



**FOR SALE**

**1426 & 1500 S. MIAMI BLVD**

**DURHAM, NC 27703**

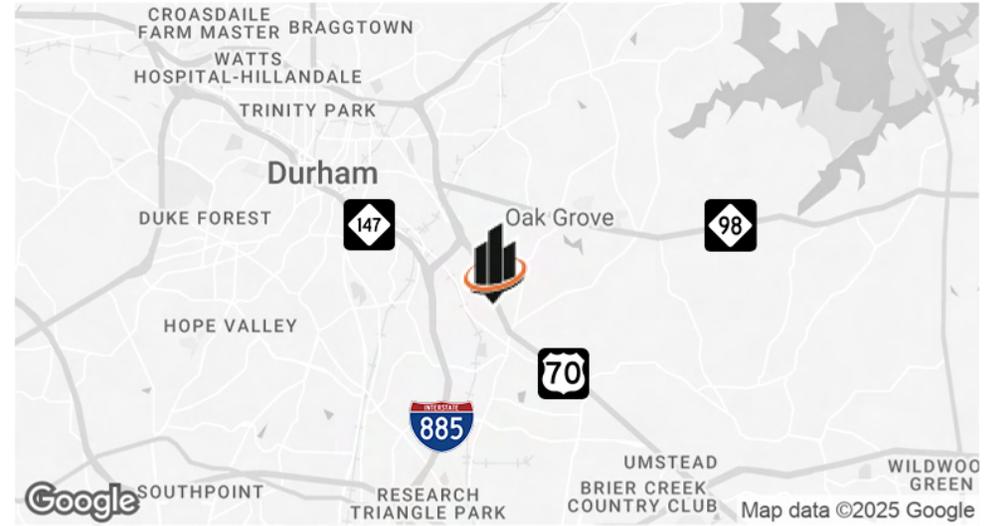
**PRESENTED BY:**



**WHIT BRANNON**

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# PROPERTY SUMMARY



<b>ASKING PRICE</b>	<b>\$5,995,000</b>
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## OFFERING SUMMARY

<b>TOTAL BLDG SIZE:</b>	±22,998 SF
<b>TOTAL ACREAGE:</b>	±2.40 Acres
<b>CURRENT ZONING:</b>	CG / RS-20
<b>FUTURE ZONING:</b>	Commercial Heavy (CH)
<b>PARCEL ID:</b>	234198 & 165078
<b>GROSS RENTS:</b>	\$357,553

## PROPERTY OVERVIEW

The property located at **1426 S. Miami Boulevard** is a **±2.40-acre site with two commercial buildings, totaling ±22,998 SF**. The improvements are **utilized as automotive sales and service centers**, Moaven Automotive and Gerber Collision & Glass. **This sale also includes 1500 S. Miami Blvd**, a ±0.2-acre fenced parking lot.

## PROPERTY HIGHLIGHTS

- Built in 1986, the buildings were renovated in 2011 and include a waiting area with private offices, garage/shop space, and 11 roll-up doors
- Gas-pack heat or oil can be used by both tenants
- Direct access to US 70 with close proximity to I-85/I-885, connecting to downtown Durham and RTP
- The front half of the property is currently zoned CG - upon adoption of the new Land Development Code (LDC), the entire property is proposed to be rezoned CH

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**PROPERTY OUTLINE**



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**1426 & 1500 S. MIAMI BOULEVARD** | Durham, NC 27703

## BUILDING 1 OVERVIEW

<b>BUILDING SIZE:</b>	±12,953 SF
<b>YEAR BUILT:</b>	1986
<b>RENOVATED:</b>	2010/2011
<b>ZONING:</b>	CG(D) & RS-20
<b>PARCEL ID:</b>	234198
<b>CURRENT USE:</b>	Automotive Sales & Service Shop
<b>FOUNDATION:</b>	Slab
<b>MASONRY:</b>	Split-Face Concrete Blocks
<b>ROOF TYPE:</b>	Standing Seam Metal
<b>EXTERIOR SURFACE TYPE:</b>	Asphalt & Concrete
<b>INTERIOR FLOORING:</b>	Tile & Concrete
<b>LIGHTING:</b>	Fluorescent
<b>ROLL UP DOORS:</b>	6
<b>CURRENT LEASE TYPE:</b>	NNN
<b>CURRENT LEASE ENDS:</b>	4/15/28 & 8/27/28 (Gerber Portion)
<b>RENEWAL OPTION:</b>	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±40,660 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- Access to gas-pack heat or oil
- **±0.2-acre lot at 1500 S. Miami Blvd conveys and is currently part of the Moaven lease**

