



# 1023 S Miami Blvd

Durham, NC



**Standalone Flex Building Offered For Sale or Lease  
Secured Parking + Yard**

# Property Details

<b>Address</b>	1023 S Miami Blvd Durham NC
<b>Lease Rate</b>	\$15.95 NNN
<b>Sale Price</b>	Call for Pricing
<b>Availability</b>	11,809 SF
<b>Year Built</b>	1999
<b>Signage</b>	Building & Pylon
<b>Parking</b>	3.4:1,000
<b>Dock Doors &amp; Drive-In</b>	One Dock and One Ramped Drive-in
<b>Roof and HVAC</b>	Metal Roof System   Rooftop HVAC Units
<b>Acres   Land SF</b>	1.46 Total (1.03 GC   .43 R-20)   63,597 SF
<b>Clear Height</b>	14.5' Warehouse and 9.5' Drop Ceiling in the Office/Showroom
<b>Zoning</b>	GC- General Commercial R-20 - Residential, Durham



1023 S Miami Blvd is a standalone flex building offered for sale or lease in a highly active industrial corridor in Durham. The property offers a functional mix of office and warehouse space with an efficient, flexible layout suitable for a variety of industrial and service-oriented users. The site benefits from excellent connectivity with quick access to US-70, I-885, and I-40, and is located near RTP, Downtown Durham, and Raleigh-Durham International Airport. With limited availability of standalone flex industrial product in this submarket, the property presents a compelling opportunity for both owner-users and investors seeking durable demand in the Triangle.

# Survey



1.46 Acres



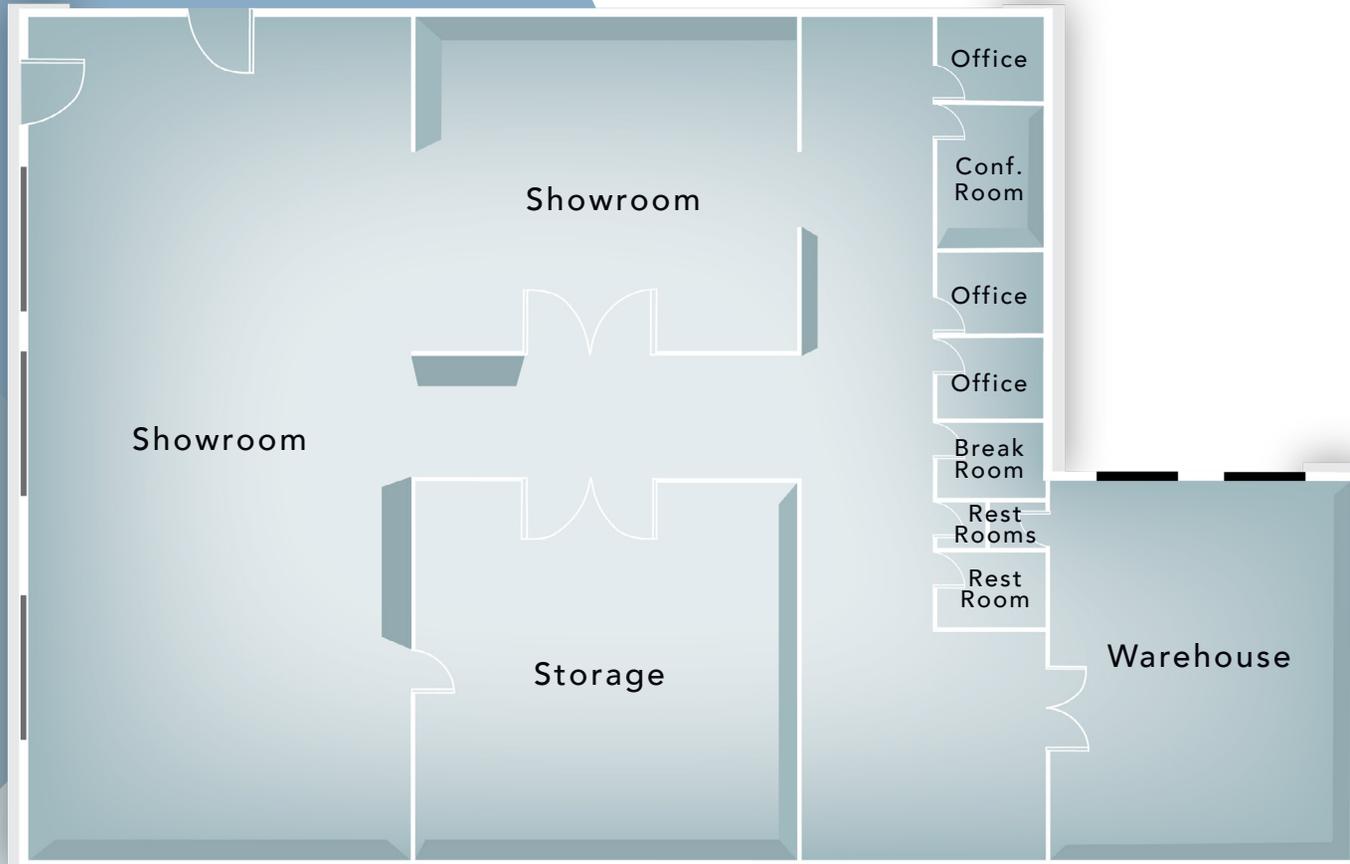
±0.43 Acres Zoned RS-20  
(Residential)

