



1020 S MIAMI BLVD.

DURHAM, NC

INCOME PRODUCING MULTI-TENANT BUILDING
FOR SALE / 7.88 ACRES

1020-C
1.16 Acres
Sold Separately

1020-B
1.02 Acres
Sold Separately

1020-A
2.27 Acres
Sold Separately

Value Add or Redevelopment Opportunity

RCR
RICH COMMERCIAL REALTY

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RALEIGH • WILMINGTON

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EXECUTIVE SUMMARY



The property presents a rare commercial opportunity in the Triangle regions fastest-growing South Durham/Research triangle Park (RTP) submarket. With direct frontage on one of Durham's most traveled thoroughfares and immediate access to major highway infrastructure. The property is positioned to serve a wide variety of commercial uses from retail and service-oriented tenants to professional office, R&D or light industrial users.

- » Currently 100% occupied with seven tenants on shorter term leases.
- » Situated on approximately 8 Acres with 375' of road frontage on US 70 and the ability to acquire an additional 7 acres.
- » This opportunity offers value add or redevelopment options for investors, developers or occupants.
- » Ability to purchase additional 4.45 Acres



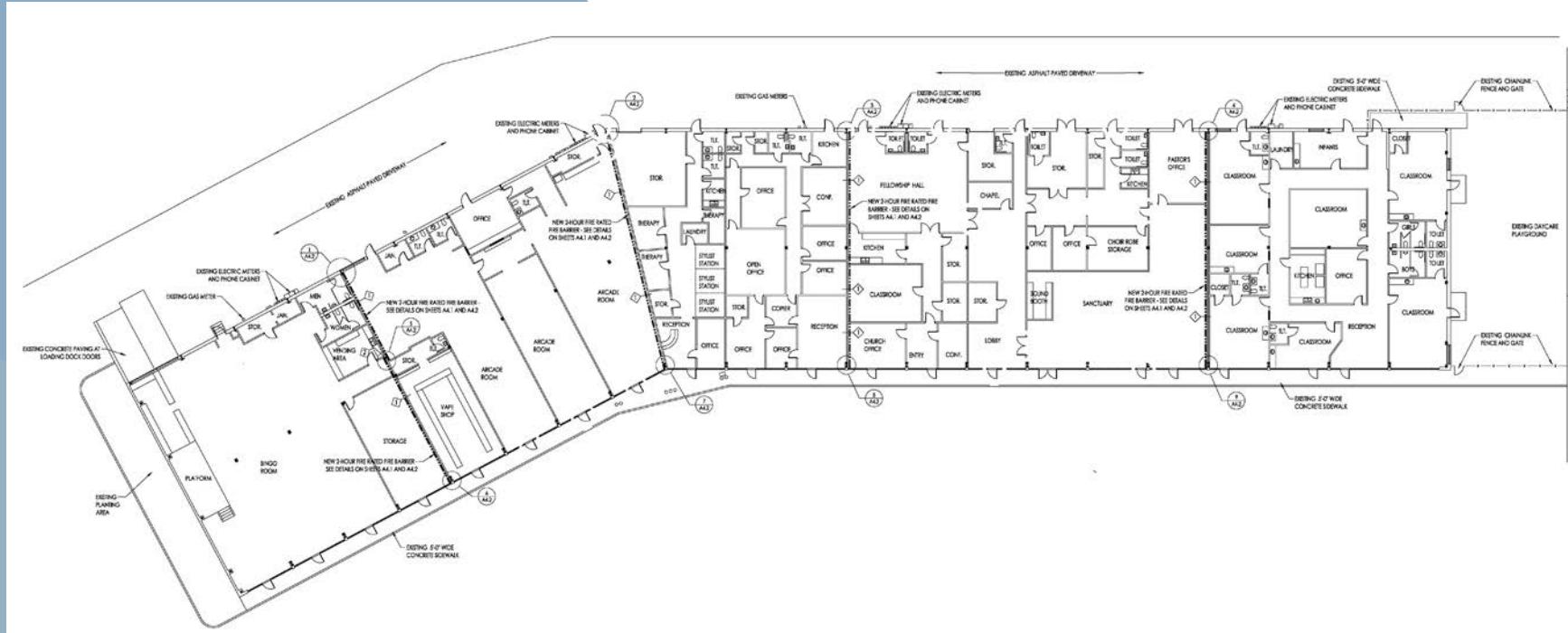
PROPERTY DETAILS



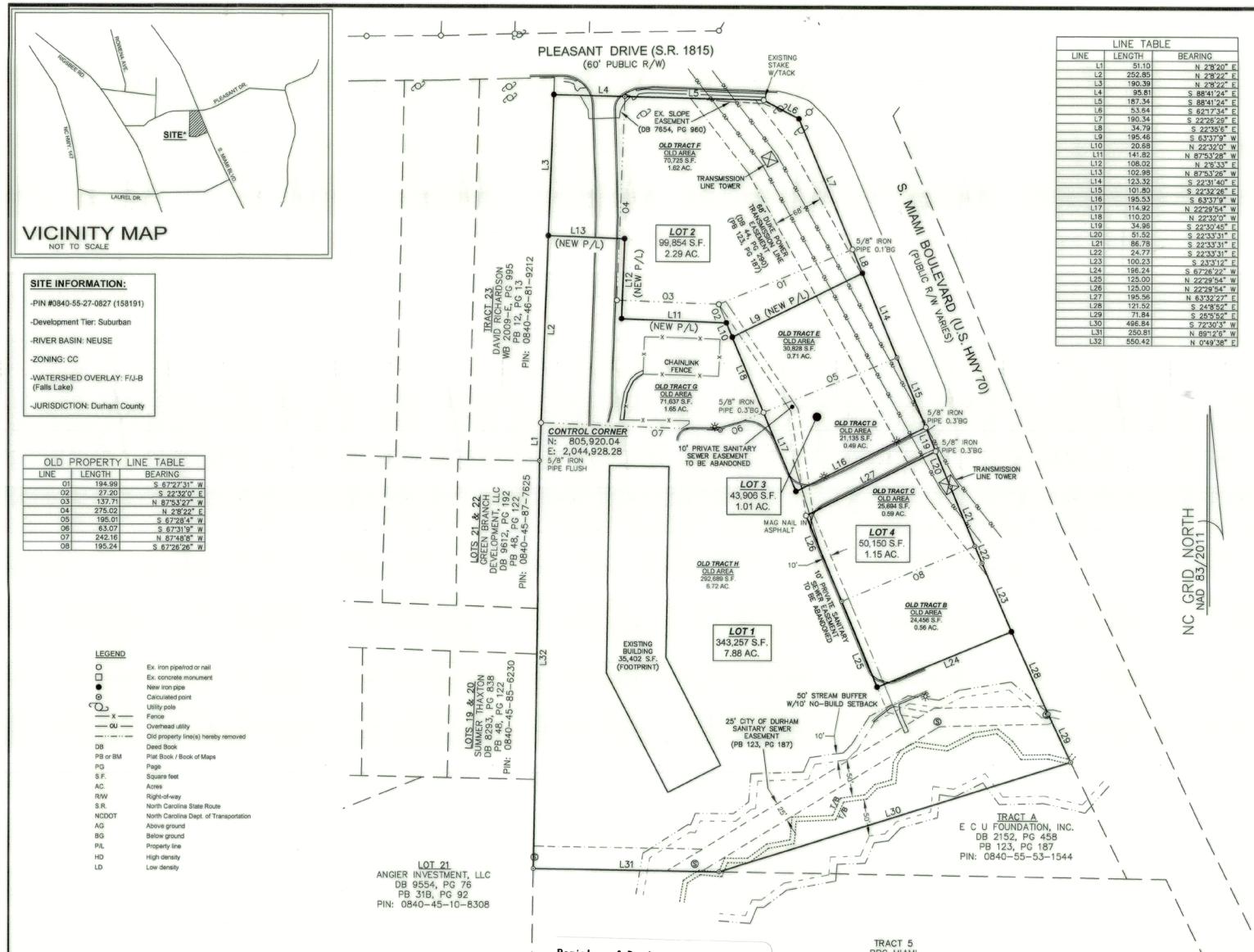
| | |
|----------------------|--------------------------------------|
| PRICING | Call for Pricing |
| ADDRESS | 1020 S Miami Blvd, Durham, NC 27703 |
| YEAR BUILT | 1990 |
| BUILDING SIZE | 34,433 SF |
| CONSTRUCTION | Masonry and Glass Construction |
| AVAILABLE SF | 100% Occupied |
| ACRES | 7.88 |
| PARKING RATIO | 5:1000 - Approx. 170 Surface space |
| HVAC | Rooftop units vary in ages |
| ROOF | Coated with 10 Year warranty in 2024 |
| SIGNAGE | Building and Monument |
| CLEAR HEIGHT | approximately 18 Feet |
| ZONING | C1A |

