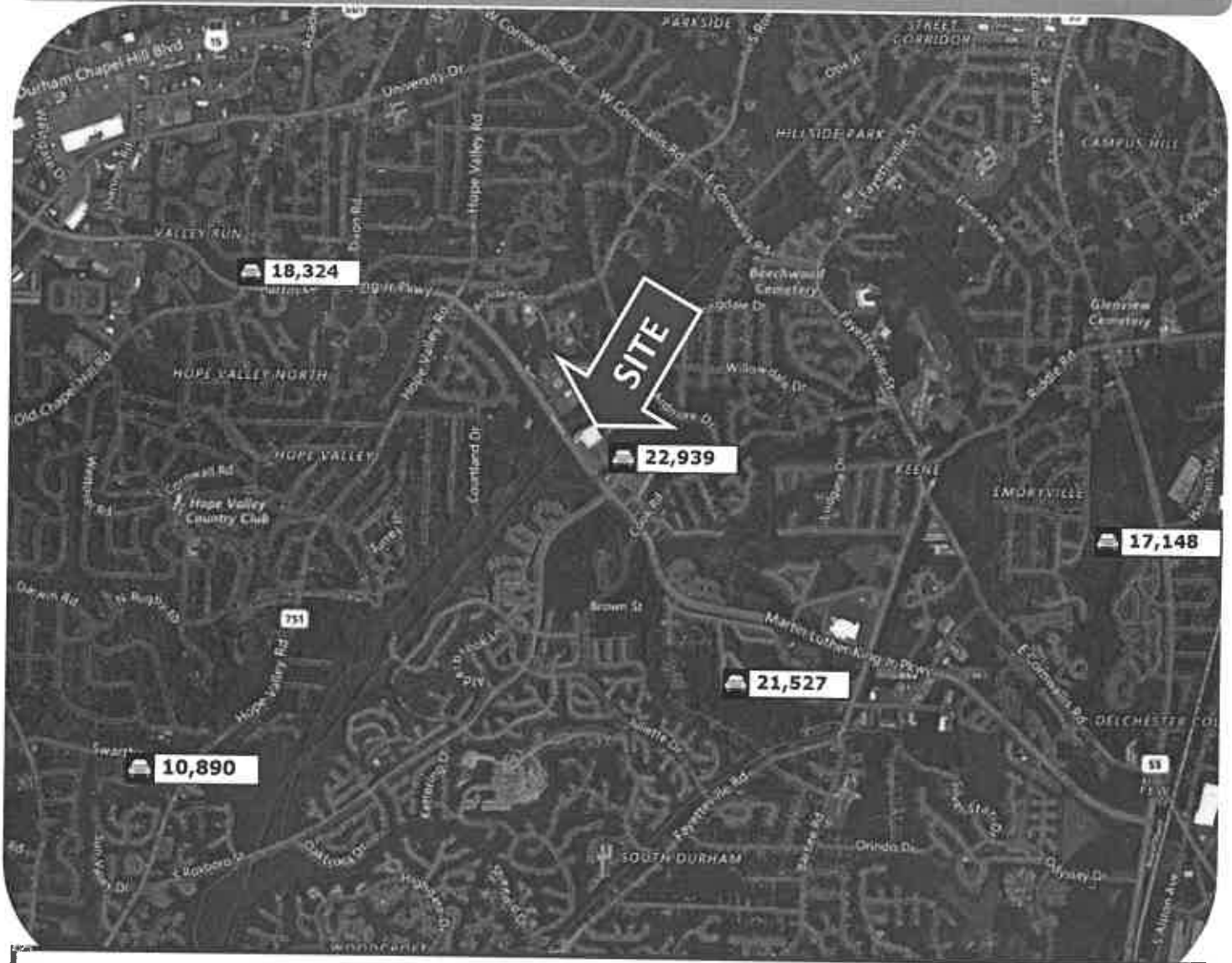
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Site is central to multiple single family and multifamily densely populated communities with high traffic counts

