



FOR SALE

VILLAGE PLAZA

1839-1843 LIBERTY ST & 907, 909, 923 N. MIAMI BLVD | DURHAM, NC 27703

JOHNNY WEHMANN
919.287.3218 | johnny.wehmann@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL SF:	±46,747 SF
LOT SIZE:	±4.75 Acres
PARCEL ID:	120901, 120902, 120903, 210247, 120904
ZONING:	CN & CG
PARKING SPACES:	±212
SALE PRICE:	Negotiable (Contact Broker)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale **Village Plaza, a five parcel assemblage (±4.75 acres) featuring three retail buildings** totaling ±46,747 SF.

The buildings consist of a mix of established tenants and a single big-box vacancy, most recently occupied by Dollar Tree. This vacancy can expand up to ±31,247 SF upon expiration of the lease next door in August 2026. Originally a grocery store, it’s a versatile space suitable for a wide range of retail or other businesses.

PROPERTY HIGHLIGHTS

- **Rare opportunity to acquire a retail center in Durham with strong upside potential**
- Big-box vacancy ceiling heights are 14’ to the existing drop ceiling, 17’6 to structural beam, 19’6 to roof line
- Ideal for an owner-occupant or investor seeking to add value in a rapidly growing and emerging area of Durham
- Located in close proximity to a hub of highway connectivity, including Hwy 70 E, I-885, and NC-98
- Approximately seven miles from Research Triangle Park (RTP) and just two miles east of downtown Durham

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PROPERTY PHOTOS



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TRAFFIC COUNTS MAP



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RETAILER MAP



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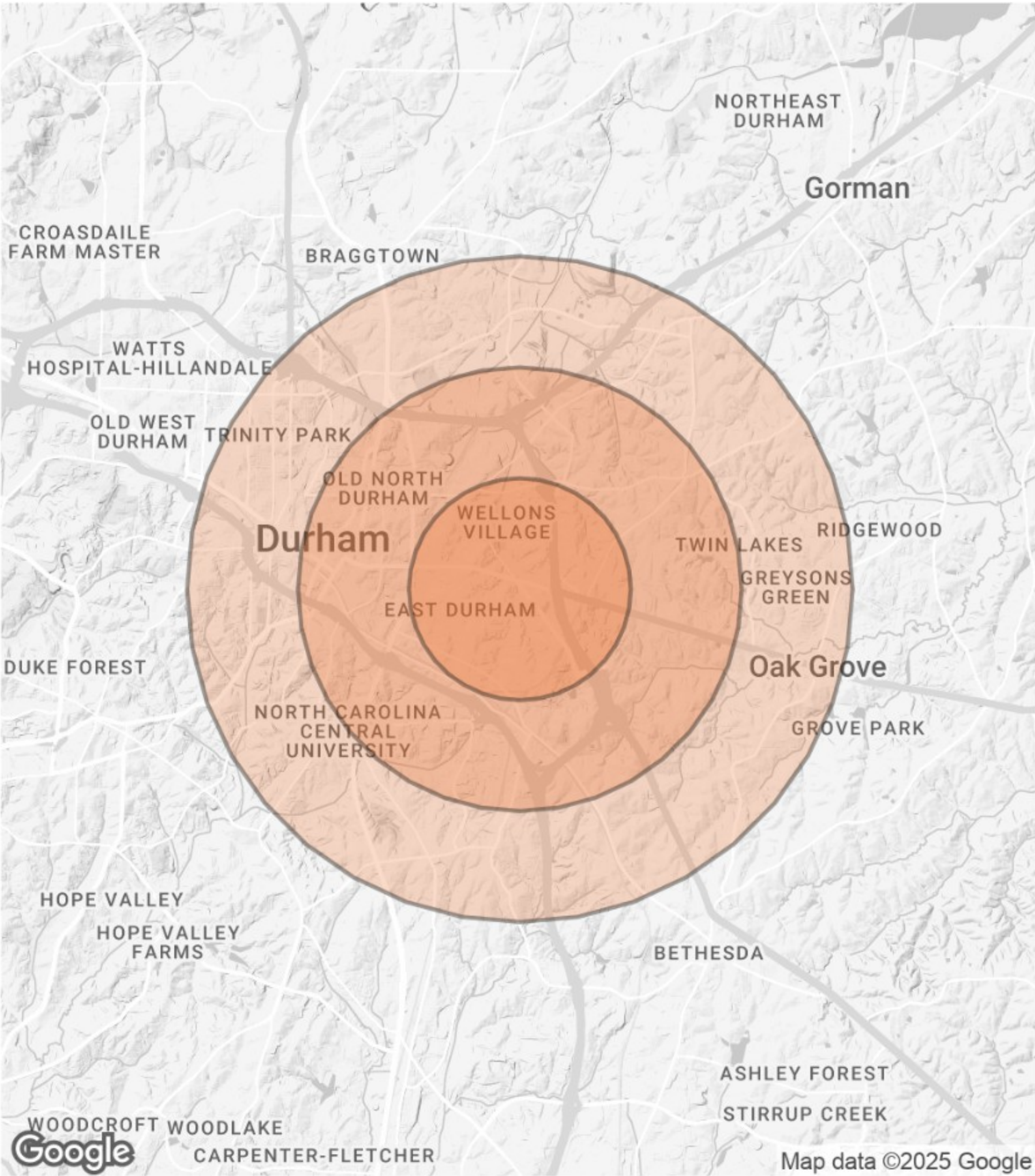


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,486	38,063	81,000
AVERAGE AGE	35	35	36
AVERAGE AGE (MALE)	34	34	35
AVERAGE AGE (FEMALE)	35	36	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,357	13,538	30,418
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$54,975	\$68,398	\$84,514
AVERAGE HOUSE VALUE	\$321,048	\$362,647	\$387,532

Demographics data derived from AlphaMap



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny Wehmann is a Senior Advisor with SVN | Real Estate Associates, specializing in retail leasing services for landlords across North Carolina's Triangle region. With a deep understanding of the local market and a hands-on, proactive approach, Johnny delivers results that stand out in an industry increasingly dominated by automation and AI. His commitment to building genuine connections and picking up the phone ensures his clients receive personalized, strategic solutions tailored to their unique needs.

Johnny brings 19 years of diverse real estate experience in North Carolina. Before transitioning to commercial brokerage, he worked in commercial property management at Meridian Realty with a focus on retail and office properties. His client base ranged from local landlords to private equity fund managers, giving him a broad perspective on ownership needs and investment strategies. Johnny also served as a property manager and broker-in-charge (BIC) at Ticon Properties, where he focused on multi-family housing for a prominent developer/owner.

Outside of work, Johnny enjoys spending time with friends and family. He can often be found at live music venues and sporting events around the Triangle and especially loves outdoor adventures with his wife, daughters, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelor of Science in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Board Member, Triangle Commercial Association of Realtors®
- Member, ICSC (International Council of Shopping Centers)
- Member, Orange-Chatham Association of Realtors®
- Licensed Real Estate Broker, North Carolina

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