

FOR SALE OR LEASE

1023 S. Miami Blvd. | Durham, NC 27703

OFFICE/SHOWROOM/WAREHOUSE



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PHOENIX
COMMERCIAL PROPERTIES

SALE & LEASE BROCHURE

PROPERTY OVERVIEW

Terrific owner opportunity in a high traffic corridor with over 40,000 VPD!

This metal framed building has an attractive brick facade and faces US 70 Hwy with over 190' of road frontage.

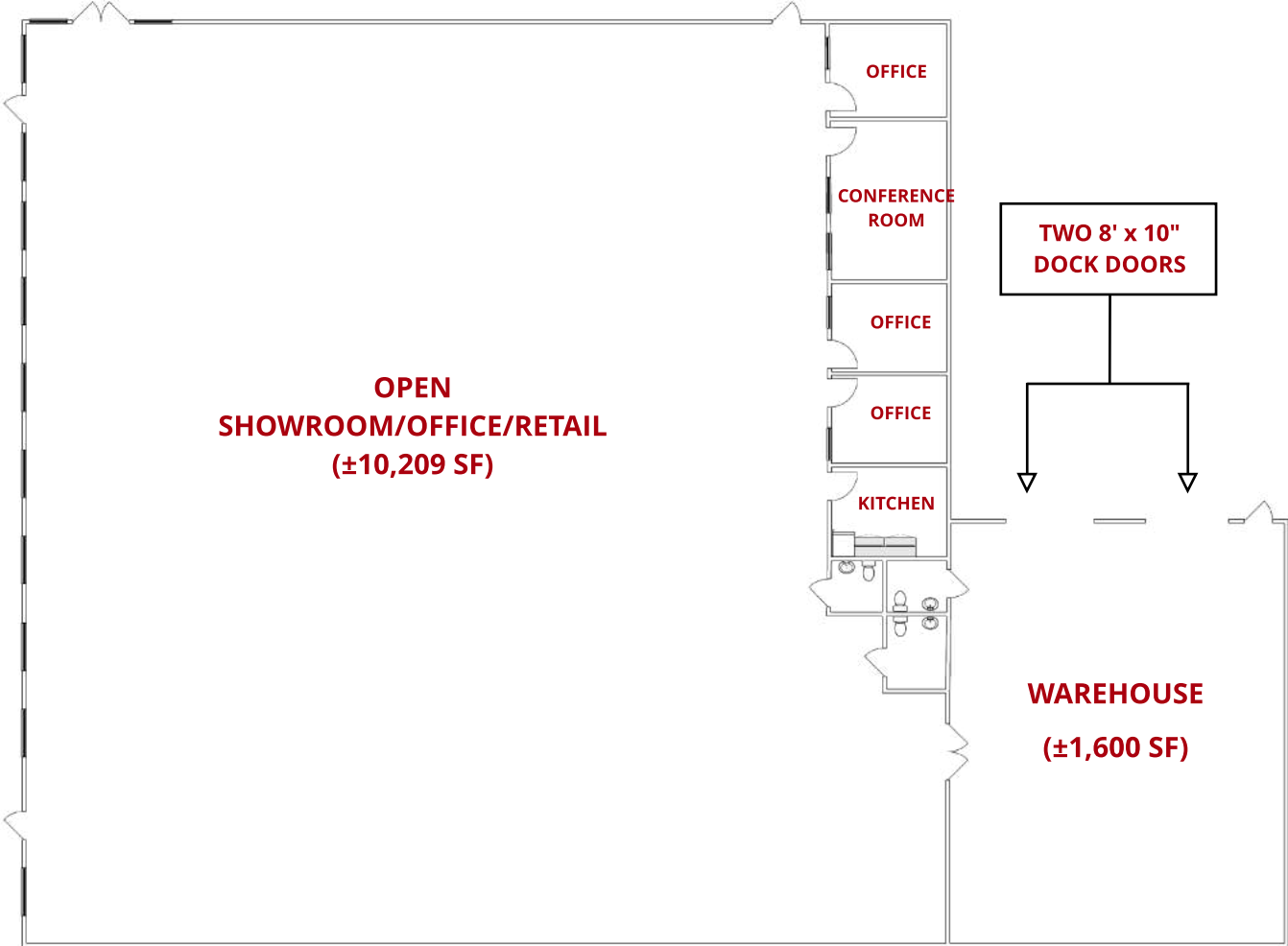
Only a short distance to I-540, I-85 and numerous retail and restaurant establishments.

