



ALPACA
PERUVIAN CHARCOAL CHICKEN



TENANT **TENANT**

**FOR
LEASE**

2100 S. MIAMI BLVD

DURHAM, NC 27703

**UP TO 3,600 SF
UNDER CONSTRUCTION RETAIL SPACE
DELIVERING SUMMER 2025**

LISTING BROKERS:

VIJAY K. SHAH, CCIM

919.645.1425 (D) | 919.812.0964 (M)

VSHAH@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552**

2100 S. MIAMI BLVD
DURHAM, NC 27703

PROPERTY HIGHLIGHTS

- » Up to 3,600 SF available in an under construction retail strip
 - » Suite 102: 1,800 SF
 - » Delivered in vanilla box condition
 - » Suite 103: 1,800 SF
 - » Delivered in cold dark shell.
 - » 1,500 gallon grease trap available
- » Expected delivery date of Summer 2025
- » End cap will be occupied by Alpaca Peruvian Chicken
- » 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



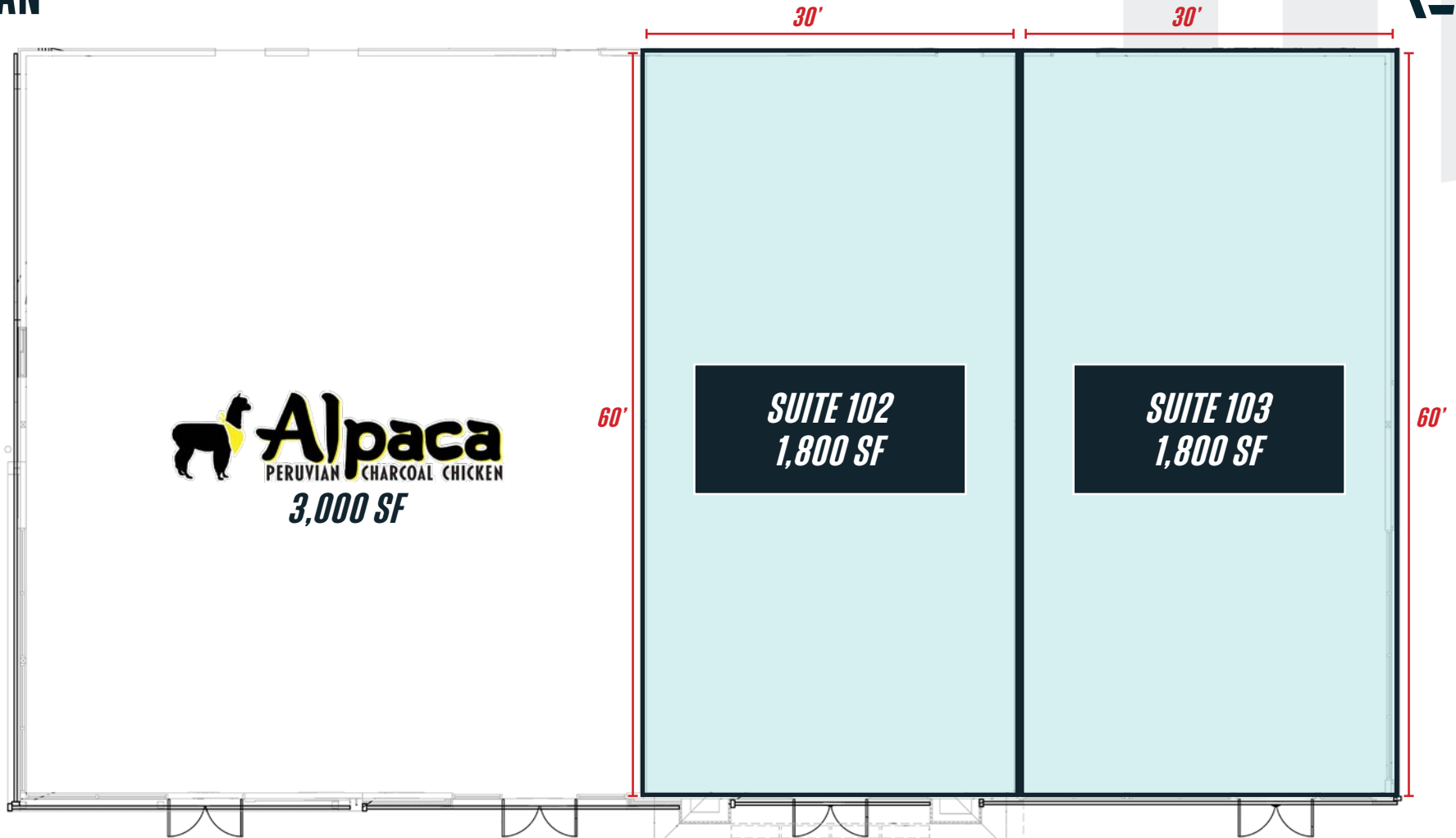
LEASE RATE:
\$30.00/SF, NNN

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FLOOR PLAN



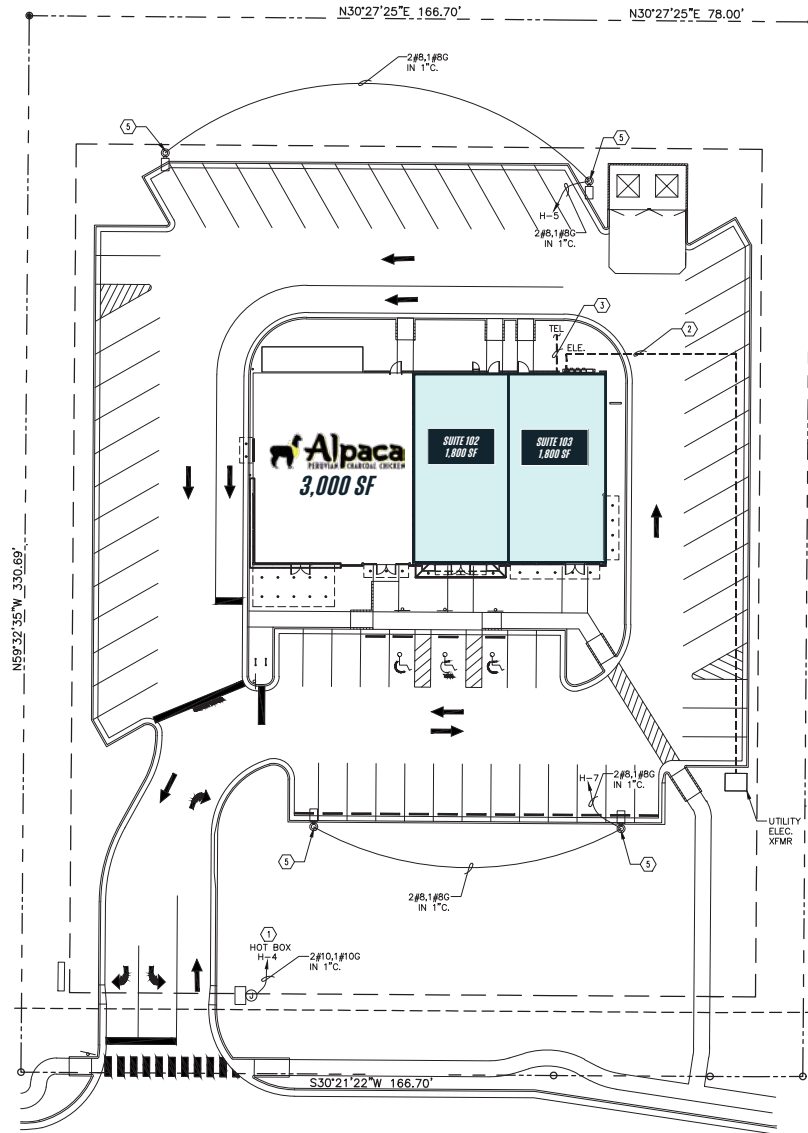
***Square Footage is correct based on available information. Additional measurements may be warranted to ensure accuracy. Not to scale, for illustration purposes only.*

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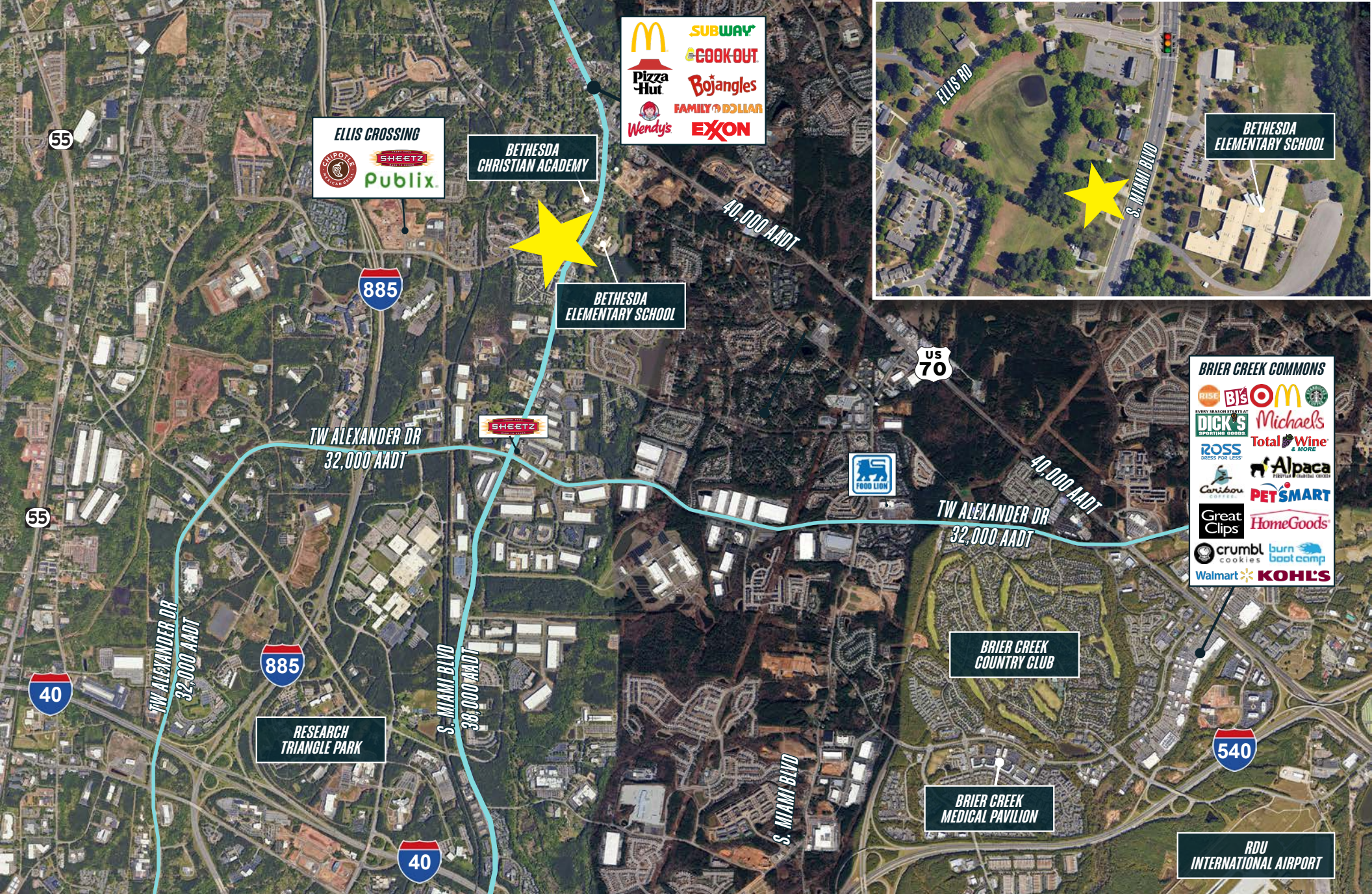
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SITE PLAN



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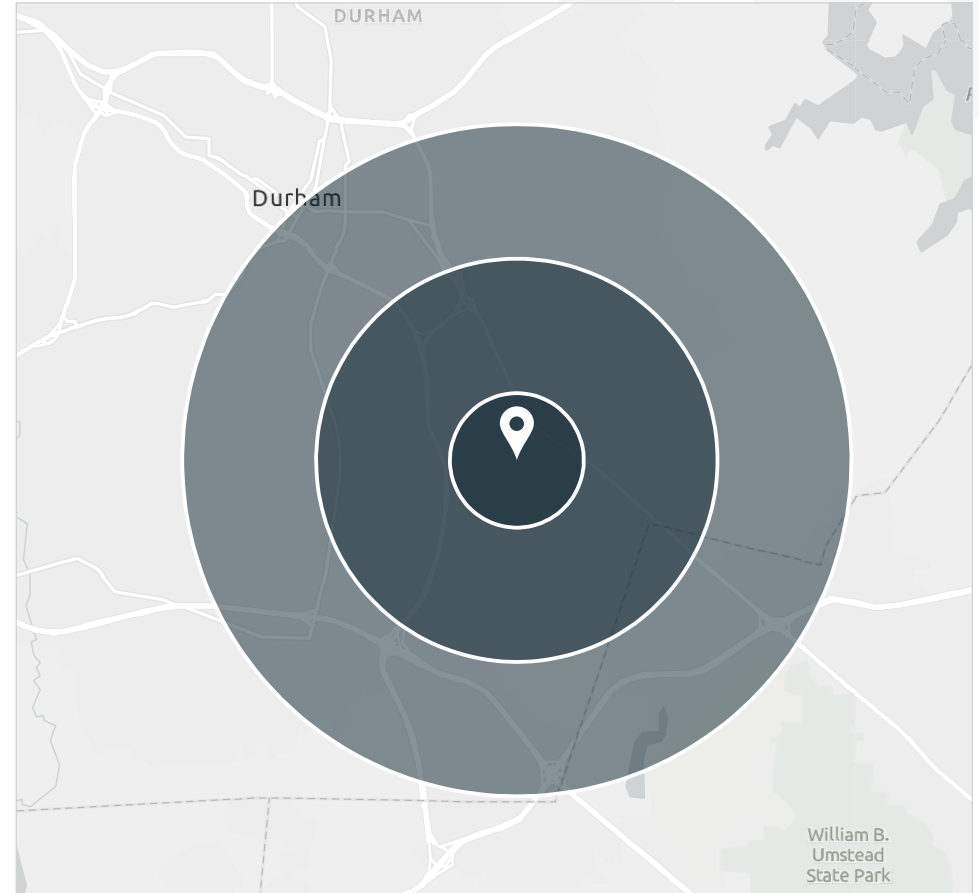
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 POPULATION	6,652	42,207	149,841
2029 POPULATION (PROJECTED)	7,236	45,885	158,978
2024 HOUSEHOLDS	3,244	18,267	63,649
2029 HOUSEHOLDS (PROJECTED)	3,604	20,282	68,902
OWNER-OCCUPIED HOUSING UNITS	1,955	11,661	32,693
RENTER-OCCUPIED HOUSING UNITS	1,289	6,606	30,956
2023 AVERAGE HOUSEHOLD INCOME	\$141,755	\$131,942	\$110,238



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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	Article Link
STRAUSS CREEK TOWNHOMES	1801 Strauss Dr, Durham	Townhomes	12.78 Acres	95 Units	Developer anticipates going before the Durham City Council in 2025	Article Link
MAA NIXIE	1250 Hitchings Way, Durham	Apartments	-	406 Units	Fall 2024 - Currently Pre-leasing	Article Link
RENAISSANCE RTP	4175 Sancar Way, RTP	Hotel	-	279 Rooms	Spring 2025	Article Link
5802 S MIAMI BLVD. APARTMENTS	5802 S Miami Blvd, Durham	Apartments	11 Acres	432 Units	Received approval to build 9/16/2024	Article Link
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	Article Link
FLETCHER CROSSING	707 S. Mineral Springs Rd, Durham	Townhomes	9.5 Acres	80 Units	Approved to build 08/2023	Article Link
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	Article Link
LENNAR AT TANGLEWOOD	1017 Tea Time Trl, Durham	Townhomes	-	195 Units	Under Construction	-

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