



1020 S MIAMI BLVD.

DURHAM, NC

RETAIL SPACE AVAILABLE FOR LEASE



PROPERTY DETAILS

Lease Rate	\$18.00 NNN
-------------------	-------------

TICAM	\$3.45
--------------	--------

Address	1020 S Miami Blvd, Durham, NC 27703
----------------	-------------------------------------

Building Size	34,433 SF
----------------------	-----------

Year Built	1990
-------------------	------

Available SF	Suite 104: 6,240 RSF Suite 112: 7,905 RSF
---------------------	--

Acres	7.88
--------------	------

Parking Ratio	5:1000 - Approx. 170 Surface space
----------------------	------------------------------------

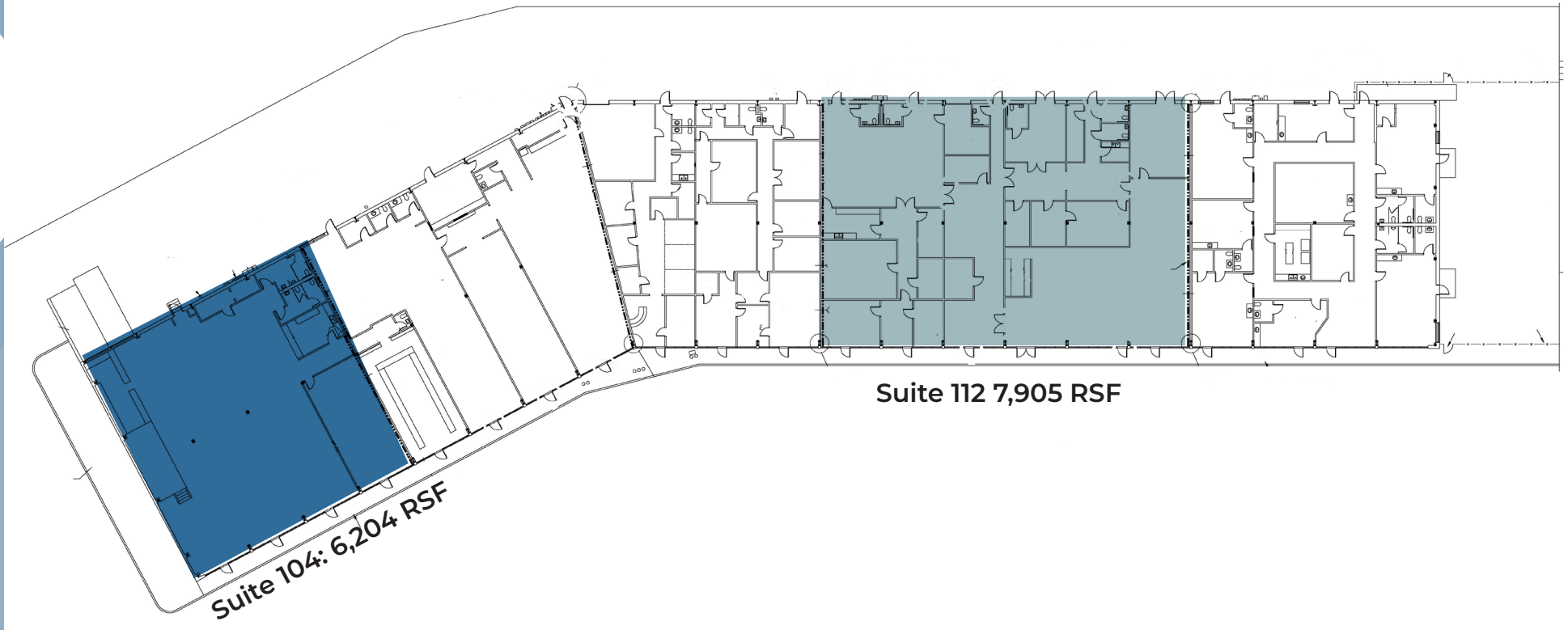
Signage	Building and Monument
----------------	-----------------------

