



1020 S MIAMI BLVD.

DURHAM, NC

INCOME PRODUCING MULTI-TENANT BUILDING
FOR SALE / 7.88 ACRES

1020-C
1.16 Acres
Sold Separately

1020-B
1.02 Acres
Sold Separately

1020-A
2.27 Acres
Sold Separately



Value Add or Redevelopment Opportunity

RCR
RICH COMMERCIAL REALTY

3840 Ed Drive, Suite 108
Raleigh, NC 27612 | (919) 821-7880
richcommercialrealty.com

CONTACTS

Sam DiFranco Jr., CCIM, SIOR
Principal
919-604-2137
sdifrancojr@richcommercialrealty.com

Dylan Heafner, CCIM, SIOR
Principal
919-618-3026
dheafner@richcommercialrealty.com

Conley Moretz
Vice President
757-817-1348
cmoretz@richcommercialrealty.com



TABLE OF

C O N

T E N

T S .

03 **Executive Summary**

04 **Property Details**

09 **Market Overview**

EXECUTIVE SUMMARY



The property presents a rare commercial opportunity in the Triangle regions fastest-growing South Durham/Research triangle Park (RTP) submarket. With direct frontage on one of Durham's most traveled thoroughfares and immediate access to major highway infrastructure. The property is positioned to serve a wide variety of commercial uses from retail and service-oriented tenants to professional office, R&D or light industrial users.

- » Currently 100% occupied with seven tenants on shorter term leases.
- » Situated on approximately 8 Acres with 375' of road frontage on US 70 and the ability to acquire an additional 7 acres.
- » This opportunity offers value add or redevelopment options for investors, developers or occupants.
- » Ability to purchase additional 4.45 Acres



3

PROPERTY DETAILS

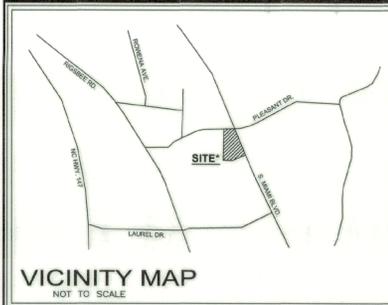


PRICING	Call for Pricing
ADDRESS	1020 S Miami Blvd, Durham, NC 27703
YEAR BUILT	1990
BUILDING SIZE	34,433 SF
CONSTRUCTION	Masonry and Glass Construction
AVAILABLE SF	100% Occupied
ACRES	7.88
PARKING RATIO	5:1000 - Approx. 170 Surface space
HVAC	Rooftop units vary in ages
ROOF	Coated with 10 Year warranty in 2024
SIGNAGE	Building and Monument
CLEAR HEIGHT	approximately 18 Feet
ZONING	C1A

Rent Roll and Expense provided upon request and execution of confidentiality agreement



SITE PLAN



SITE INFORMATION:

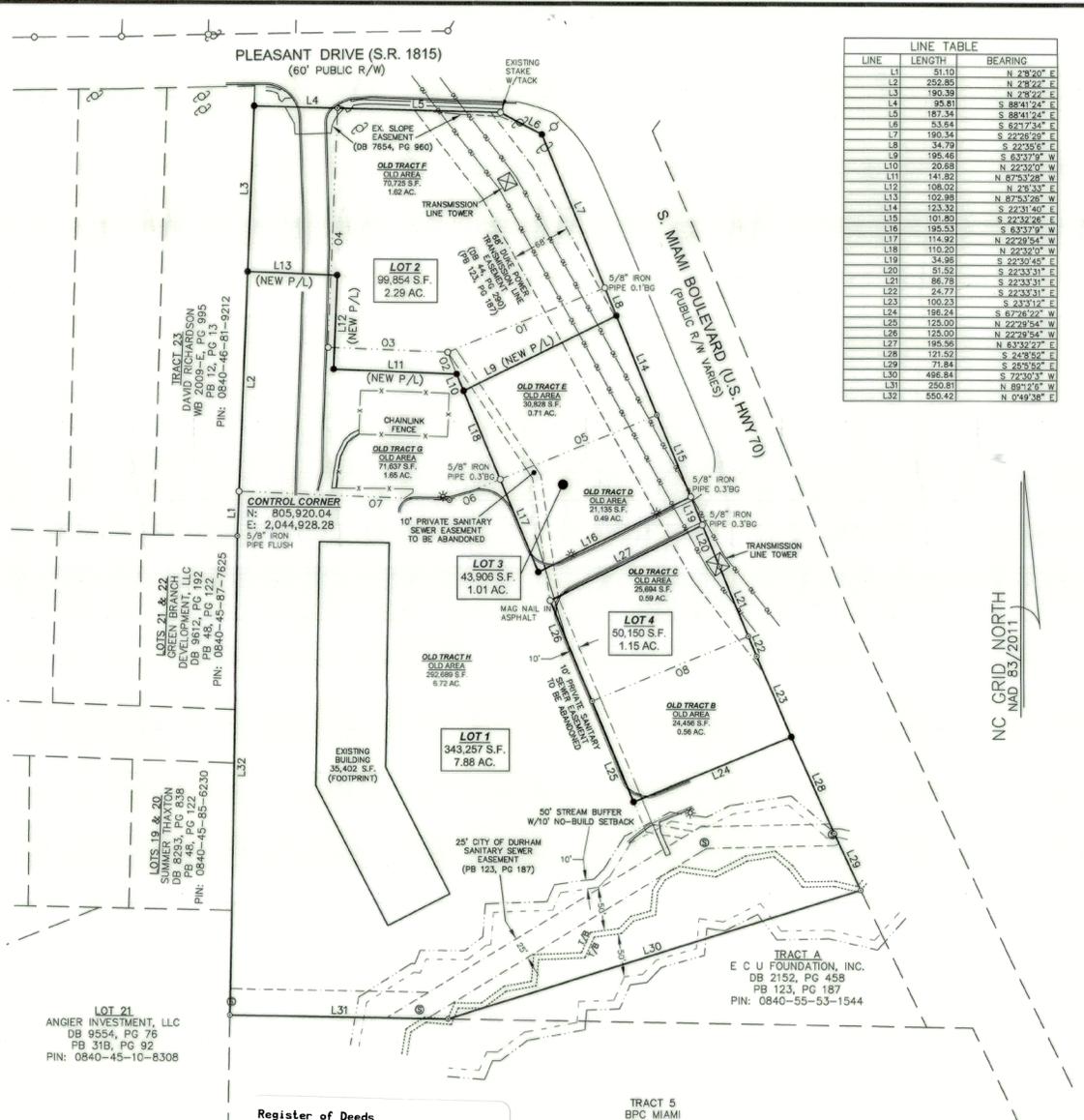
- PIN #0840-55-27-0827 (158191)
- Development Tier: Suburban
- RIVER BASIN: NEUSE
- ZONING: CC
- WATERSHED OVERLAY: F1J-B (Falls Lake)
- JURISDICTION: Durham County

OLD PROPERTY LINE TABLE

LINE	LENGTH	BEARING
01	194.99	S. 67°23'31" W
02	27.29	S. 22°32'02" E
03	137.71	N. 87°53'27" W
04	275.02	N. 2°28'22" E
05	195.01	S. 67°23'41" W
06	63.07	S. 67°51'09" W
07	242.16	N. 87°48'8" W
08	195.24	S. 67°28'28" W

LEGEND

- Ex. iron pipe/rod or nail
- Ex. concrete monument
- New iron pipe
- Calculated point
- Utility pole
- Fence
- OU Overhead utility
- Old property line(s) hereby removed
- DB Deed Book
- PB or BM Plat Book / Book of Maps
- PG Page
- S.F. Square feet
- AC. Acres
- R/W Right-of-way
- S.R. North Carolina State Route
- NCDOT North Carolina Dept. of Transportation
- AG Above ground
- BG Below ground
- PL Property line
- HD High density
- LD Low density



