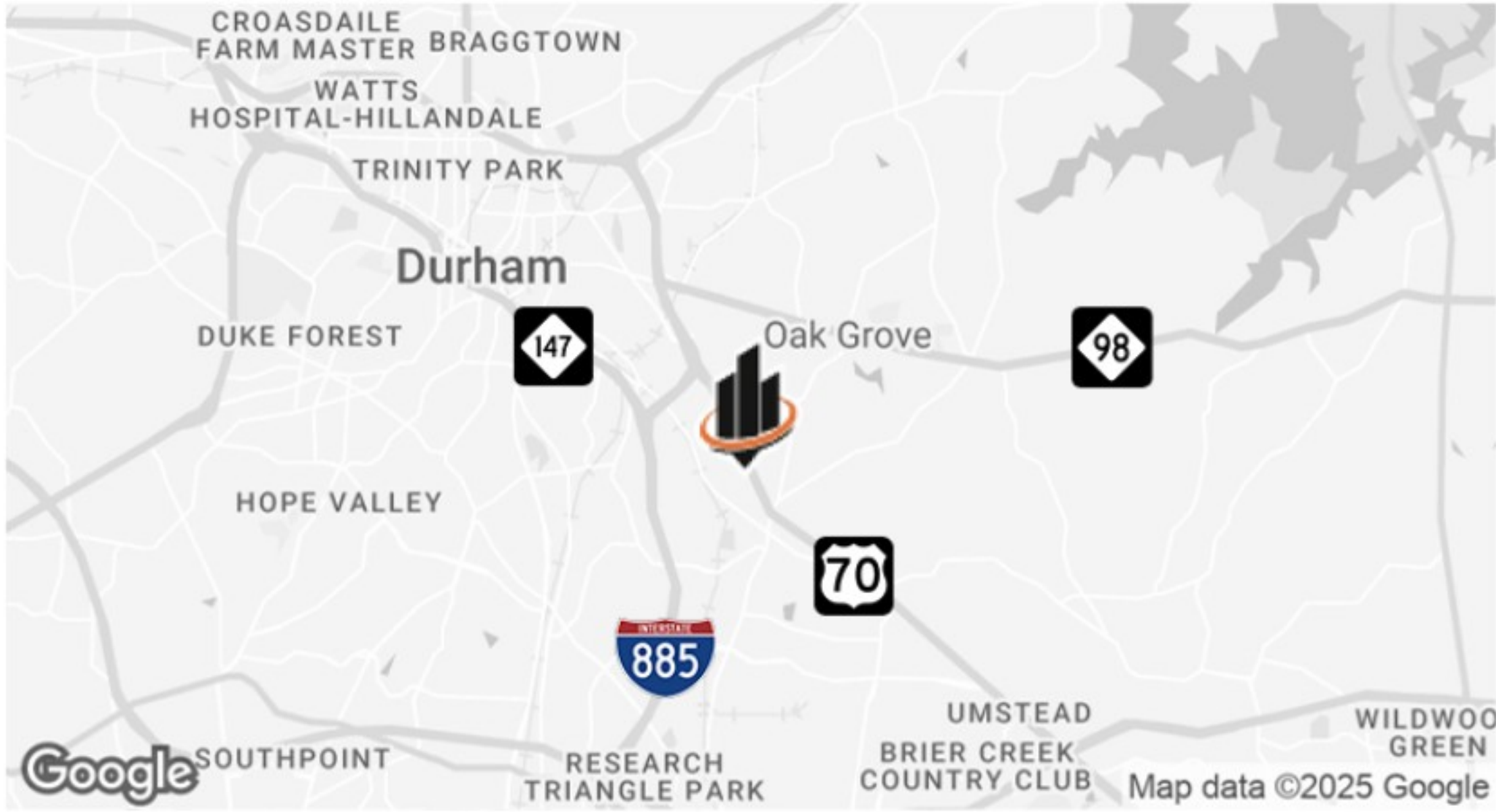




FOR SALE

1426 & 1500 S. MIAMI BLVD
DURHAM, NC 27703

PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL BLDG SIZE:	±22,998 SF
TOTAL ACREAGE:	±2.40
ZONING:	CG(D) & RS-20
PARCEL ID:	234198 & 165078
GROSS RENTS:	\$355,056
SALE PRICE:	Contact Broker(s)

PROPERTY OVERVIEW

The property located at **1426 S. Miami Boulevard** is a **±2.40-acre site with two commercial buildings, totaling ±22,998 SF**. The improvements are **utilized as automotive sales and service centers**, Moaven Automotive and Gerber Collision & Glass. **This sale also includes 1500 S. Miami Blvd**, a ±0.2-acre fenced parking lot.