	1 mile	3 miles	5 miles	10 miles
2016 Population	8,482	81,106	173,561	435,137
2016 Median Household Income	\$54,533	\$51,030	\$45,395	\$55,537

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- Brand new Murphy Oil and Lightning McClean Carwash across Martin Luther King Jr Blvd to the south
- Adjacent Kroger anchored center is 97% occupied
- Access to Traffic signal at Martin Luther King Jr. Blvd and S. Roxboro St
- Full movement access and Right In/Out directly from parking lot
- Across the street from the Hope Valley Farms subdivision entrance
- 22,939 Vehicle per day traffic count (2015)

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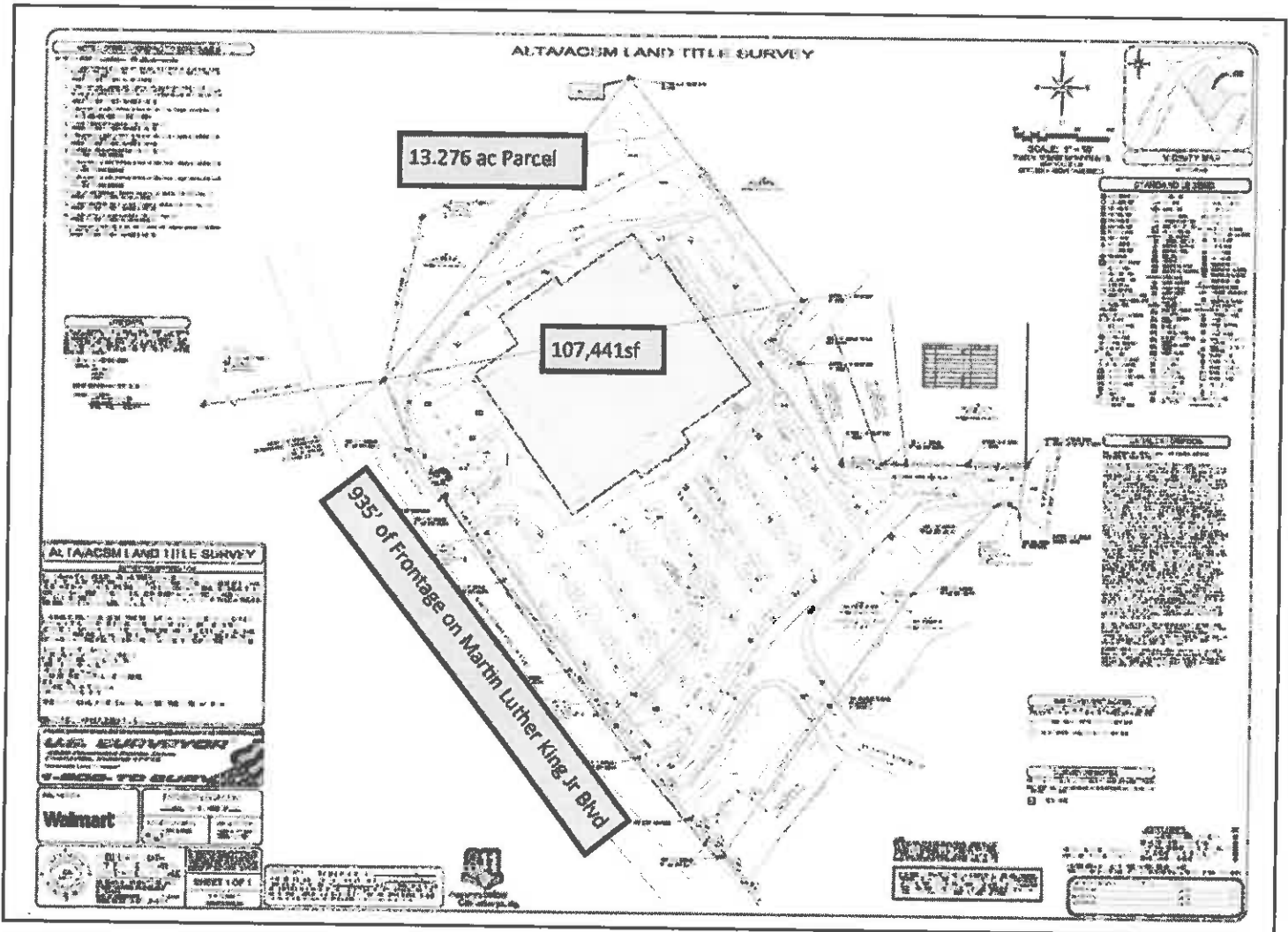
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Site Plan and Survey