±1.03 Acres Zoned GC  
(General Commercial)

# Property Photos



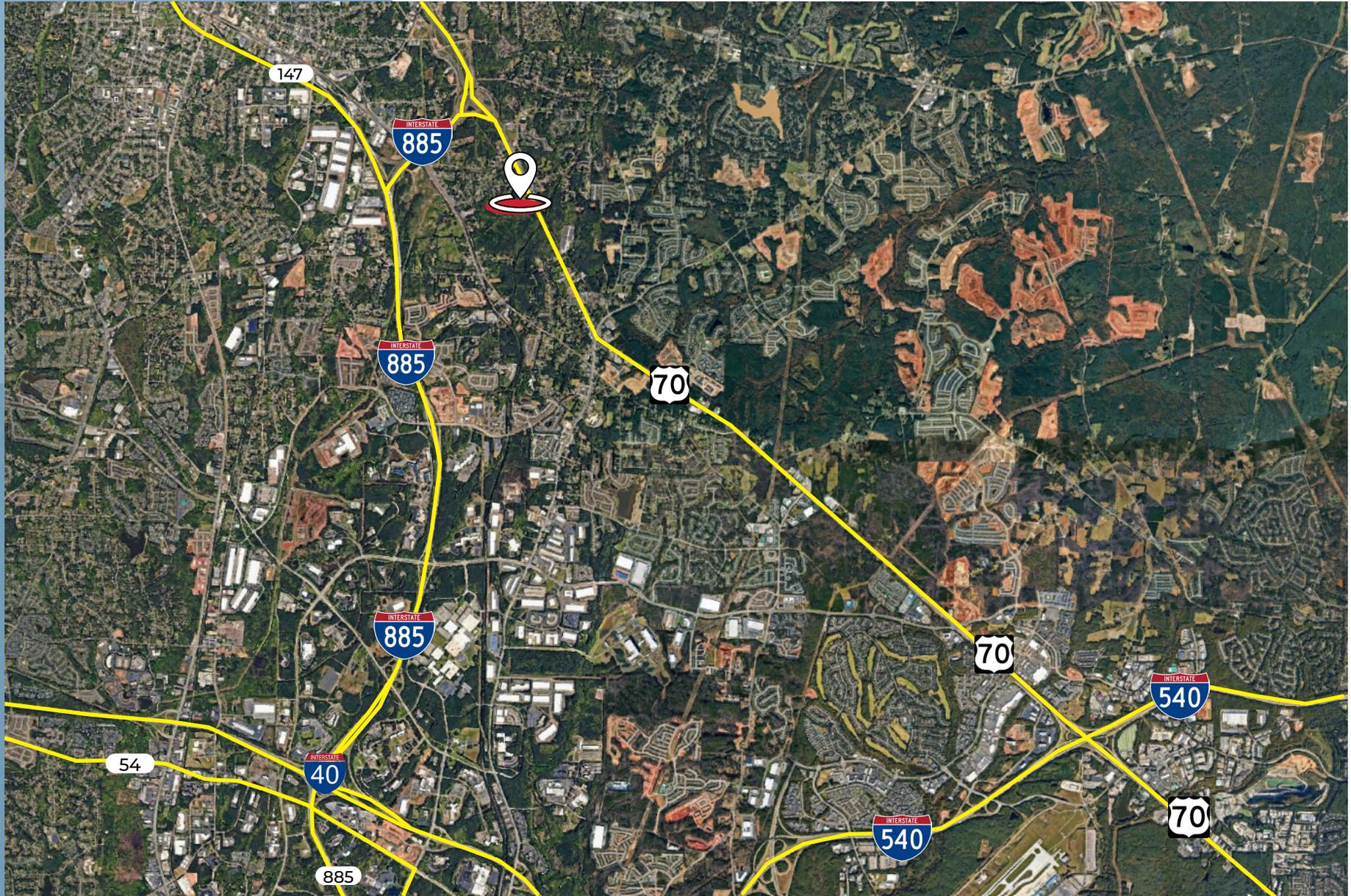
# Floor Plan



Disclaimer: The above floor plan is not to scale. The available space shown is believed to be correct but is subject to change.