Clear Height	approximately 18 Feet
---------------------	-----------------------

Zoning	C1A
---------------	-----

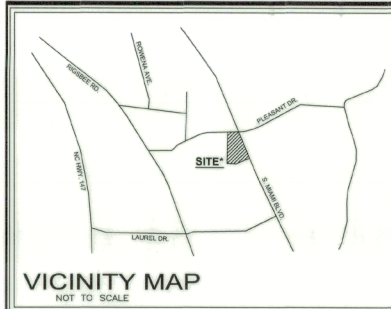


FLOOR PLAN



3

SITE PLAN



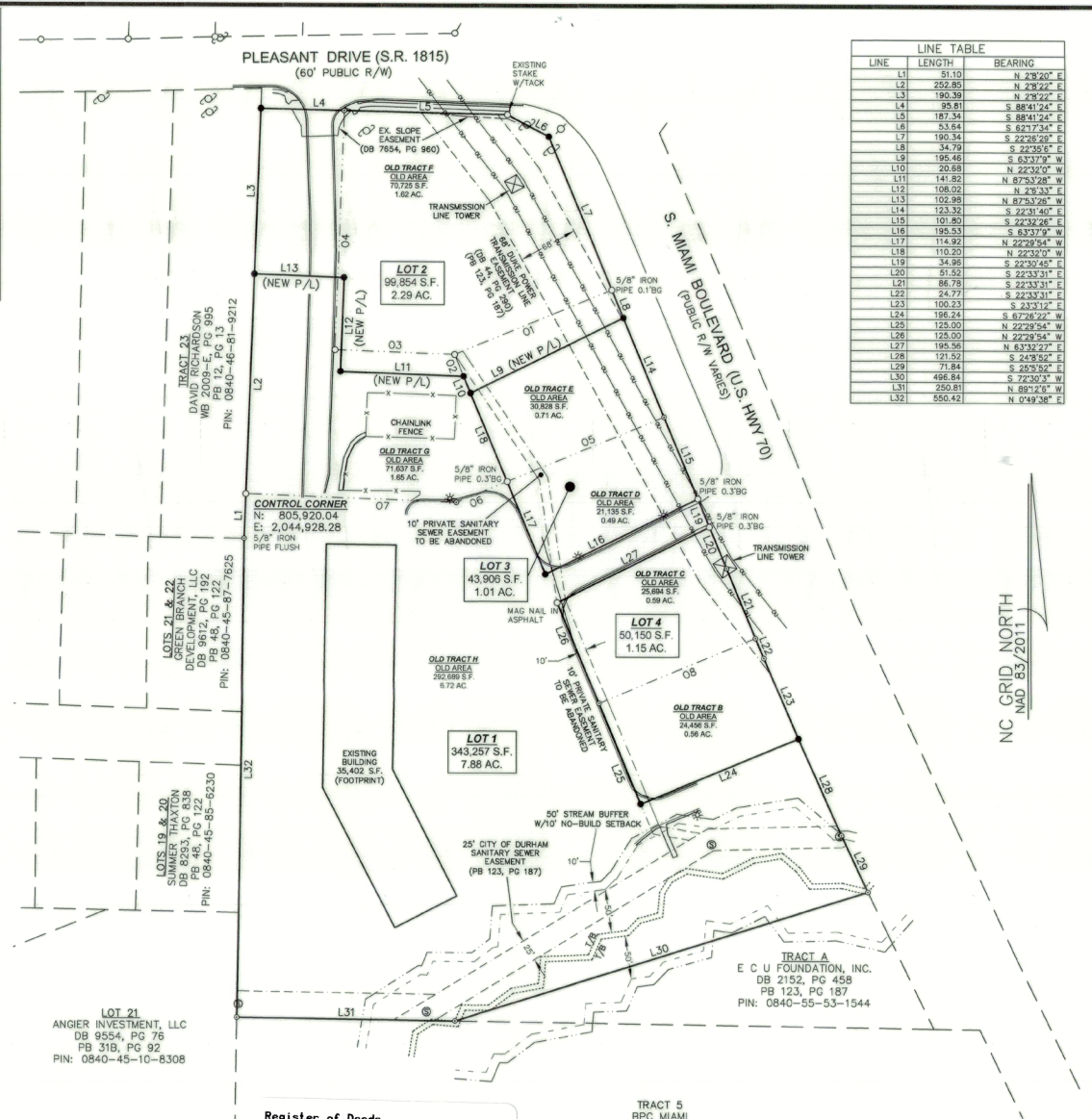
SITE INFORMATION:

