

Conceptual Rendering



ALPACA  
PERUVIAN CHARCOAL CHICKEN



TENANT

DENTAL  
GROUP

FOR  
LEASE

2100 S. MIAMI BLVD

DURHAM, NC 27703

1,200 SF RETAIL SPACE  
UNDER CONSTRUCTION  
DELIVERING EARLY 2026

LISTING BROKERS:

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DURHAM, NC 27703**

## PROPERTY HIGHLIGHTS

- » 1,200 SF available in retail strip
  - » Suite 102
  - » Delivered in cold dark shell
  - » Grease trap available
- » TI Allowance \$50.00/SF
- » End caps occupied by Alpaca Peruvian Chicken and a Dental Group
- » 66 parking spaces (10:1,000 SF)
- » Conveniently located near major highways such as I-40 and US-70, providing excellent connectivity to Raleigh, Chapel Hill, and the greater Research Triangle area
- » 10 minutes away from Research Triangle Park (RTP), home to over 300 companies and RDU International Airport
- » Surrounded by a variety of shopping centers, restaurants, and cafes



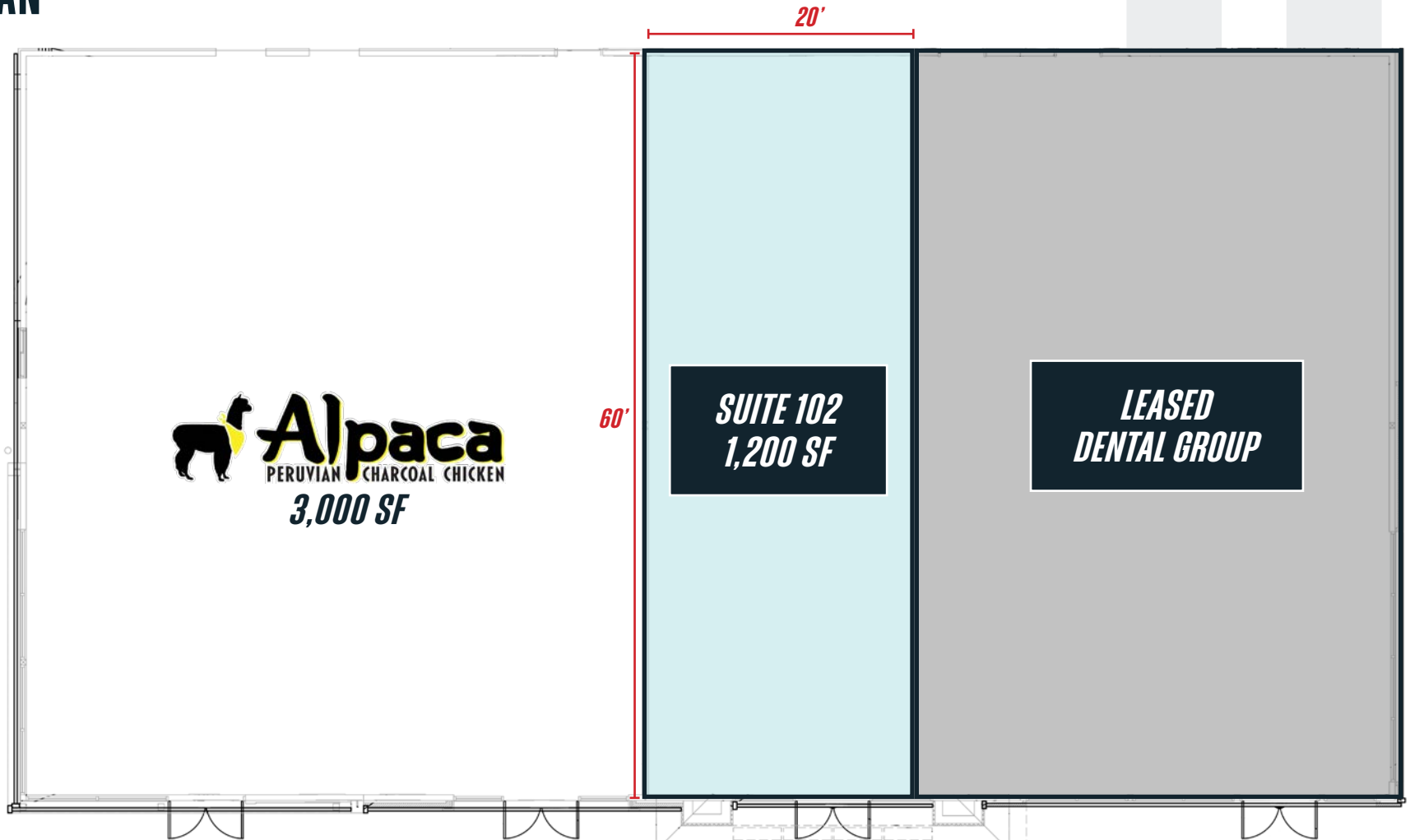
**LEASE RATE:**  
**SUITE 102: \$35.00/SF, NNN**  
**EST TICAM: \$7.00/SF**

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## FLOOR PLAN



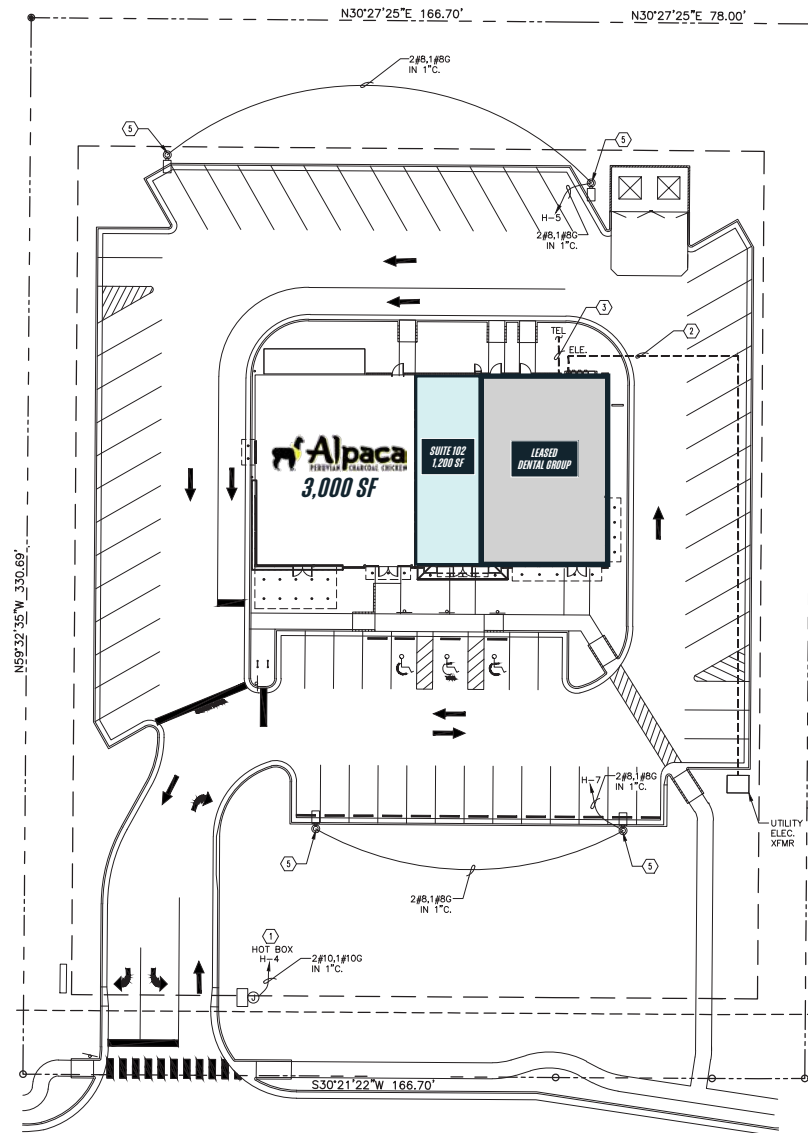
*\*\*Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy. Not to scale, for illustration purposes only.*

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## SITE PLAN



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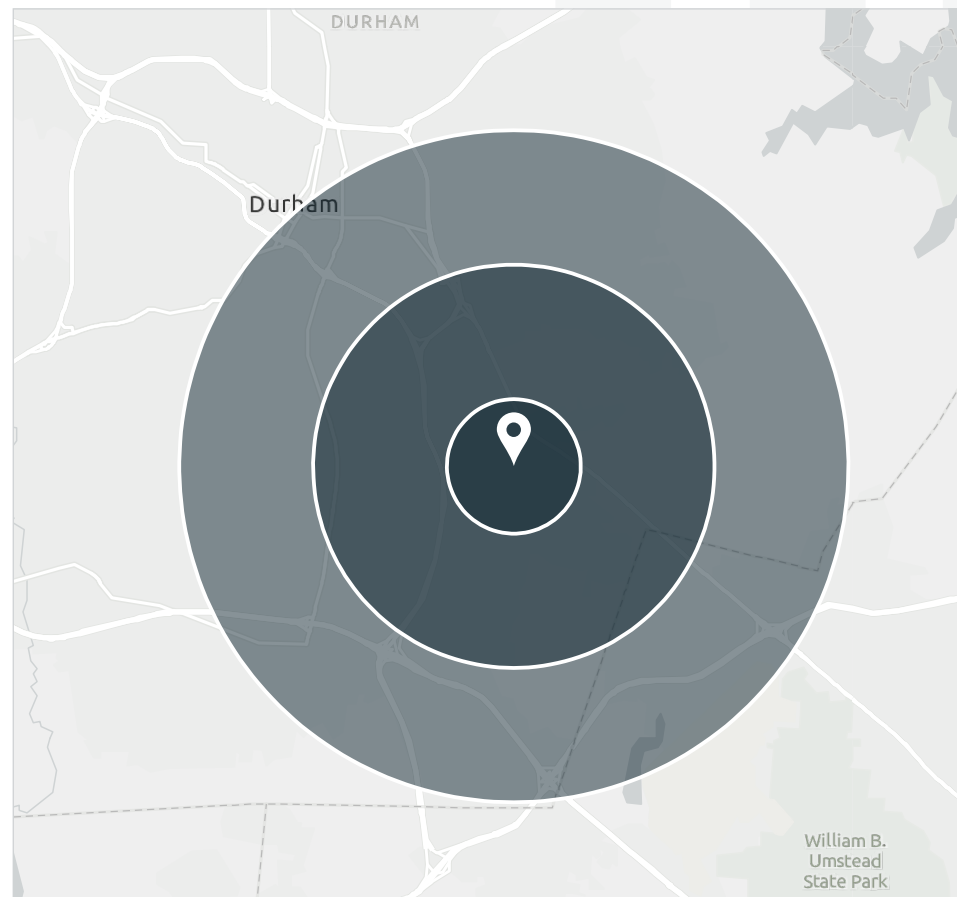
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## DEMOGRAPHICS

|                                  | 1-Mile    | 3-Mile    | 5-Mile    |
|----------------------------------|-----------|-----------|-----------|
| 2025 POPULATION                  | 6,811     | 43,636    | 152,161   |
| 2030 POPULATION<br>(PROJECTED)   | 7,602     | 49,360    | 161,722   |
| 2025 HOUSEHOLDS                  | 3,372     | 19,169    | 65,736    |
| 2030 HOUSEHOLDS<br>(PROJECTED)   | 3,792     | 22,133    | 71,075    |
| OWNER-OCCUPIED<br>HOUSING UNITS  | 1,989     | 12,052    | 33,126    |
| RENTER-OCCUPIED<br>HOUSING UNITS | 1,383     | 7,117     | 32,610    |
| 2025 AVERAGE<br>HOUSEHOLD INCOME | \$150,042 | \$138,575 | \$116,299 |



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## RECENT/UPCOMING DEVELOPMENTS

| NAME                          | LOCATION                                                | TYPE                            | SIZE        | # OF UNITS | EXPECTED DELIVERY                                                  | ADDITIONAL INFORMATION       |
|-------------------------------|---------------------------------------------------------|---------------------------------|-------------|------------|--------------------------------------------------------------------|------------------------------|
| CAMBREY CROSSING              | 2001 Regal Dr, Durham                                   | Townhomes                       | 84 Acres    | 115 Units  | Phase 1 Finished August '24; 29 Future Homesites Available         | -                            |
| CREEKSIDE MIXED USE           | Near the intersection of Angier Ave & Cortez Dr, Durham | Mixed-Use Townhomes/ Apartments | 76 Acres    | -          | Preliminary Meetings                                               | <a href="#">Article Link</a> |
| STRAUSS CREEK TOWNHOMES       | 1801 Strauss Dr, Durham                                 | Townhomes                       | 12.78 Acres | 95 Units   | Developer anticipates going before the Durham City Council in 2025 | <a href="#">Article Link</a> |
| MAA NIXIE                     | 1250 Hitchings Way, Durham                              | Apartments                      | -           | 406 Units  | Fall 2024 - Currently Pre-leasing                                  | <a href="#">Article Link</a> |
| RENAISSANCE RTP               | 4175 Sancar Way, RTP                                    | Hotel                           | -           | 279 Rooms  | Spring 2025                                                        | <a href="#">Article Link</a> |
| 5802 S MIAMI BLVD. APARTMENTS | 5802 S Miami Blvd, Durham                               | Apartments                      | 11 Acres    | 432 Units  | Received approval to build 9/16/2024                               | <a href="#">Article Link</a> |
| PLAT 4 AT RTP                 | First Edition Dr, Durham                                | Apartments                      | 22.6 acres  | 240 Units  | Delivered Summer 2024                                              | -                            |
| BRIGHTLEAF NORTH              | 2040 Copper Leaf Pkwy, Durham                           | Townhomes                       | 20 Acres    | 90 Units   | Approved to build 08/2023                                          | <a href="#">Article Link</a> |
| FLETCHER CROSSING             | 707 S. Mineral Springs Rd, Durham                       | Townhomes                       | 9.5 Acres   | 80 Units   | Approved to build 08/2023                                          | <a href="#">Article Link</a> |
| PAGE SQUARE                   | 320 Smallwood Dr, Morrisville                           | Townhomes                       | -           | 124 Units  | Completed Spring 2024                                              | -                            |
| FOX CROSSING II               | 734 S Miami Blvd, Durham                                | Mixed-Use Apartments            | -           | 320 Units  | Phase 1 complete, Phase 2 - 2027                                   | <a href="#">Article Link</a> |
| LENNAR AT TANGLEWOOD          | 1017 Tea Time Trl, Durham                               | Townhomes                       | -           | 195 Units  | Under Construction                                                 | -                            |

\*Within a five mile radius.

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**THIS IS OUR TRADEMARK**

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