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## BUILDING 1 OVERVIEW



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## BUILDING 1 OVERVIEW



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## BUILDING 2 OVERVIEW

<b>BUILDING SIZE:</b>	±10,044 SF
<b>YEAR BUILT:</b>	1986
<b>RENOVATED:</b>	2010/2011
<b>ZONING:</b>	CG(D) & RS-20
<b>PARCEL ID:</b>	165078
<b>CURRENT USE:</b>	Glass Repair & Body Shop w/ Paint Booth
<b>FOUNDATION:</b>	Slab
<b>MASONRY:</b>	Split-Face Concrete Blocks
<b>ROOF TYPE:</b>	Standing Seam Metal
<b>EXTERIOR SURFACE TYPE:</b>	Asphalt & Concrete
<b>INTERIOR FLOORING:</b>	Tile & Concrete
<b>LIGHTING:</b>	Fluorescent
<b>ROLL UP DOORS:</b>	5
<b>CURRENT LEASE TYPE:</b>	NNN (Landlord responsible for HVAC)
<b>CURRENT LEASE ENDS:</b>	8/27/28
<b>RENEWAL OPTION:</b>	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±40,660 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- HVAC units replaced in 2021
- Access to gas-pack heat or oil

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## BUILDING 2 OVERVIEW



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**AREA OVERVIEW (SOUTH TOWARDS RTP)**



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# AREA OVERVIEW (NORTH TOWARDS DOWNTOWN DURHAM)



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# AREA ANALYTICS

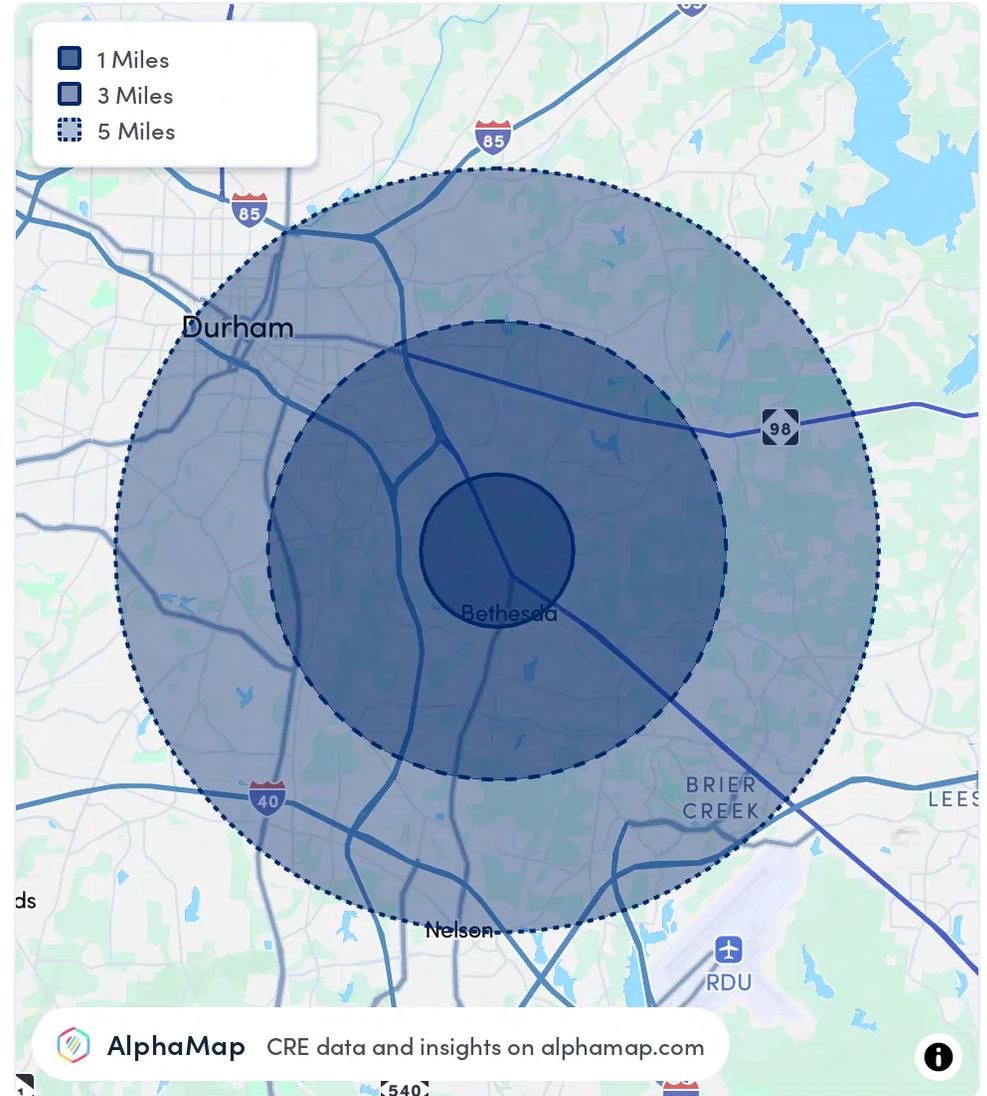
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,813	50,299	153,867
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	39	39	38

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,917	20,036	63,706
PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$140,622	\$111,566	\$103,658
AVERAGE HOUSE VALUE	\$403,333	\$355,578	\$409,582
PER CAPITA INCOME	\$56,248	\$44,626	\$43,190

Map and demographics data derived from AlphaMap



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