NC GRID NORTH
NAD 83/2011

LOT 21
ANCIENT INVESTMENT, LLC
DB 9554, PG 76
PB 31B, PG 92
PIN: 0840-45-10-8308

Register of Deeds

TRACT 5
BPC MIAMI

HIGHLIGHTS & DEMOGRAPHICS

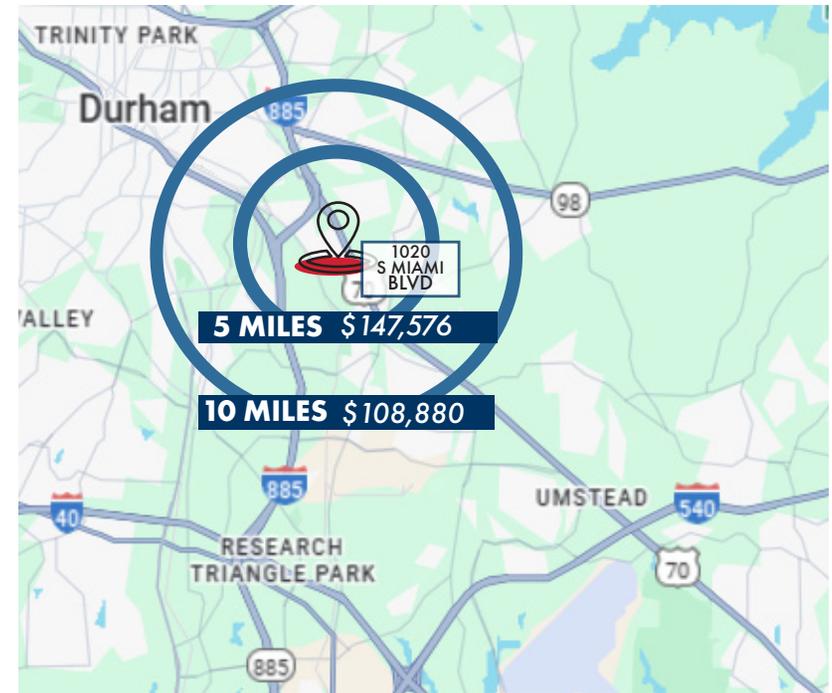
LOCATION & ACCESSIBILITY

- Accessed from multiple routes including I-85, I-40, and I-440
- The property is situated in front of Parkside 70 shopping center placing it in an established retail district with significant traffic exposure and nearby commercial amenities
- The location is just 10 minutes from RDU Airport

DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
2024 Population	4,336	58,830	147,576
Average Household Income	\$79,546	\$86,718	\$94,787
Median Household Income	\$58,108	\$61,874	\$71,053
Total Households	1,573	22,842	63,566
Median Age	36.3	35.3	36.6

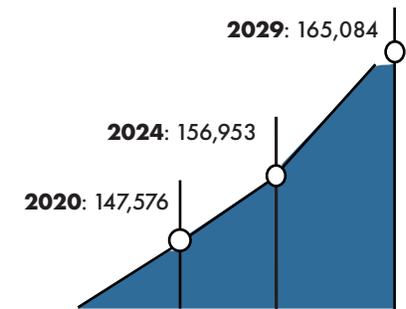
AVERAGE HOUSEHOLD INCOME



LARGE, RAPIDLY GROWING POPULATION



5 Mile Radius



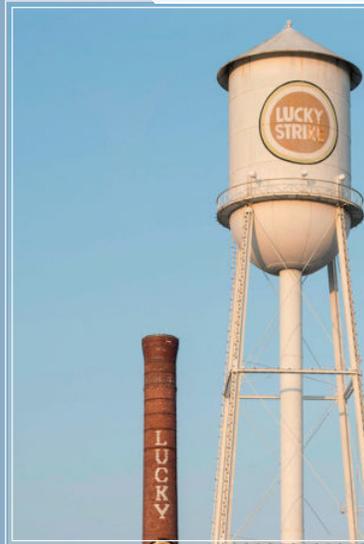
MARKET OVERVIEW

DURHAM, NC



DURHAM SUBMARKET

Durham, located in the heart of North Carolina's Research Triangle, stands as a vibrant and rapidly growing economic center. Known for its robust healthcare, education, and technology sectors, Durham has become a magnet for professionals, entrepreneurs, and families seeking a dynamic lifestyle with strong employment prospects. The city's rich history combined with modern developments fosters a unique environment where innovation and community meet.