* The above image is available as a separate PDF document

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2015 Traffic Counts

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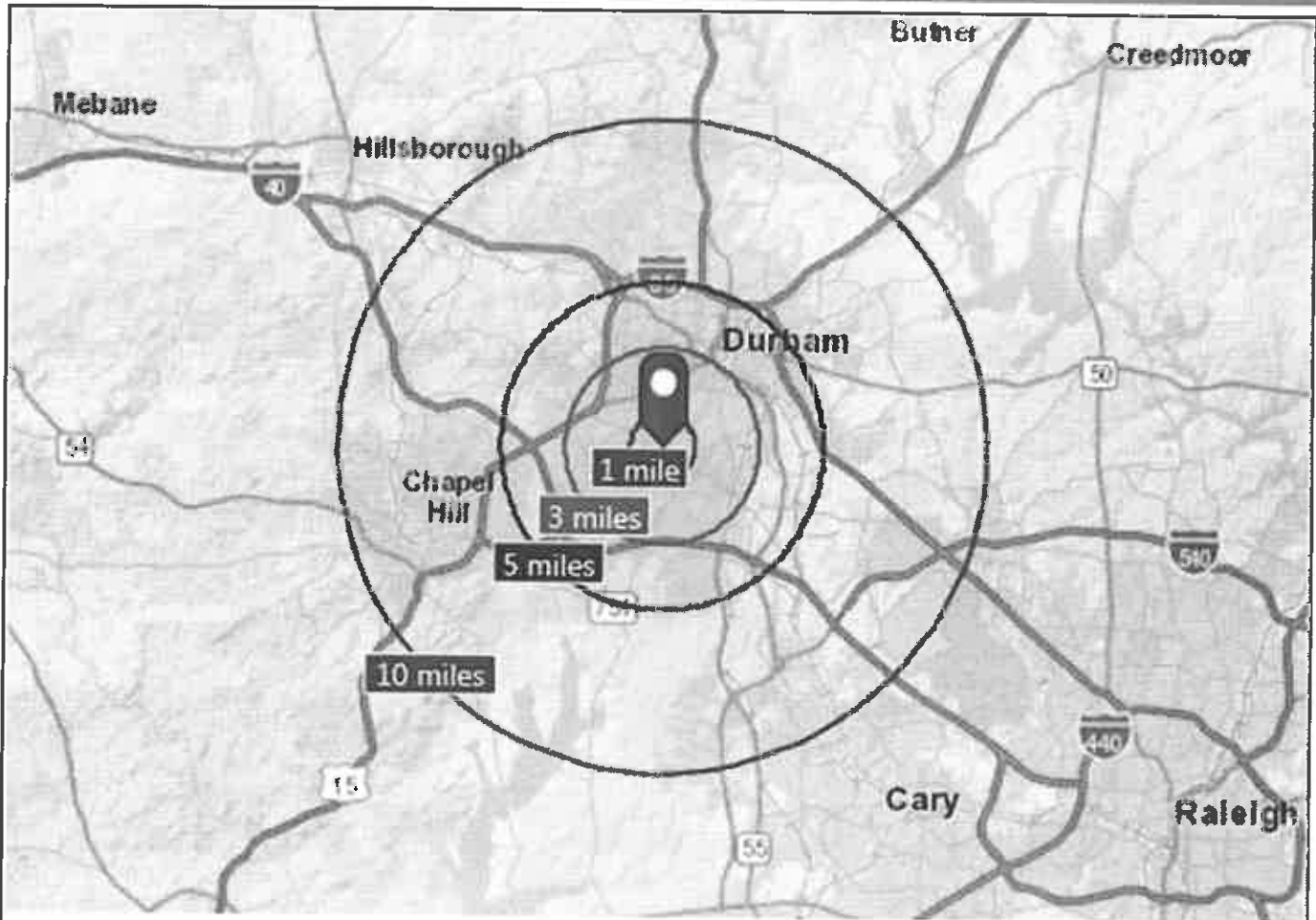
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Ring Size	1 mile	3 miles	5 miles	10 miles
2016 Population	8,482	81,106	173,561	435,137
2016 Total Households	3,433	34,120	71,487	174,150
2016 Median Household Income	\$54,533	\$51,030	\$45,395	\$55,537
2016 Durham County Population	304,278			
Durham- Chapel Hill MSA Population	552,493			

