



**COMMERCIAL OUTPARCEL
FOR SALE**



**1051 MARTIN LUTHER KING JR PKWY
@ S. ROXBORO STREET
DURHAM, NORTH CAROLINA**

Location: 1051 Martin Luther King, Jr. Parkway in Southwest Durham neighborhood is convenient to Southpoint Mall, South Square retail area, Duke University and downtown Durham. Hope Valley Country Club area is west, Hope Valley Farms is south and Research Triangle Park is east.

Neighborhood: Join national retailers such as CVS, McDonald's, Zaxby's, Wendy's, Murphy Oil (gas sales), Triangle Rock Club and others at this great central location. Hope Valley Farms Shopping Center is two blocks away. A newly opened Planet Fitness is across the street.

The Outparcel: Under one acre of commercially-zoned land, the outparcel is suitable for retail, restaurant, or bank with/without drive-thru,

medical office or automotive service but no gas sales nor carwash. Access via an interior drive that serves Murphy Express and Lightning McClean carwash.

Site Delivery: Buyer to develop.

Zoning: CG (D), General Commercial

Demos: 150,000 within five-miles. Call for details

Price: ~~\$495,000~~ \$295,000 -**Sold "AS IS"**

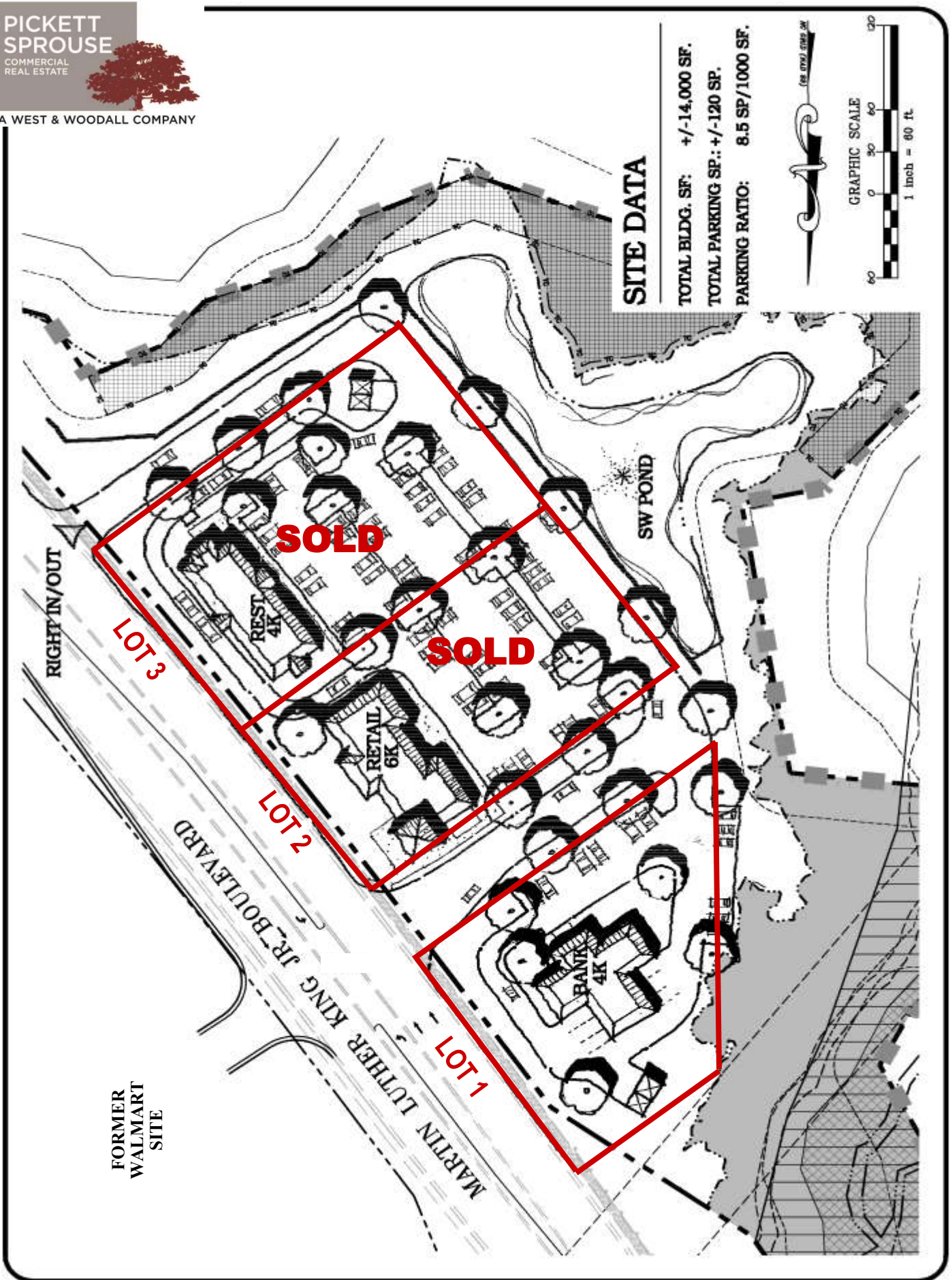
Link to aerial video - <https://youtu.be/MdLcrpgg3hE>