PROPERTY HIGHLIGHTS

- Built in 1986, the buildings were renovated in 2011 and include a waiting area with private offices, garage/shop space, and 11 roll-up doors
- Gas-pack heat or oil can be used by both tenants
- Direct access to US 70 with close proximity to I-85/I-885, connecting to downtown Durham and RTP
- **Owner is currently in the process of expanding the property line to include the rear parking area (see pg. 3 for visual)**

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PROPERTY OUTLINE (CURRENT & FUTURE)



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BUILDING 1 OVERVIEW

BUILDING SIZE:	±12,953 SF
YEAR BUILT:	1986
RENOVATED:	2010/2011
ZONING:	CG(D) & RS-20
PARCEL ID:	234198
CURRENT USE:	Automotive Sales & Service Shop
FOUNDATION:	Slab
MASONRY:	Split-Face Concrete Blocks
ROOF TYPE:	Standing Seam Metal
EXTERIOR SURFACE TYPE:	Asphalt & Concrete
INTERIOR FLOORING:	Tile & Concrete
LIGHTING:	Fluorescent
ROLL UP DOORS:	6
CURRENT LEASE TYPE:	NNN
CURRENT LEASE ENDS:	4/15/28 & 3/27/28 (Gerber Portion)
RENEWAL OPTION:	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±40,660 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- Access to gas-pack heat or oil
- **±0.2-acre lot at 1500 S. Miami Blvd conveys and is currently part of the Moaven lease**

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BUILDING 1 OVERVIEW



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1426 & 1500 S. MIAMI BOULEVARD | Durham, NC 27703

SVN | REAL ESTATE ASSOCIATES

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BUILDING 1 OVERVIEW



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SVN | REAL ESTATE ASSOCIATES

BUILDING 2 OVERVIEW

BUILDING SIZE:	±10,044 SF
YEAR BUILT:	1986
RENOVATED:	2010/2011
ZONING:	CG(D) & RS-20
PARCEL ID:	165078
CURRENT USE:	Automotive Repair Shop
FOUNDATION:	Slab
MASONRY:	Split-Face Concrete Blocks
ROOF TYPE:	Standing Seam Metal
EXTERIOR SURFACE TYPE:	Asphalt & Concrete
INTERIOR FLOORING:	Tile & Concrete
LIGHTING:	Fluorescent
ROLL UP DOORS:	5
CURRENT LEASE TYPE:	NNN (Landlord responsible for HVAC)
CURRENT LEASE ENDS:	3/27/28
RENEWAL OPTION:	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±40,660 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- HVAC units replaced in 2021

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BUILDING 2 OVERVIEW



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AREA OVERVIEW (SOUTH TOWARDS RTP)



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AREA OVERVIEW (NORTH TOWARDS DOWNTOWN DURHAM)