Source: Site to do Business and census data

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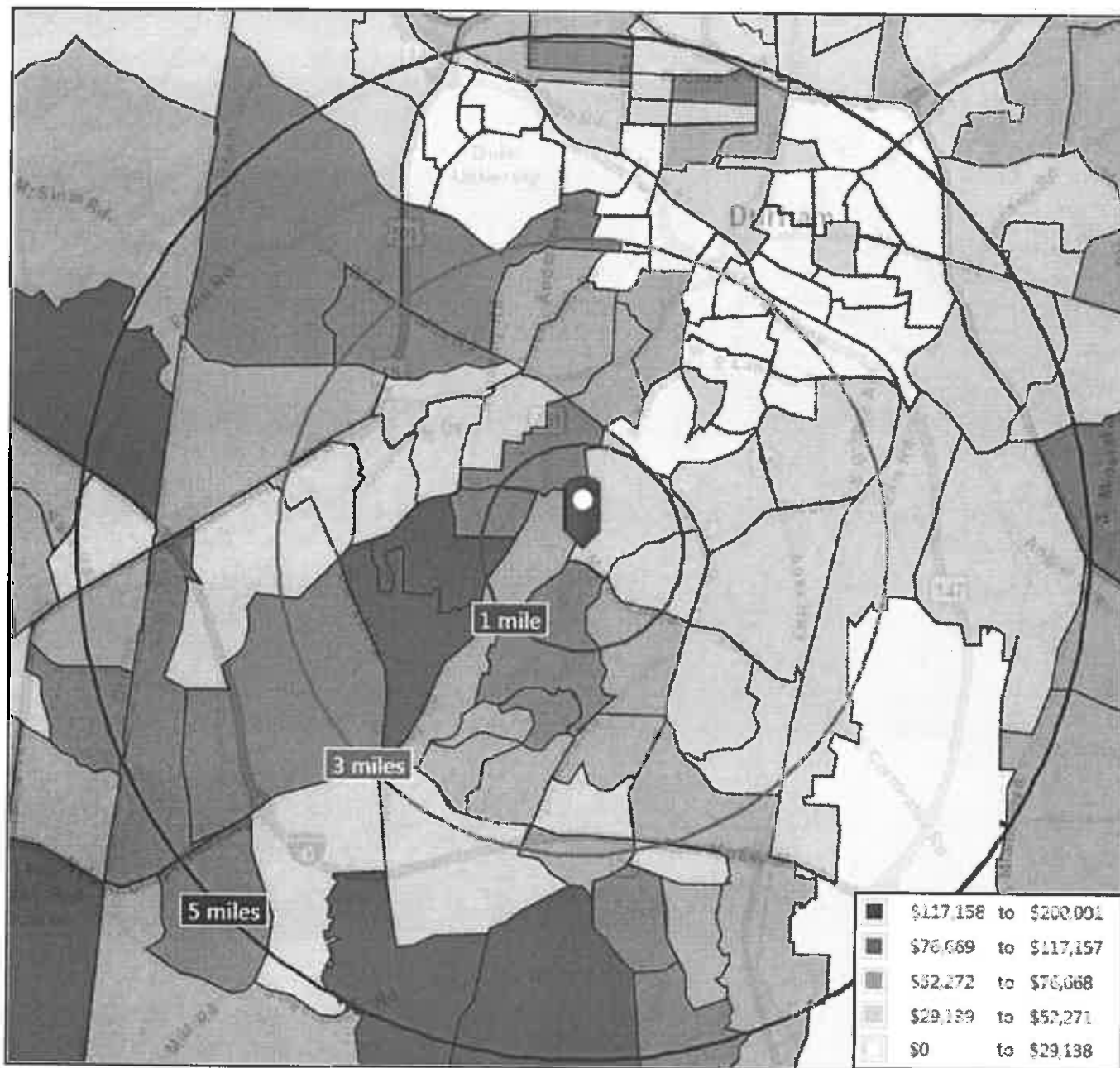
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Tax Maps are not to be used to establish boundaries and/or size. Use for such is solely the responsibility of the user.