JERRY GAMBILL

919-287-3047

Email: jgambill@pickett-sprouse.com

www.PickettSprouse.com



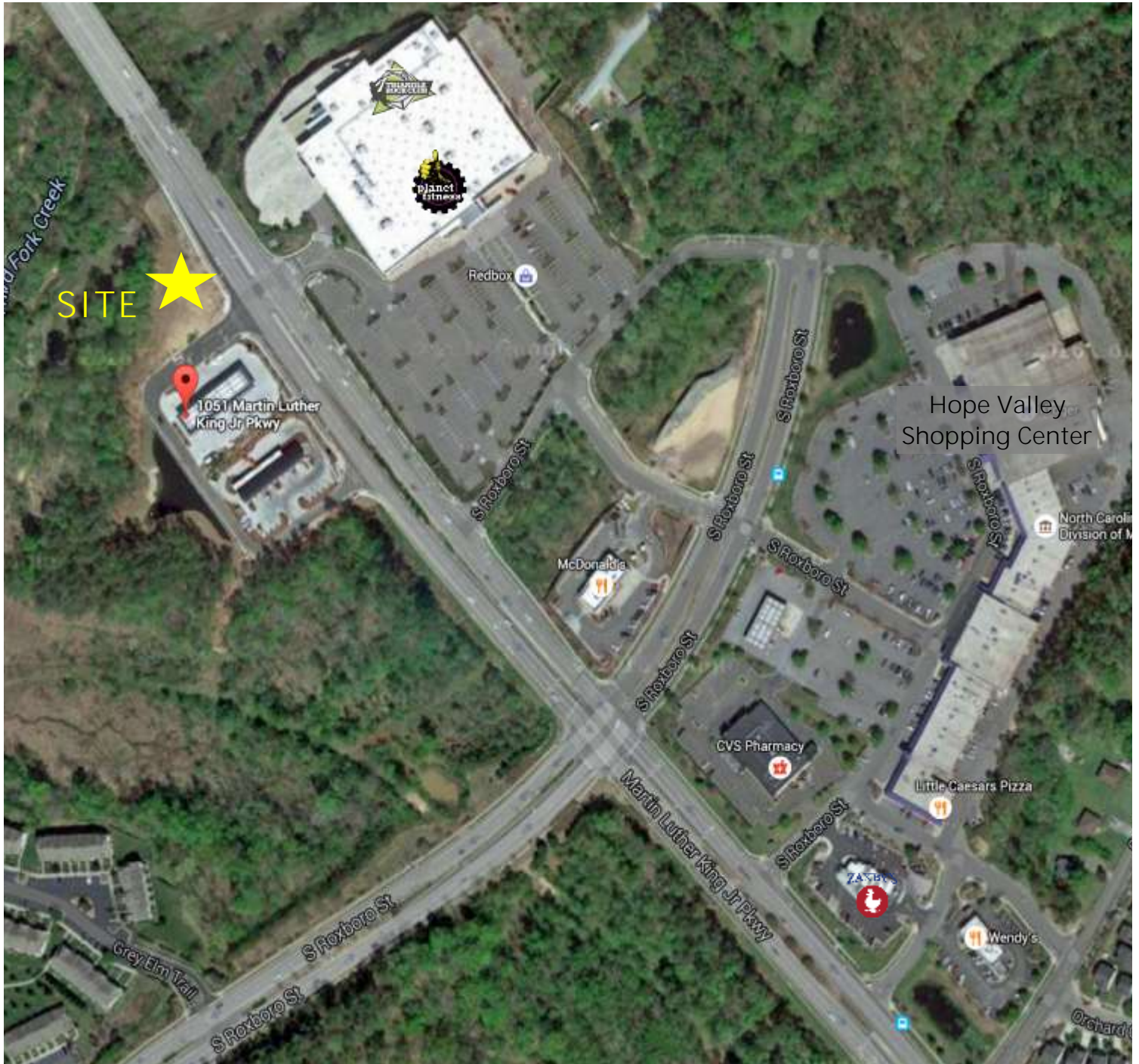
PICKETT
SPROUSE

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

1051 Martin Luther King Jr Parkway, Durham, NC NEIGHBORHOOD RETAIL



JERRY GAMBILL

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A WEST & WOODALL COMPANY

West Hills East
West Hills

University Estates
The American Village

Lochnora

Colony Park

Garrett Rd

University Dr

Martin Luther King Jr Pkwy

Hope Valley North

Hope Valley West

Surry Green

New Hope Valley

Marydell

Woodberry

Devonshire Manor

Hickory Oaks

Chicopee Hills

Woodcroft

W Woodcroft Pkwy

Woodcroft

Blonds

Forest Acres

Woods

Huckleberry Spring

Carver St

Carver St

Broad St