\$94,787

Median Household Income



RETAIL

Office space in Durham totals over 3 million square feet, anchored by key clusters within downtown and the Research Triangle Park area. Average office rents hover around \$33.54 per square foot, reflecting demand for both Class A and B office assets. Retail space exceeds 1.2 million square feet, serving a growing consumer base fueled by increasing local income and visitor spending.



125.66%
Office Vacancy Rate



69,198
Total Employees



EXPANSION

Durham's economy has experienced robust growth over the past decade, driven by its thriving life sciences sector, research institutions, and technology companies anchored around the Research Triangle Park. The city's population has grown steadily, attracting young professionals and families with its relatively affordable cost of living compared to other major tech hubs, strong educational institutions, and vibrant cultural scene. Commercial real estate demand remains strong across office, industrial, and retail sectors, with particularly notable activity in mixed-use developments that cater to Durham's increasingly urban lifestyle preferences.



6,951
Total Businesses



MARKET OVERVIEW

RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSA which has grown 23% between 2010 and 2019 to over 2 million residents, a percentage change that ranked fourth among the nation’s fastest-growing major metros. Since 2000, the Triangle’s population has cumulatively increased a staggering 85%.

Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth.

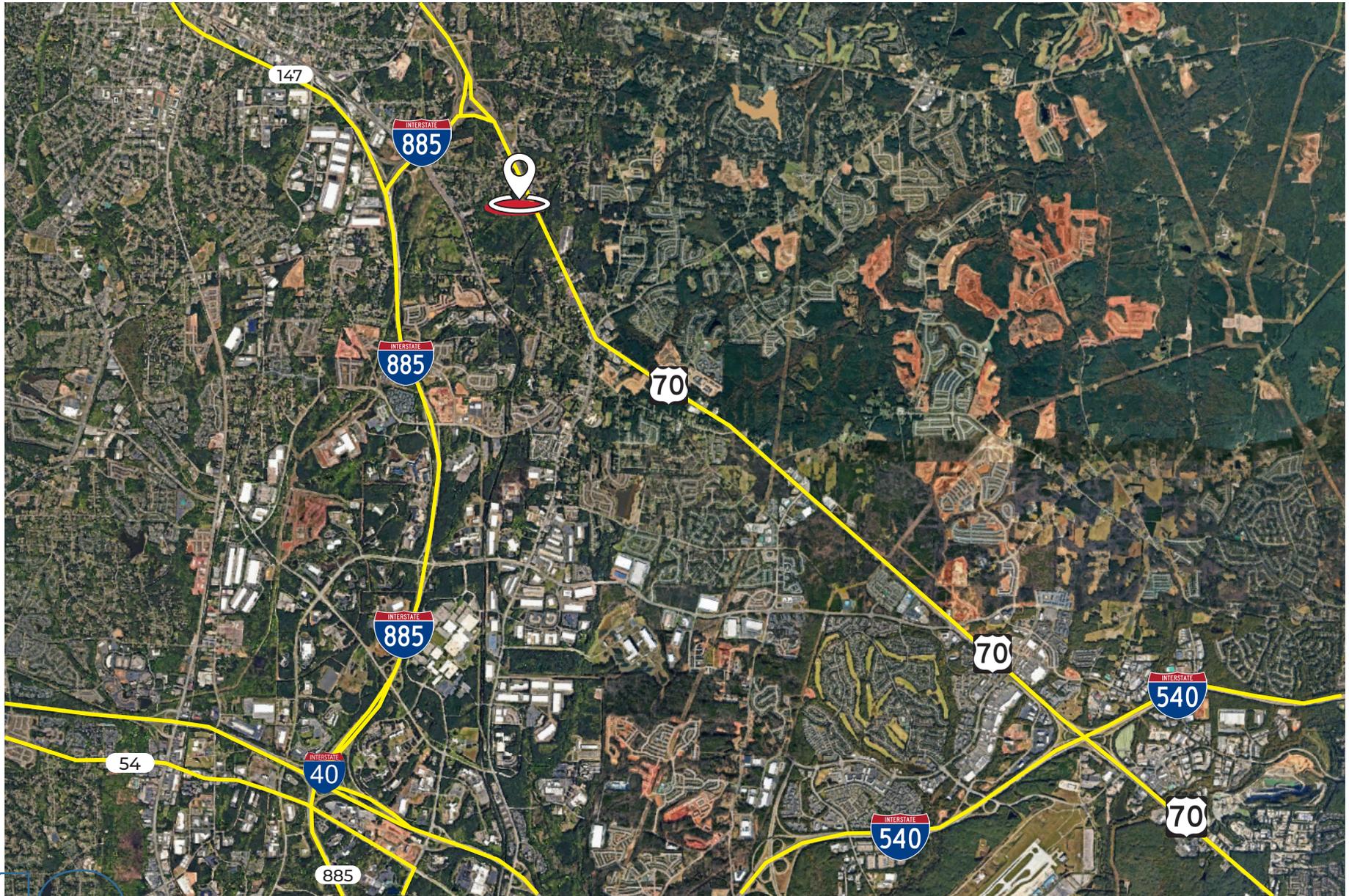
The Triangle is best known and aptly named for the triangular proximity of its renowned major universities– University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington

D.C. Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats.

#1	#2	#3	#4	#9	#3
Raleigh ranks #1 Best City for Jobs in the US <small>Glassdoor (2020)</small>	Chapel Hill is ranked the 2nd Best College Town in America <small>Southern Living (2022)</small>	Raleigh is 3rd Happiest City in America <small>Men’s Health (November 2022)</small>	Raleigh is #4 out of 50 Best Places to Live in the US <small>Money (October 2022)</small>	Raleigh ranked #9 Safest City in America <small>WalletHub (October 2022)</small>	Raleigh is #3 Among STEM Job Growth Index <small>RCLCO (November 2022)</small>



LOCATION OVERVIEW

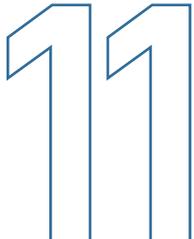


CONFIDENTIALITY DISCLAIMER

Rich Commercial Realty, LLC ("RCR") has been retained as advisor and broker to 1020 S Miami Blvd TIC (the "Owner") regarding the sale of a certain property referred to as 1020 S Miami Blvd (the "Property") located at 1020 S Miami Blvd in Durham, North Carolina.

This Offering Memorandum has been prepared by RCR for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information prospective investors may need or desire. All projections have been developed by RCR and the Owner and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by RCR or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on, as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, RCR, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, RCR, the Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. The Owner and RCR expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner and/or RCR shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. RCR is not authorized to make any representations or agreements on behalf of the Owner. This Offering Memorandum and its contents, except such information that is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owner or RCR, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or RCR and (v) to return it to RCR immediately upon request of RCR or the Owner. All prospective purchasers are advised that RCR represents the Owner solely in this transaction. There is no offer of sub-agency to any prospective agents or purchaser's agents.





CONTACTS

Sam DiFranco Jr., CCIM, SIOR

Principal

(919) 604-2137

sdifrancojr@richcommercialrealty.com

Dylan Heafner, CCIM, SIOR

Principal

(919) 618-3026

dheafner@richcommercialrealty.com

Conley Moretz

Vice President

(757) 817-1348

cmoretz@richcommercialrealty.com



Call Our Office
919.821.7880



Visit Our Website
richcommercialrealty.com



Follow RCR on LinkedIn
[www.linkedin.com/company/
2514132/admin/feed/posts/](https://www.linkedin.com/company/2514132/admin/feed/posts/)



Raleigh, NC
3840 Ed Drive, Suite 108
Raleigh, NC 27612

Wilmington, NC
P.O. Box 15004
Wilmington, NC 28412