

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.



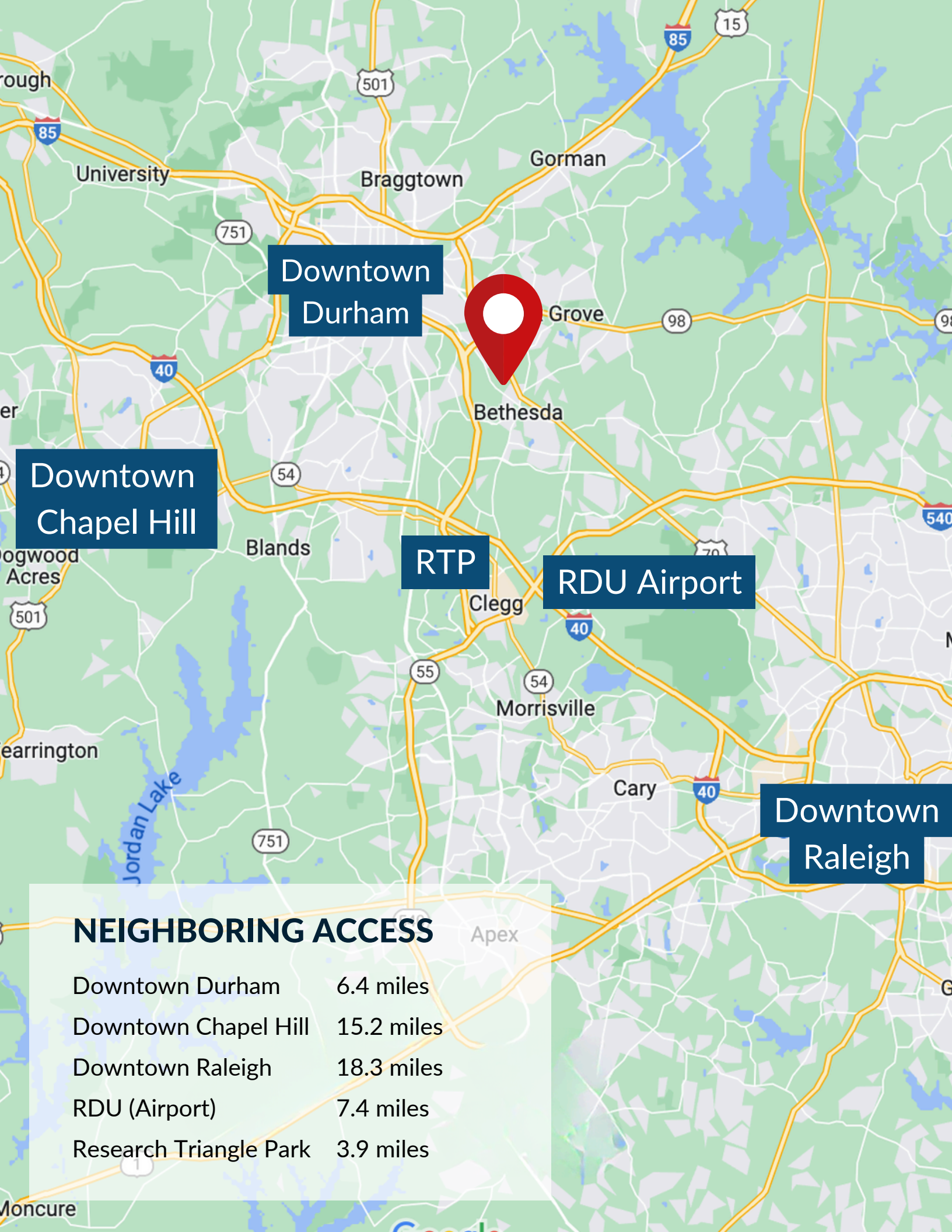
↑  
TO  
DOWNTOWN  
DURHAM

 **ALPACA**  
PERUVIAN CHARCOAL CHICKEN  
UNDER CONSTRUCTION



**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
<b>2020 Population</b>	16,238	137,090	475,775
<b>2024 Population</b>	17,759	146,423	496,418
<b>2029 Population Projection</b>	18,744	154,517	526,300
<b>Annual Growth 2020-2024</b>	2.3%	1.7%	1.1%
<b>Annual Growth 2024-2029</b>	1.1%	1.1%	1.2%

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

**PICKETT  
SPROUSE**

COMMERCIAL  
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