Old Oxford Hwy

Weaver

Braggtown

E Murray Ave

E Club Blvd

Glenn Rd

O'Junction

Joyland

Holloway St

Hayes

Bilboa

Brasfield

Research Triangle Park

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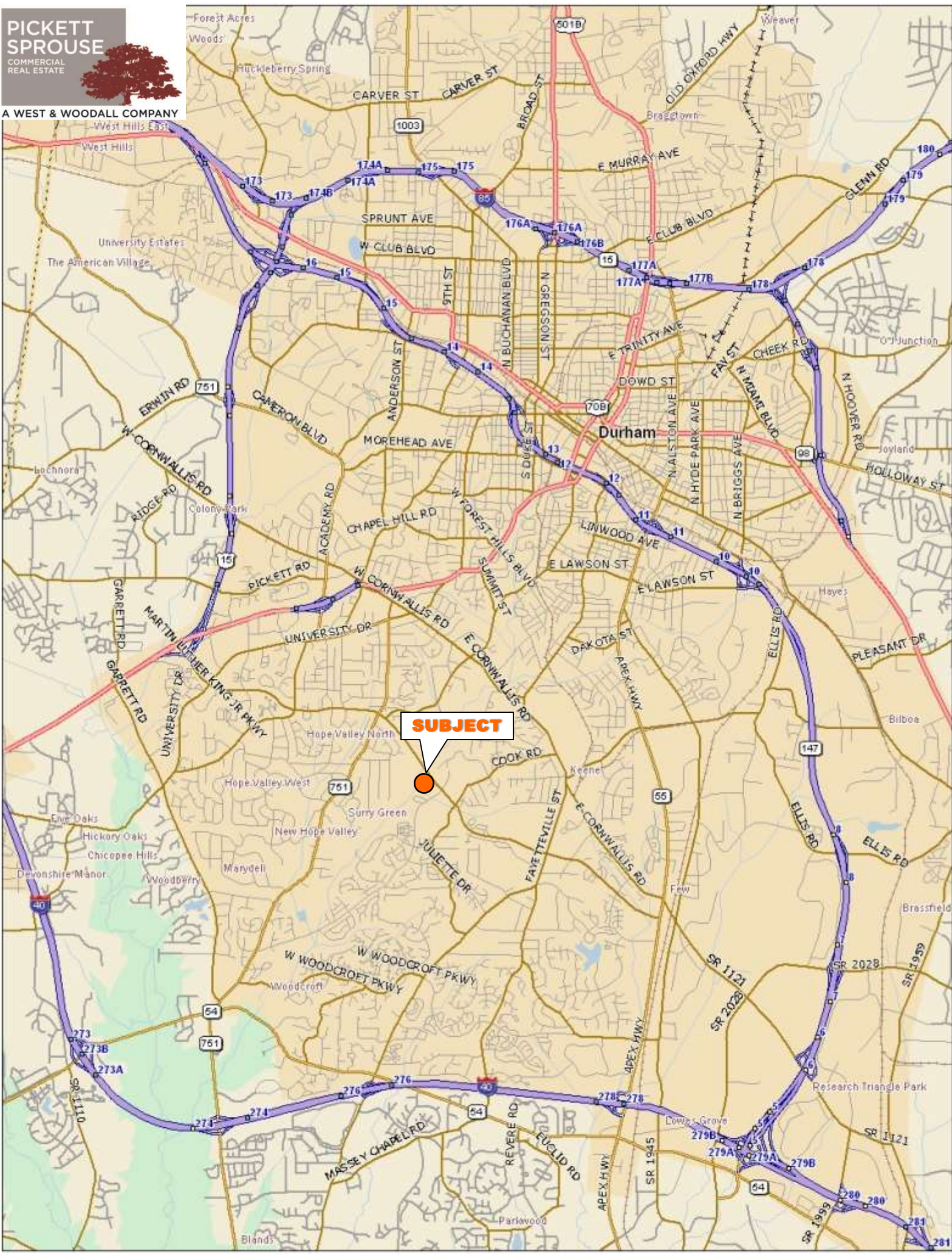
SR 1999

SR 1121

SR 2028

SR 1999

SR 1121



SUBJECT




DEMOGRAPHICS


POPULATION - 2020	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	8,591	85,428	204,485
Total Estimated Population -2025 PROJECTION	9,128	90,990	204,485
Medial Age	38	35	34
Total Estimated Households	3,488	35,179	78,522
Total Estimated Households-2025 PROJECTION	3,705	37,510	84,358
Average Household Income	\$90,881	\$83,542	\$82,729
Med Household Income	\$70,984	\$56,763	\$54,565

TRAFFIC COUNT REPORT

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



SITE



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Martin Luther King Jr Pkwy	S Roxboro St	0.17 SE	2012	22,770	Converte	.05
2	S Roxboro St	Martin Luther King Jr Pkwy	0.16 NE	2017	8,100	MPSI	.19
3	S Roxboro St	Martin Luther King Jr Pkwy	0.15 SW	2012	5,140	Converte	.21
4	Martin Luther King Jr Pkwy	S Roxboro St	0.05 NW	2017	22,040	MPSI	.22
5	Cook Rd	Orchard Oriole Ln	0.06 SW	2014	4,820	Converte	.35
6	Cook Rd	Martin Luther King Jr Pkwy	0.14 NE	2014	1,820	Converte	.42
7	Martin Luther King Jr Pkwy	Hope Valley Rd	0.29 NW	2017	25,000	MPSI	.45
8	Martin Luther King Jr Pkwy	Cook Rd	0.13 NW	2014	21,040	Converte	.47
9	Archdale Dr	High Ridge Dr	0.05 NW	2012	4,690	Converte	.67
10	Archdale Dr	Whitaker Rd	0.04 SE	2012	24,390	Converte	.70