PIN	0820-18-20-2864	Parcel ID	146337
Acreage	13.27600000	Land Use	COM/ LRG RETAIL OUTLET
Deed Book	005315	Deed Page	000023
Plat Book	000187	Plat Page	000245
Subdivision	ARDMORE HLS	Site Address	1010 MARTIN LUTHER KING JR PKWY
Owner Name	WAL-MART STORES EAST LP	Owner Address	2001 S E 10TH ST BENTONVILLE , AK 72716-0550
Land Value	\$2,569,680.00	Building Value	\$5,058,314.00
Total Value	\$7,627,994.00	Sale Price	\$0.00

Walmart MLK Durham NC



January 28, 2016

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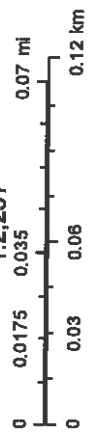
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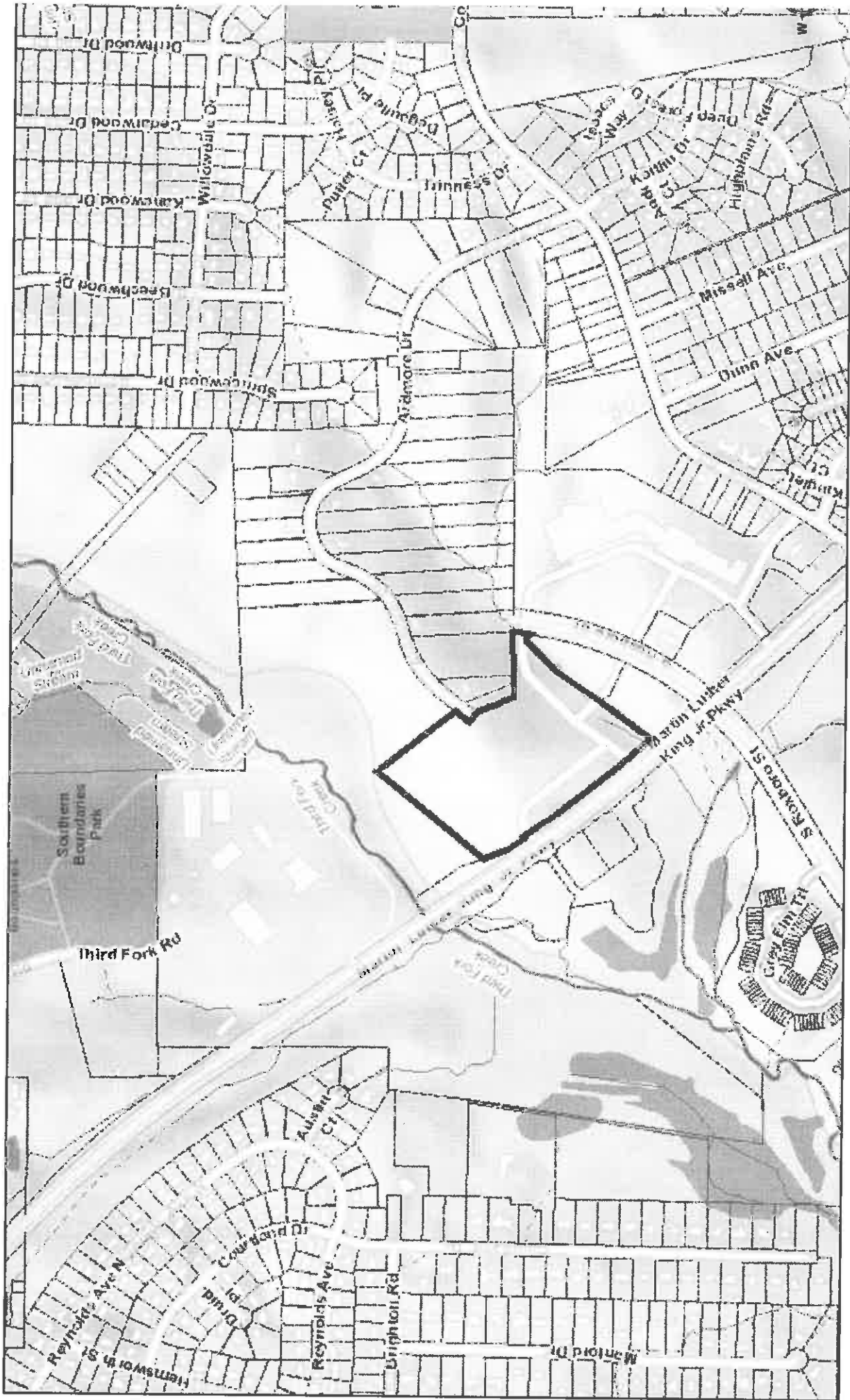
Railroads

