

LAND FOR SALE

2217 S. MIAMI BLVD
DURHAM, NC 27703

±3.75ACRES AVAILABLE



BETHESDA
ELEMENTARY

3.75 ACRES



+28,000 VPD

SOUTH MIAMI BLVD



LIZ ARCOS
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PHOENIX
COMMERCIAL PROPERTIES

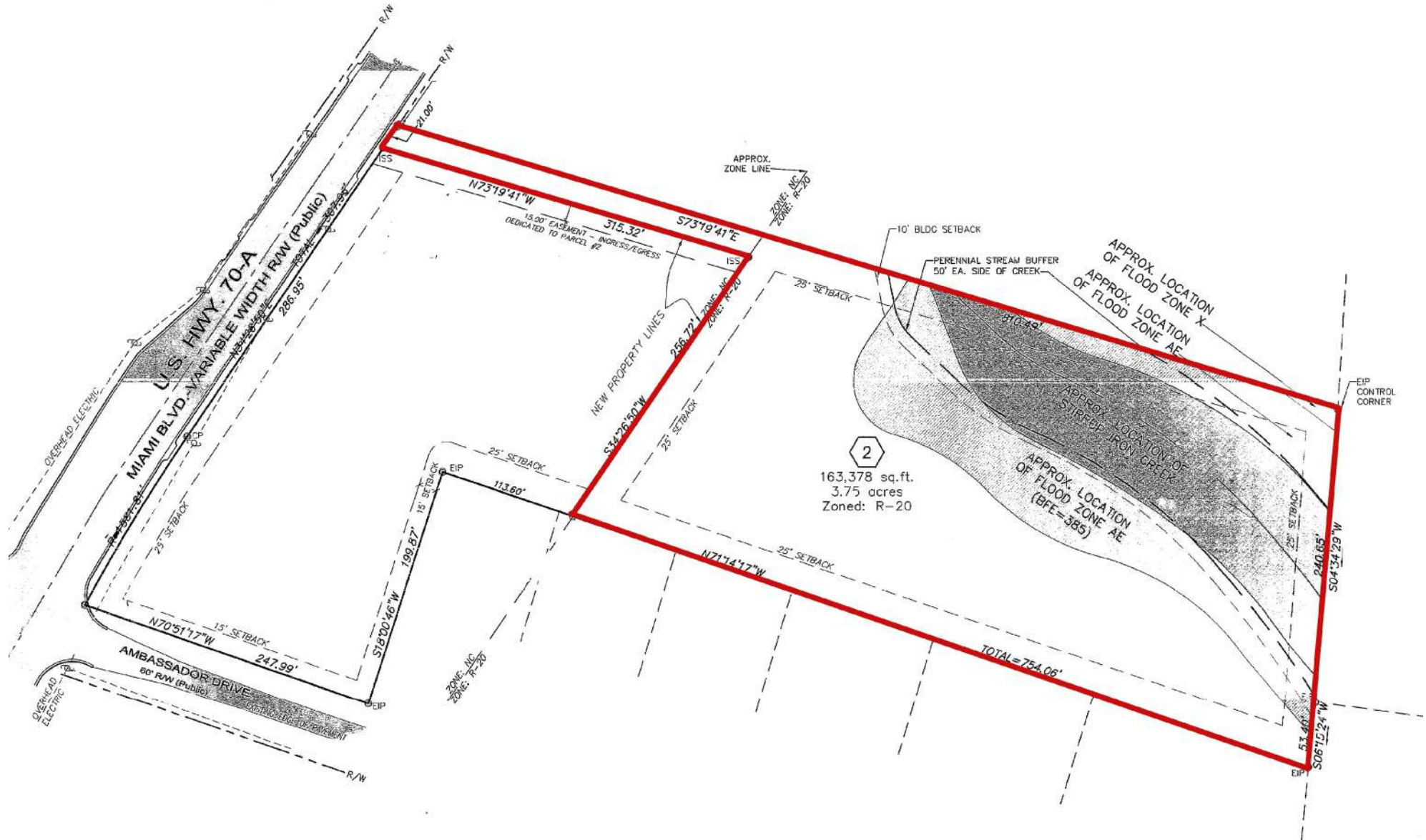
SALE BROCHURE

PROPERTY OVERVIEW

PROPERTY TYPE	COMMERCIAL/RESIDENTIAL LAND
LOT SIZE/ACREAGE	±3.75 ACRES
ACCESS	PROPERTY CAN BE ACCESSED ON MIAMI BLVD (28,000 VPD) *NCDOT
ZONING	CURRENTLY ZONED R-20 (LOW DENSITY RESIDENTIAL)
TOPOGRAPHY	MOSTLY FLAT
LOCATION	BETWEEN US 70 & TW ALEXANDER DR. WITH CONVEINIENT ACCESS TO RTP, I-40, RDU AIRPORT & I-540
SALE PRICE	\$75,000.00



SITE PLAN



LOCATION & MARKET DEMOGRAPHICS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
2020 POPULATION	3,915	33,833	133,180
2025 POPULATION PROJECTION	4,272	37,107	144,390
TOTAL HOUSEHOLDS	1,700	13,642	53,688
AVG. HOUSEHOLD INCOME	\$91,452	\$96,206	\$81,175
AVG. HOUSE VALUE	\$221,951	\$235,695	\$208,461

DURHAM NORTH CAROLINA



7.5 MILES/ 11 MINUTES



5.8 MILES TO



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness.