



2016 SOUTH MIAMI BLVD, DURHAM, NC 27703



# LAND REDEVELOPMENT OPPORTUNITY IN DURHAM

1.0± ACRES | \$600,000

# PROPERTY OVERVIEW

|                |   |
|----------------|---|
| ACREAGE        | 1.0± Acres                              |
| ADDRESS        | 2016 South Miami Blvd, Durham, NC 27703 |
| CURRENT ZONING | CN Zoning                               |
| PARCEL NUMBER  | 0749774508                              |
| BEST USE       | Commercial/Retail Redevelopment         |
| ROAD FRONTAGE  | 120' on South Miami Blvd                |
| PRICE          | \$600,000                               |



## DESCRIPTION

Prime Commercial Development Opportunity – Situated along one of Durham’s busiest corridors with 28,500 vehicles per day, this 1-acre site offers exceptional visibility and accessibility. Zoned CN, it’s ideal for a wide range of uses such as restaurant, office, retail, etc. With high traffic exposure, excellent frontage, and a prime location, this property is a standout opportunity for development.



↑  
TO  
DOWNTOWN  
DURHAM

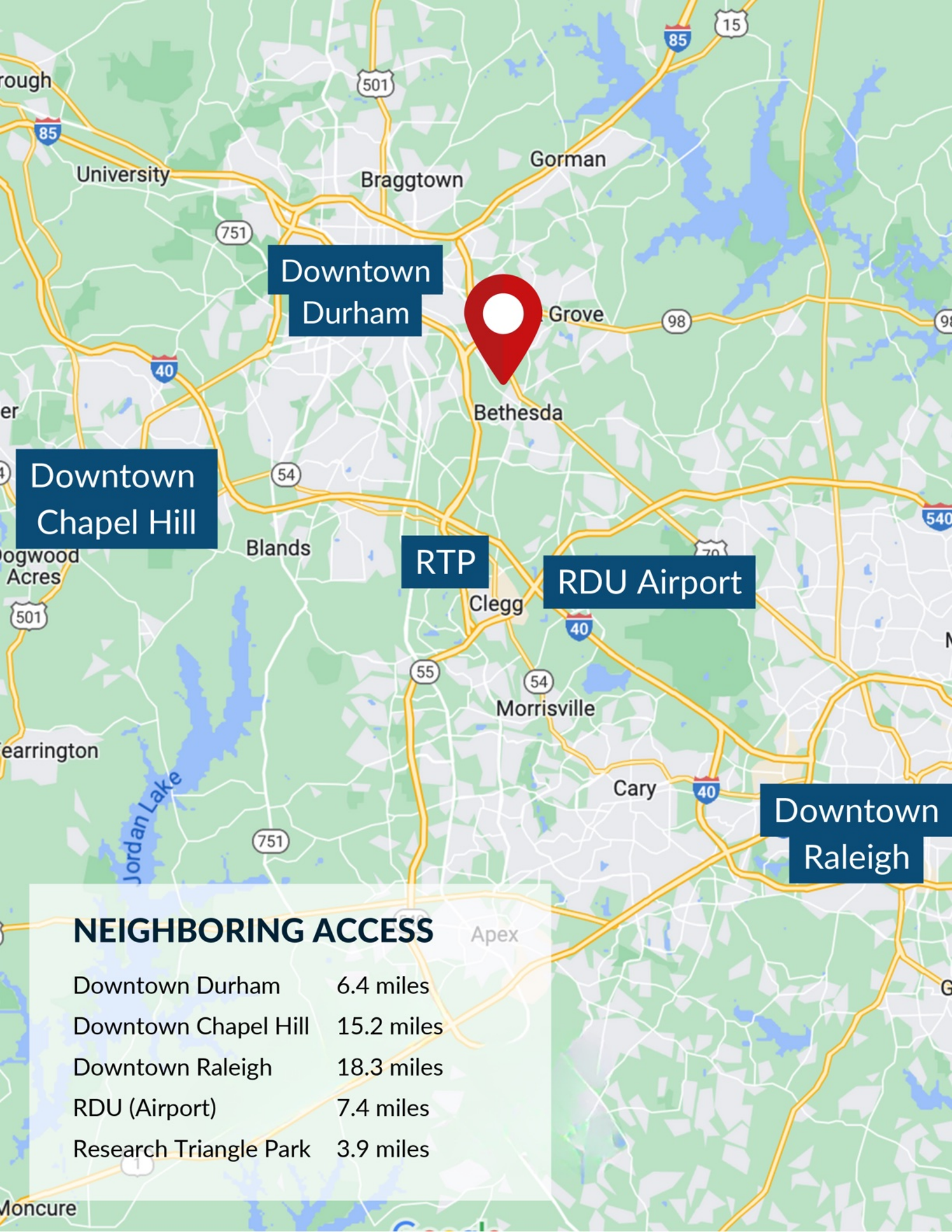
 **ALPACA**  
PERUVIAN CHARCOAL CHICKEN  
UNDER CONSTRUCTION



**SUBJECT**

**S MIAMI BLVD**  
20,174 VDP (2022)

**BETHESDA  
ELEMENTARY  
SCHOOL**



**Downtown  
Durham**

**Downtown  
Chapel Hill**

**RTP**

**RDU Airport**

**Downtown  
Raleigh**

**NEIGHBORING ACCESS**

|                        |            |
|------------------------|------------|
| Downtown Durham        | 6.4 miles  |
| Downtown Chapel Hill   | 15.2 miles |
| Downtown Raleigh       | 18.3 miles |
| RDU (Airport)          | 7.4 miles  |
| Research Triangle Park | 3.9 miles  |

# Population Overview

| Population                 | 2 mile | 5 mile  | 10 mile |
|----------------------------|--------|---------|---------|
| 2020 Population            | 16,238 | 137,090 | 475,775 |
| 2024 Population            | 17,759 | 146,423 | 496,418 |
| 2029 Population Projection | 18,744 | 154,517 | 526,300 |
| Annual Growth 2020-2024    | 2.3%   | 1.7%    | 1.1%    |
| Annual Growth 2024-2029    | 1.1%   | 1.1%    | 1.2%    |

| Household Income        | 2 mile    | 5 mile   | 10 mile   |
|-------------------------|-----------|----------|-----------|
| Avg Household Income    | \$119,202 | \$94,213 | \$112,684 |
| Median Household Income | \$95,910  | \$72,238 | \$84,871  |
| < \$25,000              | 568       | 8,384    | 25,568    |
| \$25,000 - 50,000       | 1,354     | 13,212   | 36,749    |
| \$50,000 - 75,000       | 1,013     | 9,931    | 30,587    |
| \$75,000 - 100,000      | 1,125     | 8,602    | 25,275    |
| \$100,000 - 125,000     | 821       | 5,885    | 20,479    |
| \$125,000 - 150,000     | 670       | 4,303    | 17,152    |
| \$150,000 - 200,000     | 1,233     | 5,866    | 20,451    |
| \$200,000+              | 968       | 4,843    | 29,507    |

**PICKETT  
SPROUSE**

COMMERCIAL  
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