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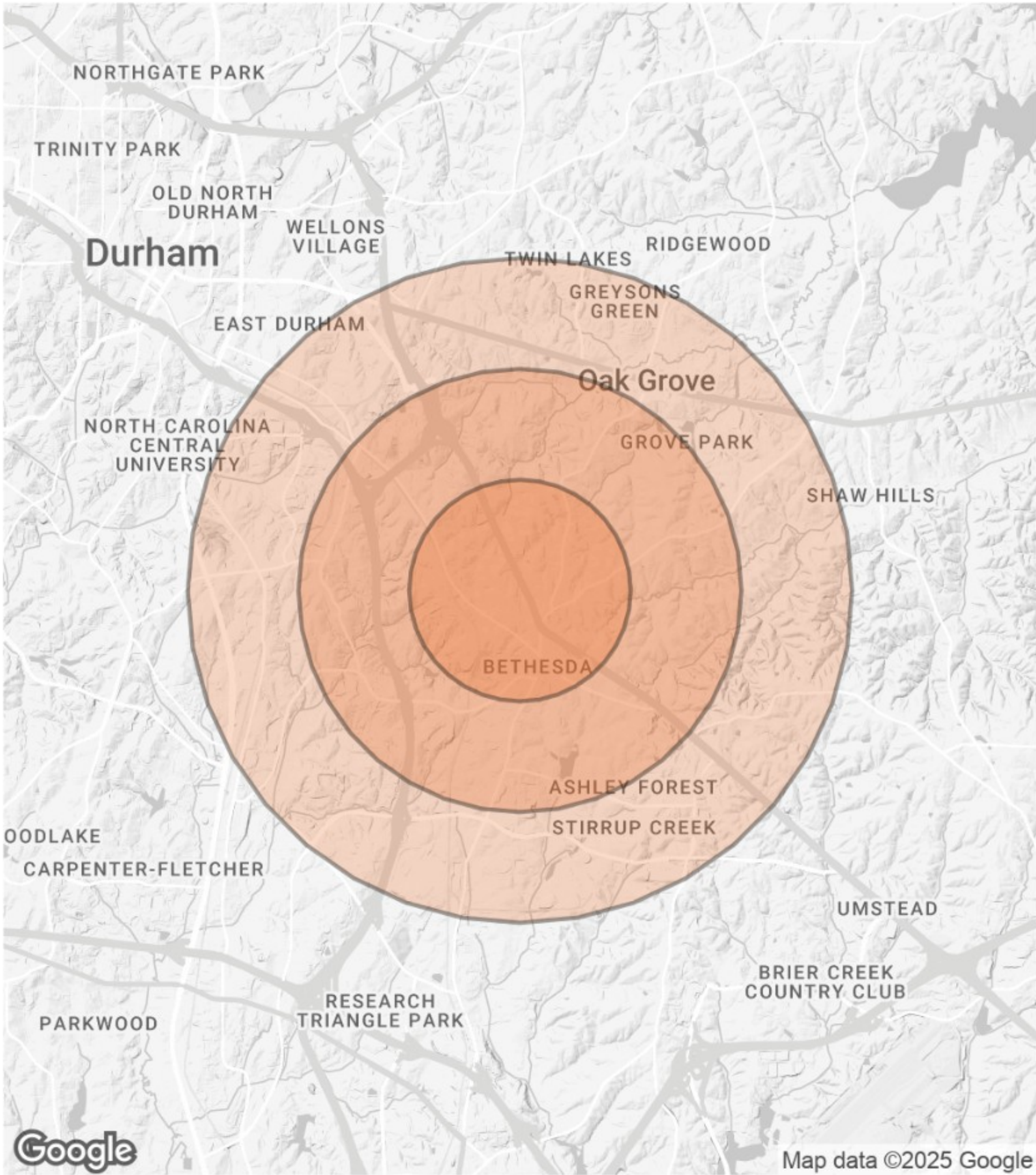
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,813	21,545	50,299
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	35	36
AVERAGE AGE (FEMALE)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,917	8,811	20,036
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$140,622	\$123,846	\$111,566
AVERAGE HOUSE VALUE	\$403,333	\$380,410	\$355,578

Demographics data derived from AlphaMap



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ADVISOR BIO



WHIT BRANNON

Advisor

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PROFESSIONAL BACKGROUND

Whit began his real estate career at Morris Commercial in 2016, bringing nearly a decade of experience in commercial brokerage and development. A Chapel Hill native and longtime Durham resident, Whit possesses deep local market knowledge that adds value to his clients at SVN | Real Estate Associates. His expertise is centered on retail infill opportunities and industrial properties, where he helps investors, developers, and business owners navigate strategic acquisitions and dispositions.

Beyond real estate, Whit is an avid runner who enjoys training and competing in local races, including the Tar Heel 10 Miler, Running of the Bulls 8K, Bull City Half Marathon, and City of Oaks Marathon. He also has a passion for poker, regularly traveling to Cherokee and Las Vegas to compete in World Series of Poker (WSOP) tournaments. Whit’s dedication to the game earned him a WSOP ring after outlasting a competitive field of 511 players in the 6-Max tournament at Harrah’s Cherokee in 2018.

In his free time, Whit loves spending time with his wife and dogs, making the most of Durham’s vibrant community and active lifestyle.

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®
- Member, National Association of Realtors®

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ADVISOR BIO



REGGIE OAKLEY

Senior Advisor

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PROFESSIONAL BACKGROUND

Reggie joined SVN | REA in 2018, previously serving as an Executive Director for a fast-growing local non-profit where he was responsible for the strategic, financial, and operational leadership of a portfolio of owned and leased properties totaling 270,000+ square feet.

His commercial real estate experience includes hands-on leadership in site identification, land acquisition, local entitlements, site and building design, construction management, and project financing. Reggie's 20+ years of experience in finance and accounting includes working in and for large national and international companies in the technology and consumer products sectors.

EDUCATION

- Bachelors of Science in Business Administration, Appalachian State University

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Durham Regional Association of REALTORS®
- Member, Triangle Commercial Association of REALTORS® Member
- Past Board Member, Bridgehaven Counseling Associates
- Past Treasurer and Board Member of Durham's largest civic club, The Rotary Club of Durham

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