City of Durham

1:2,257

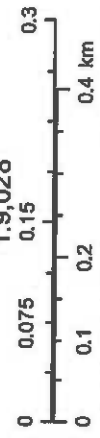


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February 8, 2017

1:9,028



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

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ARTICLES OF ORGANIZATION
OF
TOL, LLC


Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is TOL, LLC.
2. The name and address of each person executing these articles of organization is as follows:

David Fricke, Organizer
4208 Six Forks Road, Suite 1400
Raleigh, North Carolina 27609

3. The name of the initial registered agent is David Urben
4. The street address and county, which is also the mailing address, of the initial registered office of the limited liability company is 2628 Grant Avenue, Raleigh, Wake County, North Carolina 27608.
5. The limited liability company has a principal office. The street address and county, which is also the mailing address, of the principal office of the limited liability company is 2628 Grant Avenue, Raleigh, Wake County, North Carolina 27608.
6. Except as provided by N.C.G.S. §57D-3-20(a), the members of this limited liability company shall not be managers by virtue of their status as members.
7. These articles will be effective upon filing.
8. Please provide a business e-mail address: Privacy Redaction

This the 10th day of January, 2017.



David Fricke, Organizer

Robert M Sprouse

From: Trianglebrokers <trianglebrokers-bounces@pairlist.net> on behalf of urbenomics--- via Trianglebrokers <trianglebrokers@pairlist.net>
Sent: Monday, February 06, 2017 5:20 PM
To: trianglebrokers@pairlist.net
Subject: Big Box Retail, Durham, NC - Lease /sale
Attachments: 1010 Martin Luther King Jr Pkwy Durham FLYER 2.6.2017.pdf; ATT00001.txt

Broker reps,

Please see our "New to the market" - Built Brand new in 2011 -Former Walmart store in the heart of Durham - will subdivide.

Attached is a detailed information brochure.

Call myself or Dan Smith for additional information.

Thanks

Dave

David A. Urben
919-601-6458
7200 Falls of the Neuse Road, Suite 303
Raleigh, NC 27615

Dan Smith
919-961-5717
919 Commercial