[CLICK FOR VIRTUAL TOUR](#) 

# Location Map



# Highlights & Demographics

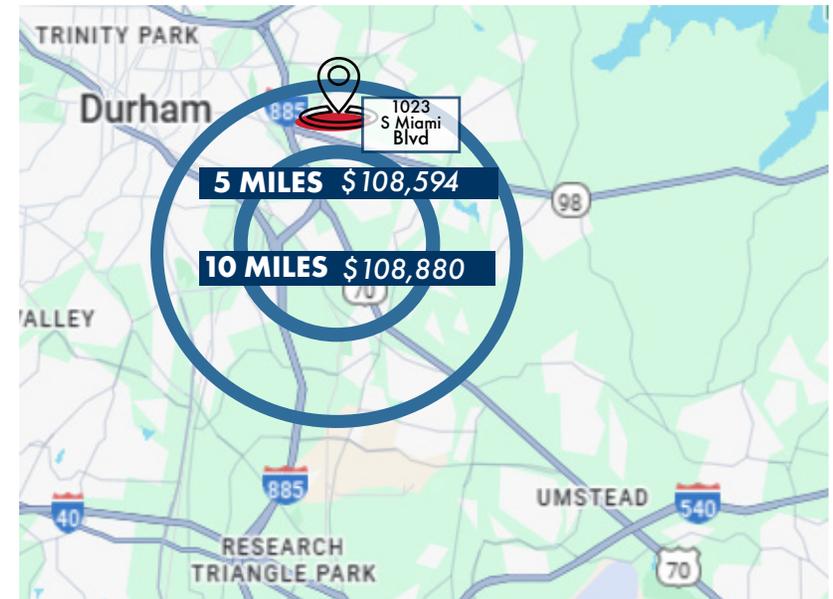
## Location & Accessibility

- **Prime Highway 70 Corridor Location:** Situated directly along S. Miami Blvd / US-70, one of Durham's most heavily trafficked commercial corridors, offering outstanding visibility and daily drive-by exposure.
- **Exceptional Highway Access:** Conveniently accessible from I-40 (Exit 281), I-85, and I-440, placing the property at a strategic crossroads that serves both local commuters and regional travelers throughout the Research Triangle.
- **Proximity to Major Demand Drivers:** Located minutes from Raleigh-Durham International Airport (RDU), Research Triangle Park (RTP), Duke University, and Durham's growing urban core, drawing a steady flow of employees, students, and visitors.
- **Strong Regional Connectivity:** Centrally positioned between Durham, Raleigh, and Chapel Hill, providing easy access to a combined metro population of over 1.5 million residents within a 30-minute drive radius.

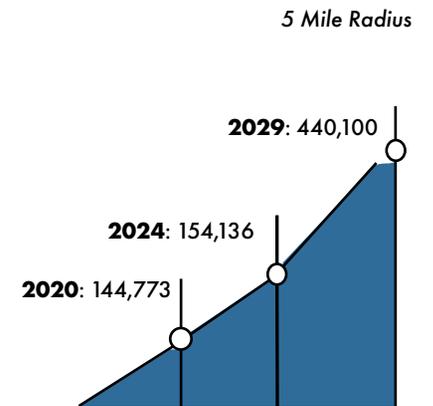
## Demographics

	1 MILE	3 MILES	5 MILES
2024 Population	4,745	154,136	440,100
Average Household Income	\$81,335	\$94,786	\$108,594
Median Household Income	\$59,337	\$71,124	\$82,395
Total Households	1,716	62,564	181,352
Median Age	36.4	36.7	37

## Average Household Income



## Large, Rapidly Growing Population



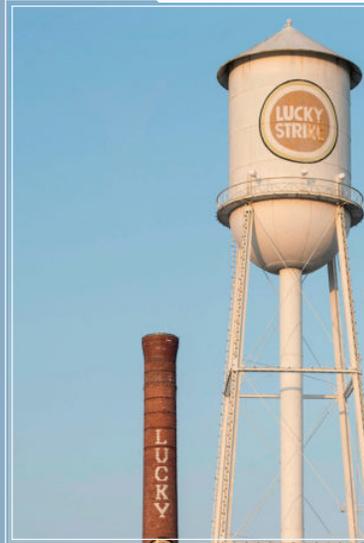
# Market Overview

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.



69,198

Total Employees



6,951

Total Businesses



## 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.





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