Rent Roll and Expense provided upon request and execution of confidentiality agreement

FLOOR PLAN



SITE PLAN



HIGHLIGHTS & DEMOGRAPHICS

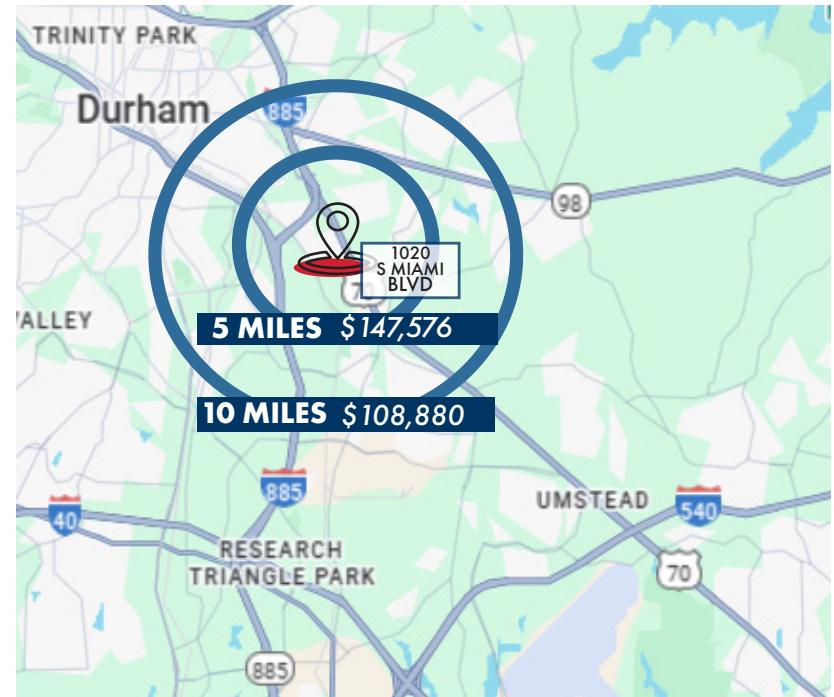
LOCATION & ACCESSIBILITY

- Accessed from multiple routes including I-85, I-40, and I-440
- The property is situated in front of Parkside 70 shopping center placing it in an established retail district with significant traffic exposure and nearby commercial amenities
- The location is just 10 minutes from RDU Airport

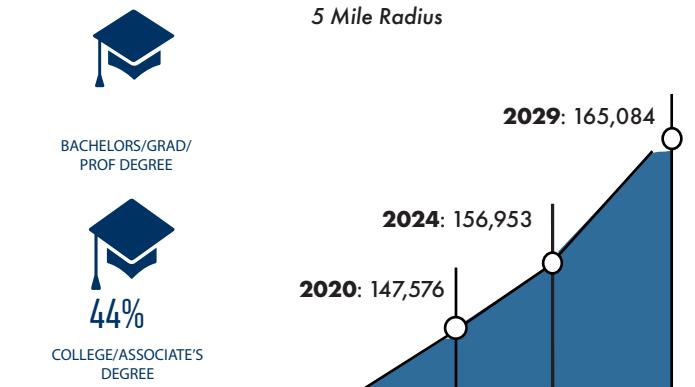
DEMOGRAPHICS*

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| 2024 Population | 4,336 | 58,830 | 147,576 |
| Average Household Income | \$79,546 | \$86,718 | \$94,787 |
| Median Household Income | \$58,108 | \$61,874 | \$71,053 |
| Total Households | 1,573 | 22,842 | 63,566 |
| Median Age | 36.3 | 35.3 | 36.6 |

AVERAGE HOUSEHOLD INCOME



LARGE, RAPIDLY GROWING POPULATION



MARKET OVERVIEW

DURHAM, NC

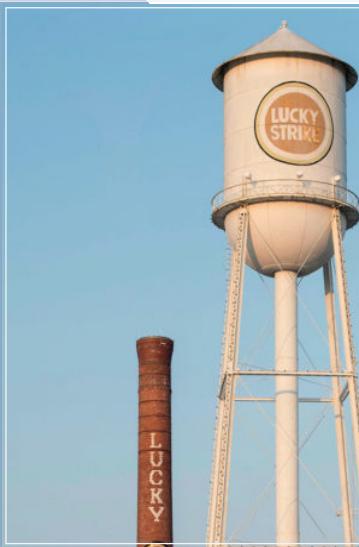
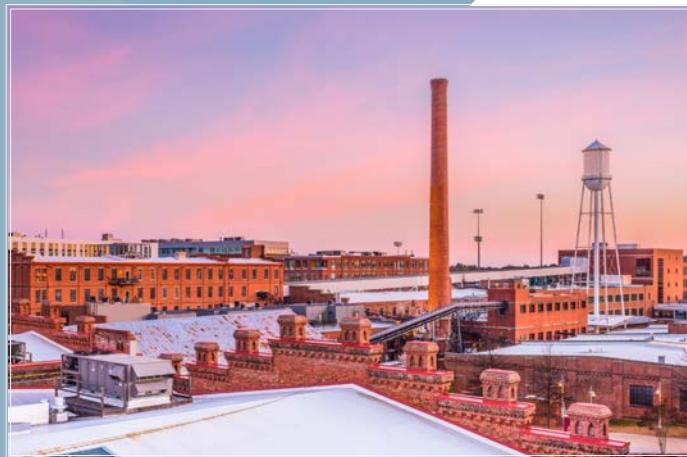


DURHAM SUBMARKET

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

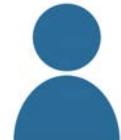


RETAIL

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.



125.66%
Office Vacancy Rate



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.



MARKET OVERVIEW

RALEIGH-CARY-DURHAM-CHAPEL HILL RESEARCH TRIANGLE AT A GLANCE

The Research Triangle (the “Triangle”) is distinctly known as a national front runner in economic and population growth. This region in the North Carolina Piedmont incorporates the Raleigh-Cary-Durham-Chapel Hill CBSA which has grown 23% between 2010 and 2019 to over 2 million residents, a percentage change that ranked fourth among the nation’s fastest-growing major metros. Since 2000, the Triangle’s population has cumulatively increased a staggering 85%.

