

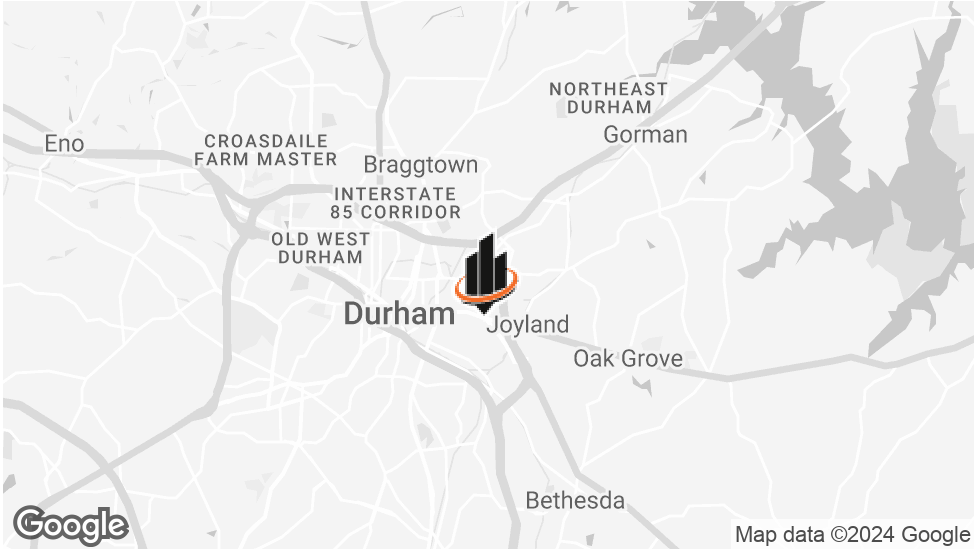


907
N. MIAMI BLVD

FOR LEASE | ±24,247 SF

JOHNNY WEHMANN

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±32,747 SF
AVAILABLE SF:	±24,247 SF
ZONING:	Commercial General
PARCEL ID:	120903
LEASE RATE:	Negotiable (NNN)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **907 N. Miami Blvd located at Village Plaza in east Durham**. This ±24,247 SF suite was the former home of Dollar Tree.

PROPERTY HIGHLIGHTS

- Abundant parking and signage opportunities
- Located ±0.5 miles from US Hwy 70 and I-885
- Close proximity to the East End Connector, which links the Durham Fwy and US Hwy 70
- Space is NOT divisible at this time

JOHNNY WEHMANN
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VILLAGE PLAZA | 907 N. Miami Blvd Durham, NC 27703



EXTERIOR PHOTOS



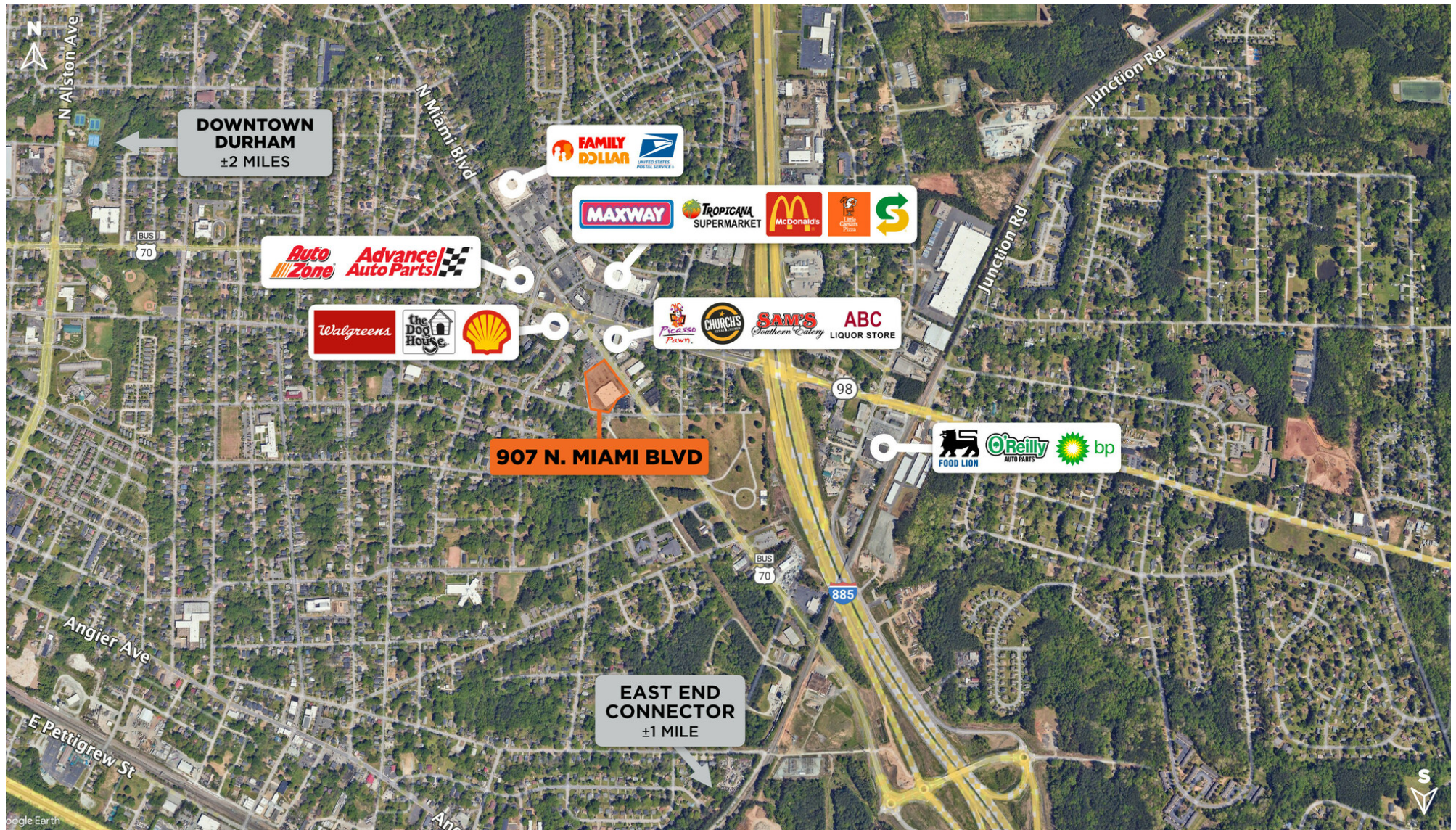
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RETAILER MAP



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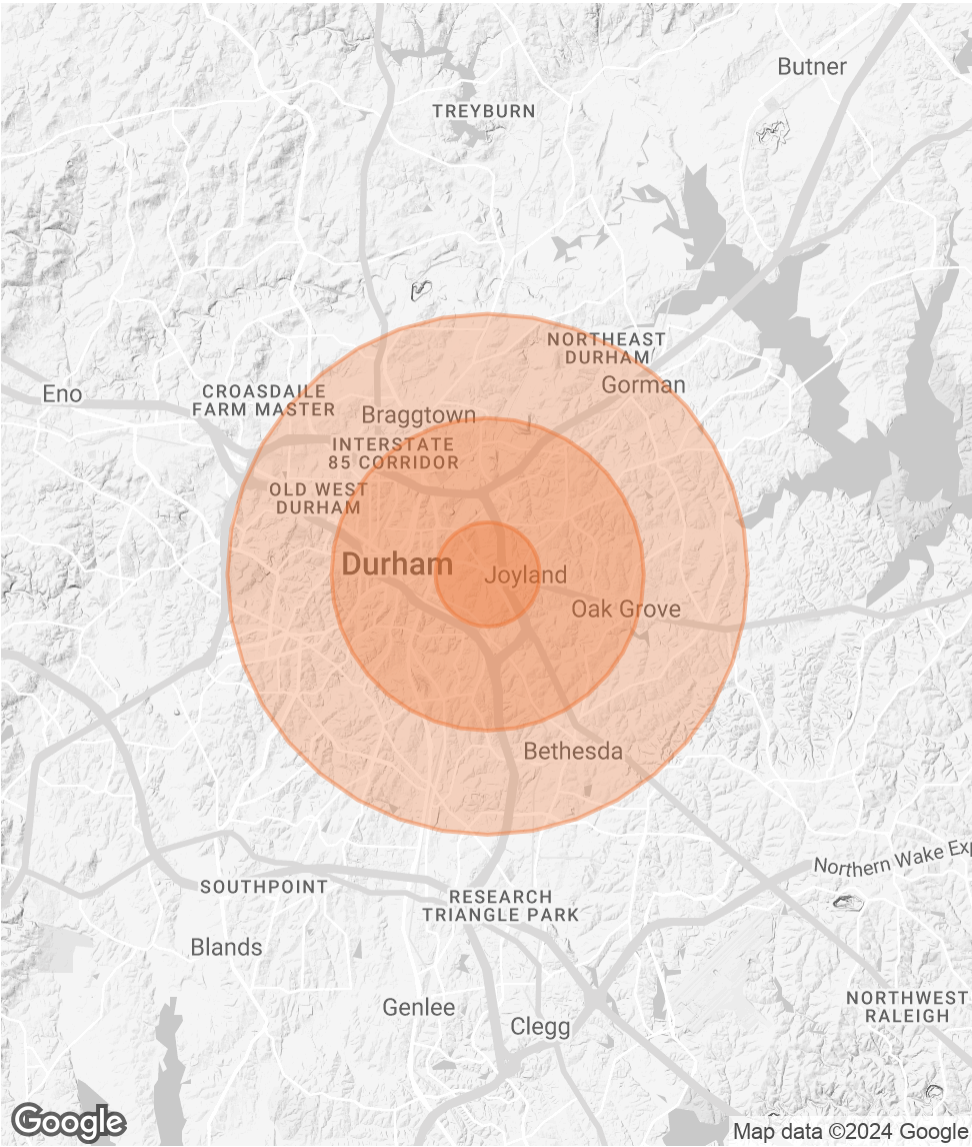
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,611	78,885	167,676
AVERAGE AGE	33.3	33.2	33.9
AVERAGE AGE (MALE)	31.5	32.4	32.8
AVERAGE AGE (FEMALE)	33.7	33.1	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,630	32,236	70,523
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$39,190	\$60,554	\$66,225
AVERAGE HOUSE VALUE	\$119,357	\$203,032	\$196,755

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: **919.287.3218** | Cell: **919.259.3618**

PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties.

Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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