-PIN #0840-55-27-0827 (158191)
-Development Tier: Suburban
-RIVER BASIN: NEUSE
-ZONING: CC
-WATERSHED OVERLAY: F12-B (Falls Lake)
-JURISDICTION: Durham County

LINE	LENGTH	BEARING
01	194.99	S. 67°27'31" W
02	77.29	S. 22°32'02" E
03	137.71	N. 87°53'22" W
04	275.02	N. 28°22' E
05	185.07	S. 67°28'4" W
06	63.07	S. 67°31'9" W
07	242.16	N. 87°48'8" W
08	195.24	S. 67°28'28" W

LEGEND

O Iron pipe/rod or nail
 Ex concrete monument
 New iron pipe
 Calculated point
 Utility pole
 Fence
 Overhead utility
 Old property line(s) hereby removed
 DB Deed Book
 PB or BM Plat Book / Book of Maps
 PG Page
 S.F. Square feet
 AC. Acres
 R/W Right-of-way
 S.R. North Carolina State Route
 NCDOT North Carolina Dept. of Transportation
 AG Above ground
 BG Below ground
 PL Property line
 HD High density
 LD Low density



LINE	LENGTH	BEARING
L1	51.10	N. 28°20' E
L2	252.85	N. 28°22' E
L3	190.39	N. 28°22' E
L4	99.81	S. 88°41'24" E
L5	187.34	S. 88°41'24" E
L6	53.64	S. 88°41'24" E
L7	190.34	S. 22°28'26" E
L8	34.79	S. 22°28'26" E
L9	195.46	S. 63°37'9" W
L10	20.69	N. 22°32'0" W
L11	141.82	N. 87°53'28" W
L12	108.02	N. 28°33' E
L13	102.98	N. 87°53'28" W
L14	123.32	S. 22°31'40" E
L15	101.80	S. 22°32'26" E
L16	195.53	S. 63°37'9" W
L17	114.92	N. 22°29'54" W
L18	110.20	N. 22°32'0" W
L19	34.96	S. 22°30'45" E
L20	51.52	S. 22°33'31" E
L21	86.78	S. 22°33'31" E
L22	24.77	S. 22°33'31" E
L23	100.23	S. 23°12' E
L24	156.24	S. 67°28'22" W
L25	125.00	N. 22°29'54" W
L26	125.00	N. 22°29'54" W
L27	195.56	N. 63°32'27" E
L28	121.52	S. 24°35'2" E
L29	71.84	S. 26°35'2" E
L30	496.84	S. 72°30'3" W
L31	250.81	N. 88°12'8" W
L32	550.42	N. 0°49'38" E