BUILDING SIZE	±11, 809 TOTAL SF ±10,209 SF SHOWROOM, RETAIL, OFFICE ±1,600 SF WAREHOUSE
ACREAGE	±1.46 TOTAL ACRES (SEE SITE PLAN)
YEAR BUILT	1999
ZONING	1.03 ACRES - GC (GENERAL COMMERCIAL) 0.43 ACRES - RS-20 (RESIDENTIAL)
PARKING RATIO	2.00/1,000 SF + TRUCK COURT AREA
SPACE FEATURES	LARGE OPEN SHOWROOM/OFFICE/RETAIL AREA (HEATED & COOLED) THREE PRIVATE OFFICES; CONFERENCE ROOM; KITCHEN; THREE RESTROOMS; REAR WAREHOUSE; TWO 8' X 10' DOCK HIGH DOORS; 14.5' CEILING HEIGHT IN WAREHOUSE; 9. 5' DROP CEILING IN SHOWROOM
SALE PRICE	\$1,300,000.00
LEASE PRICE	\$12.50 PSF MG
LEASE AVAILABILITY	AUGUST 1, 2021



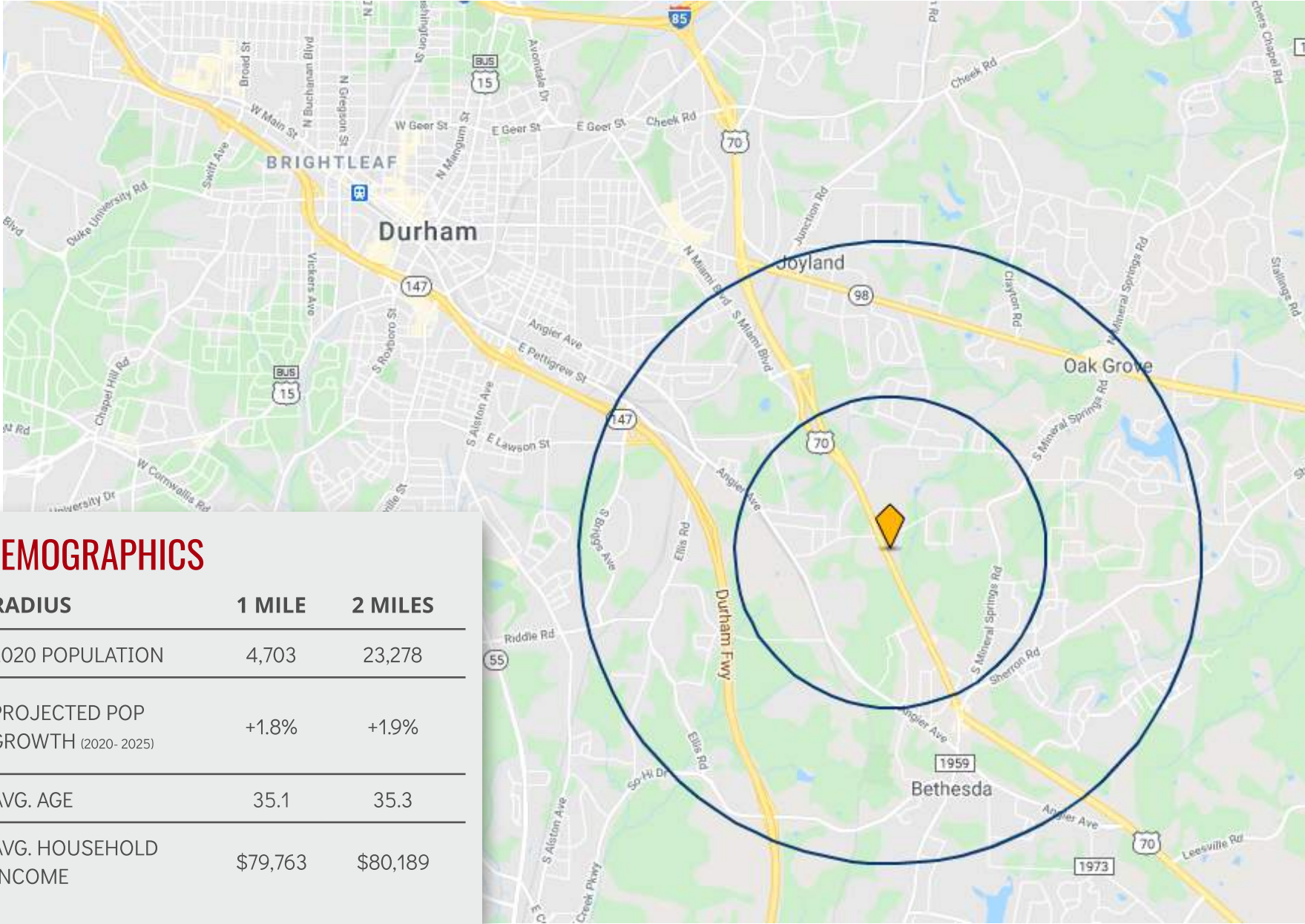
This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

FLOOR PLAN



*Floor plan is for illustration purposes only and may be subject to change.

LOCATION & MARKET DEMOGRAPHICS



DEMOGRAPHICS

RADIUS	1 MILE	2 MILES
2020 POPULATION	4,703	23,278
PROJECTED POP GROWTH (2020- 2025)	+1.8%	+1.9%
AVG. AGE	35.1	35.3
AVG. HOUSEHOLD INCOME	\$79,763	\$80,189

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PROPERTY PHOTOS



CONTACT

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