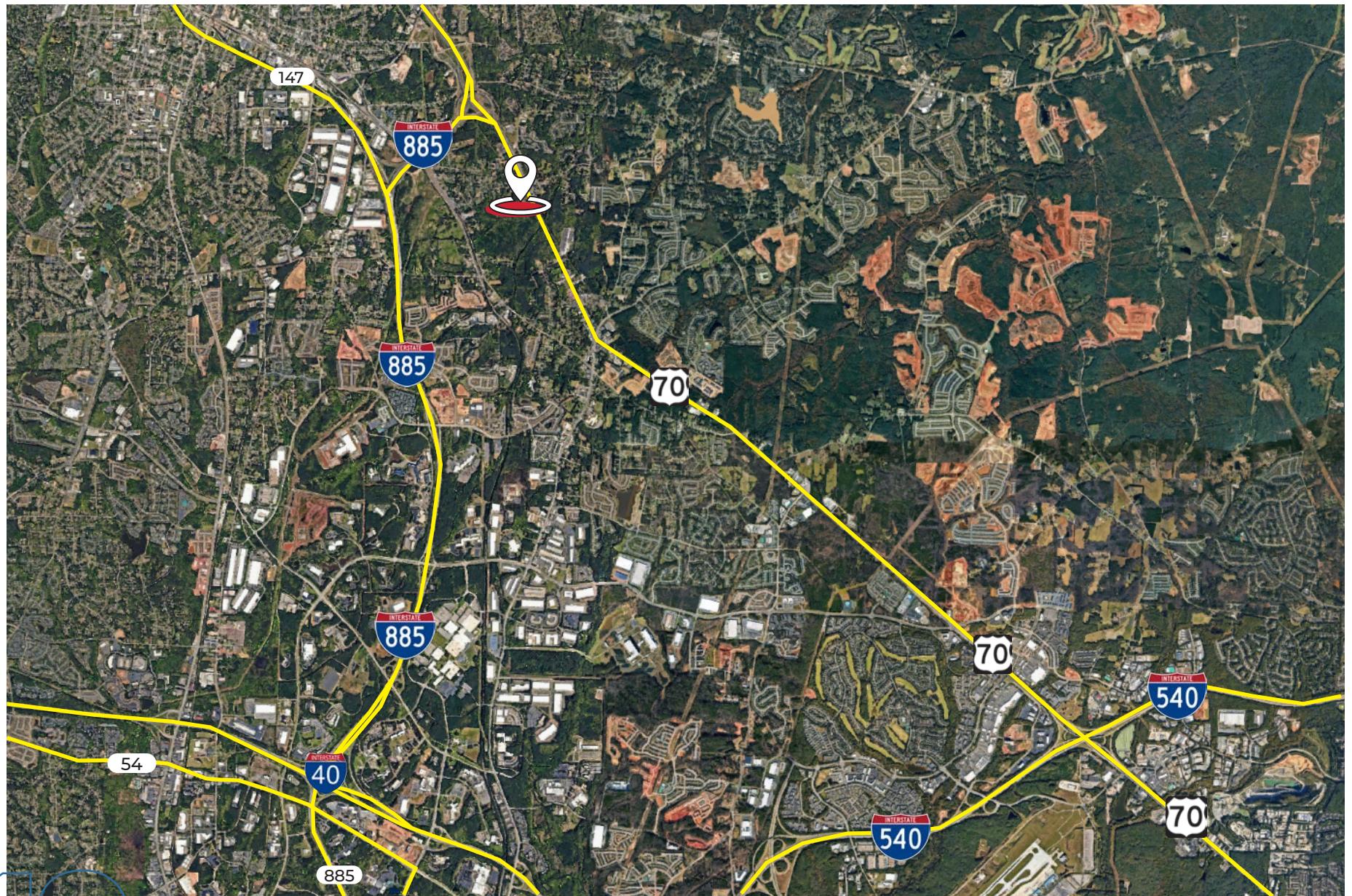
Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth.

The Triangle is best known and aptly named for the triangular proximity of its renowned major universities—University of North Carolina in Chapel Hill, Duke University in Durham and North Carolina State University in Raleigh. As demand for talent escalates, global employers are finding a home in the area to access this professional, highly-educated workforce, but also due to the relative cost savings they can achieve when compared to gateway cities such as New York, Boston, and Washington

D.C. Companies are going to where they can find the best employees for their money, and the Triangle is leading the nation, as evidenced by the fact that the area is one of the nation’s fastest growing “large city” populations in the country. People from all over the country are migrating to the Triangle for the work-life balance and central location with drive times of just two hours to coastal beach fronts and three hours to mountain retreats.

| | | | | | |
|--|--|---|---|---|---|
| #1 | #2 | #3 | #4 | #9 | #3 |
| Raleigh ranks #1 Best City for Jobs in the US Glassdoor (2020) | Chapel Hill is ranked the 2nd Best College Town in America Southern Living (2022) | Raleigh is 3rd Happiest City in America Men's Health (November 2022) | Raleigh is #4 out of 50 Best Places to Live in the US Money (October 2022) | Raleigh ranked #9 Safest City in America WalletHub (October 2022) | Raleigh is #3 Among STEM Job Growth Index RCLCO (November 2022) |

LOCATION OVERVIEW



100

CONFIDENTIALITY DISCLAIMER

Rich Commercial Realty, LLC ("RCR") has been retained as advisor and broker to 1020 S Miami Blvd TIC (the "Owner") regarding the sale of a certain property referred to as 1020 S Miami Blvd (the "Property") located at 1020 S Miami Blvd in Durham, North Carolina.

This Offering Memorandum has been prepared by RCR for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information prospective investors may need or desire. All projections have been developed by RCR and the Owner and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by RCR or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on, as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, RCR, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, RCR, the Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

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