



5303 & 5351 S. MIAMI BOULEVARD
DURHAM, NC

LAND FOR SALE
±1.97 ACRES

5303 & 5351 S. MIAMI BOULEVARD DURHAM, NC



SITE OVERVIEW

- Located at the corner of South Miami Boulevard and Slater Road in close proximity to RDU, RTP, I-40, I-540 and Highway 147
- Zoned IP within the City of Durham providing a range of uses including office, educational, governmental, medical, places of worship, hotel, restaurant, carwash and light industrial

SITE FEATURES

LAND SIZE	±1.97 acres
PIN NUMBERS	0747-01-45-5718, 0747-01-45-7367
TIMING	Available immediately
ZONING	IP (Industrial Park)
UTILITIES	Municipal water and sewer
LIST PRICE	\$799,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2013 POPULATION	2,325	12,550	86,254
2018 PROJECTED POPULATION	2,663	14,689	98,699
AVG. HOUSEHOLD INCOME	\$57,766	\$86,461	\$93,451

TRAFFIC COUNTS

PAGE ROAD	7,000 VPD
HWY-54	11,000 VPD
SOUTH MIAMI BOULEVARD	18,000 VPD

For more information, please contact:

KARL HUDSON IV, CCIM
Vice President
(919) 987 1012
karl.hudson@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 520
Raleigh, NC 27612

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LOCATION & AMENITIES



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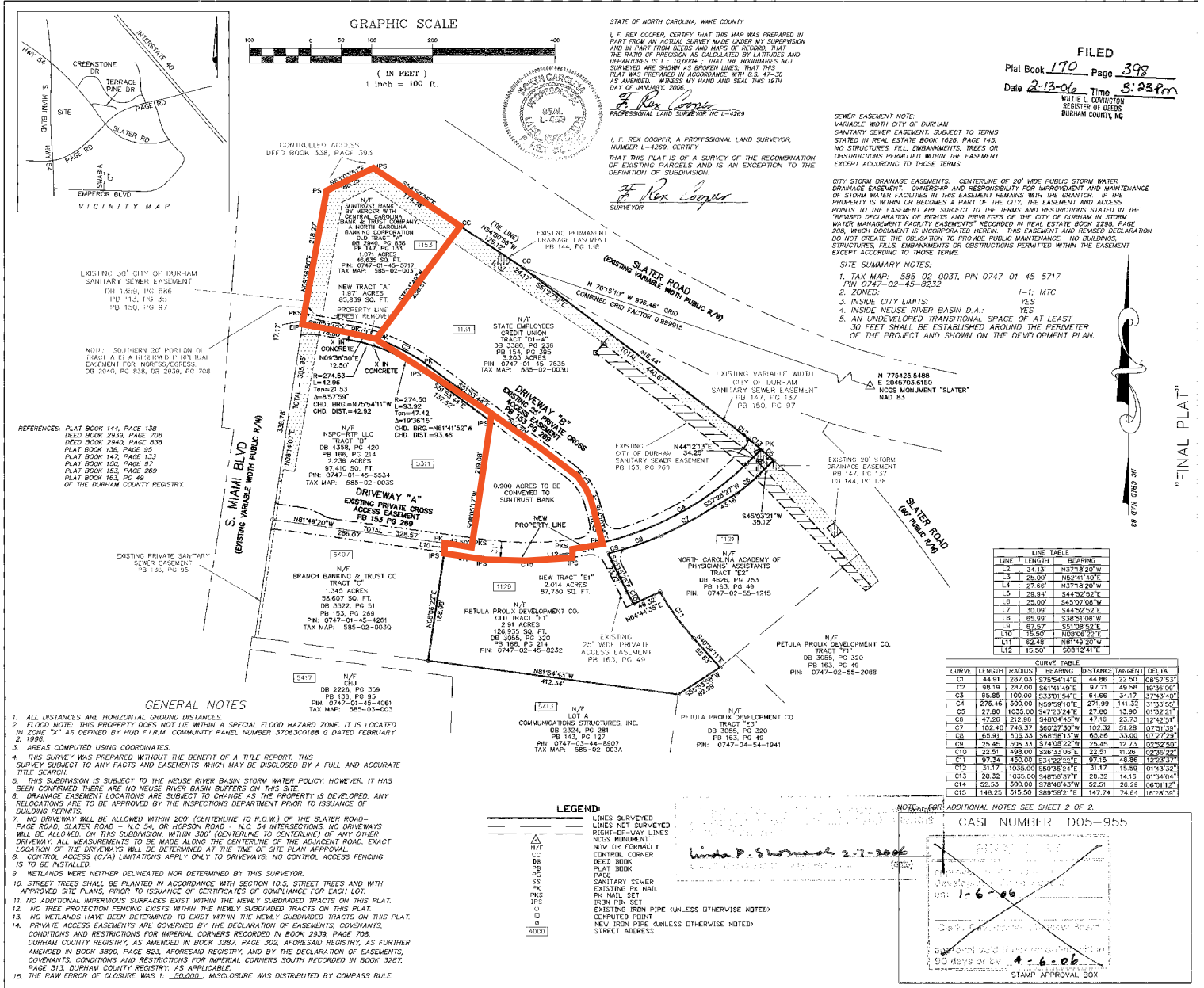
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SITE PLAN



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PROPERTY PHOTOS



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