

**LEASE**

**923 N. Miami Blvd.**

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Durham, NC 27703

**PRESENTED BY:**

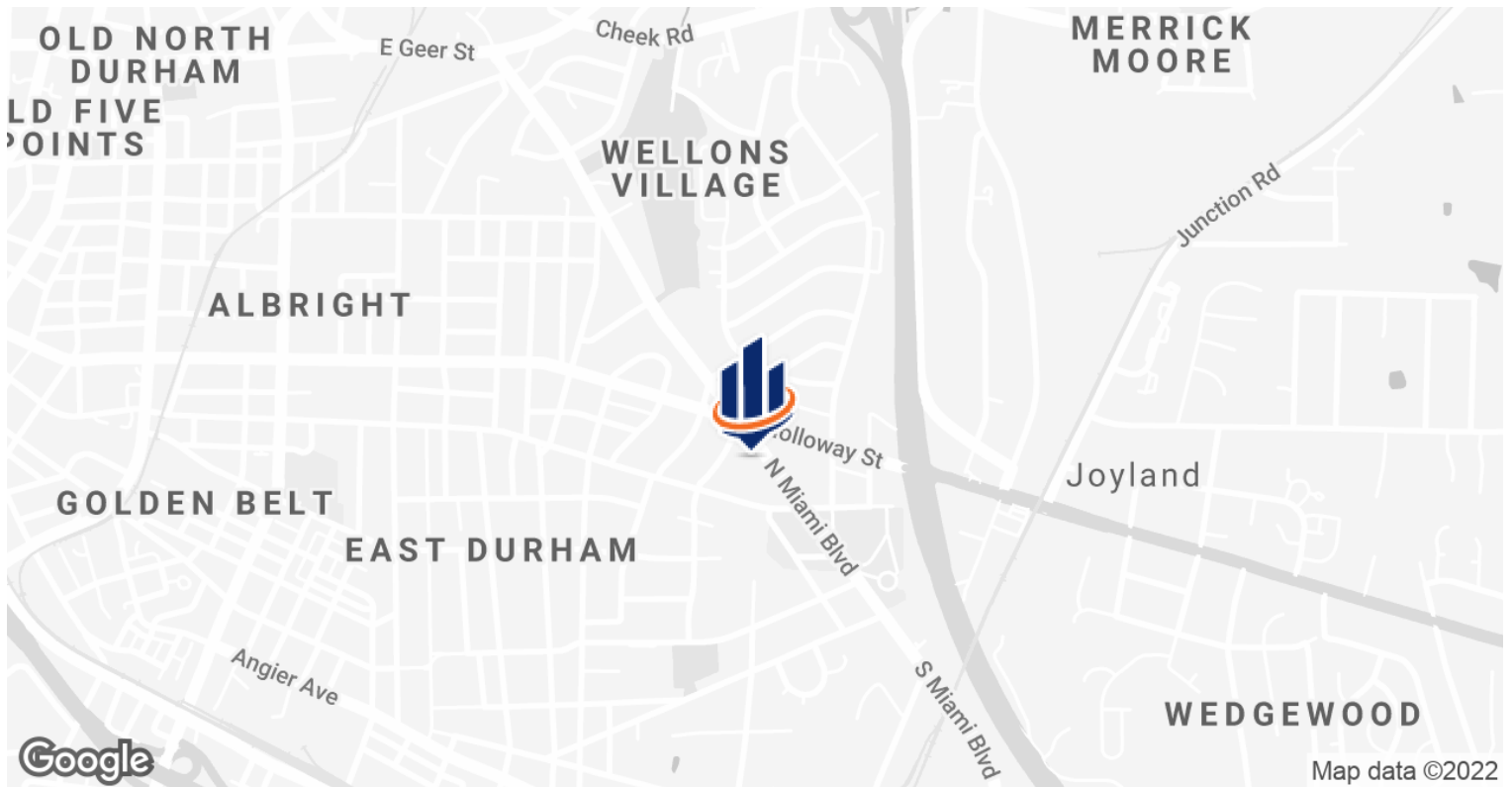
**JOHNNY WEHMANN**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2,125.00 per month (NNN)
<b>BUILDING SIZE:</b>	5,000 SF
<b>AVAILABLE SF:</b>	1,250 SF
<b>ZONING:</b>	Commercial General (CG)

### PROPERTY OVERVIEW

This ±1,250 SF retail space is located near the high-traffic intersection of Holloway St. and Miami Blvd. Former takeout restaurant with great visibility.

Tenant will need to provide their own hood vent for food service that will require its use. Please check with the City of Durham to confirm requirements for your proposed use of the space.

No food trucks allowed to be parked on-site.

### PROPERTY HIGHLIGHTS

- High-traffic location surrounded by retail and restaurants.
- Close proximity to NC-98, US-70, and Downtown Durham.
- Available immediately.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,674	23,639	53,651
<b>TOTAL POPULATION</b>	10,573	62,742	137,013

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# ADDITIONAL PHOTOS



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# RETAILER MAP



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