HIGHLIGHTS & DEMOGRAPHICS

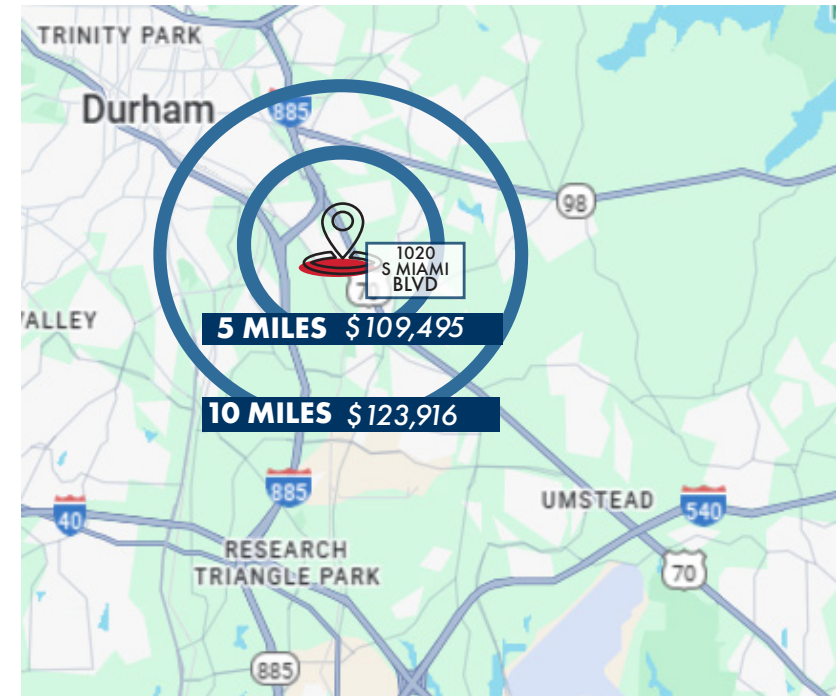
LOCATION & ACCESSIBILITY

- 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

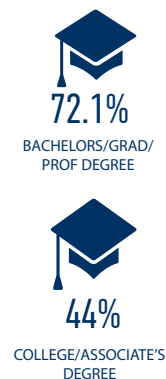
DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
2025 Population	4,999	65,041	164,701
Average Household Income	\$91,251	\$102,708	\$109,495
Median Household Income	\$74,999	\$76,865	\$83,481
Total Households	1,845	24,272	67,217
Median Age	36.5	35.8	37

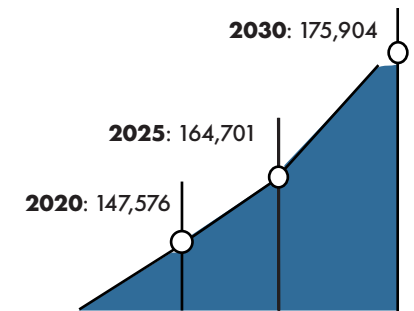
AVERAGE HOUSEHOLD INCOME



LARGE, RAPIDLY GROWING POPULATION



5 Mile Radius



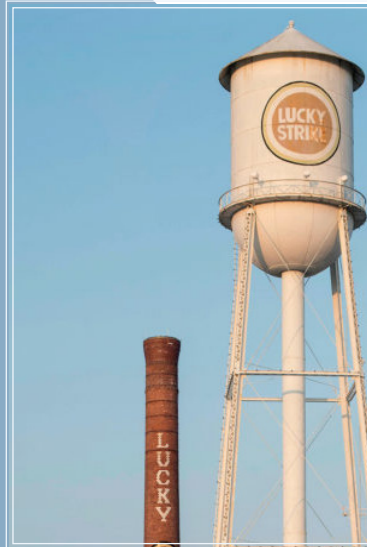
MARKET OVERVIEW

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.



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.



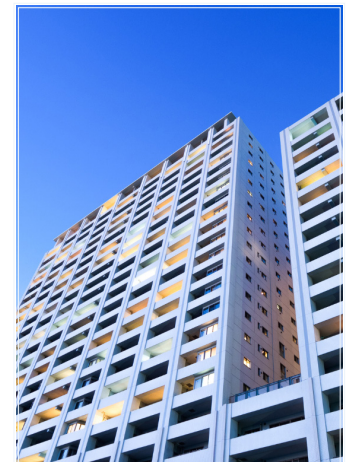
125.66%
Office Vacancy Rate



69,198
Total Employees



6,951
Total Businesses



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%.

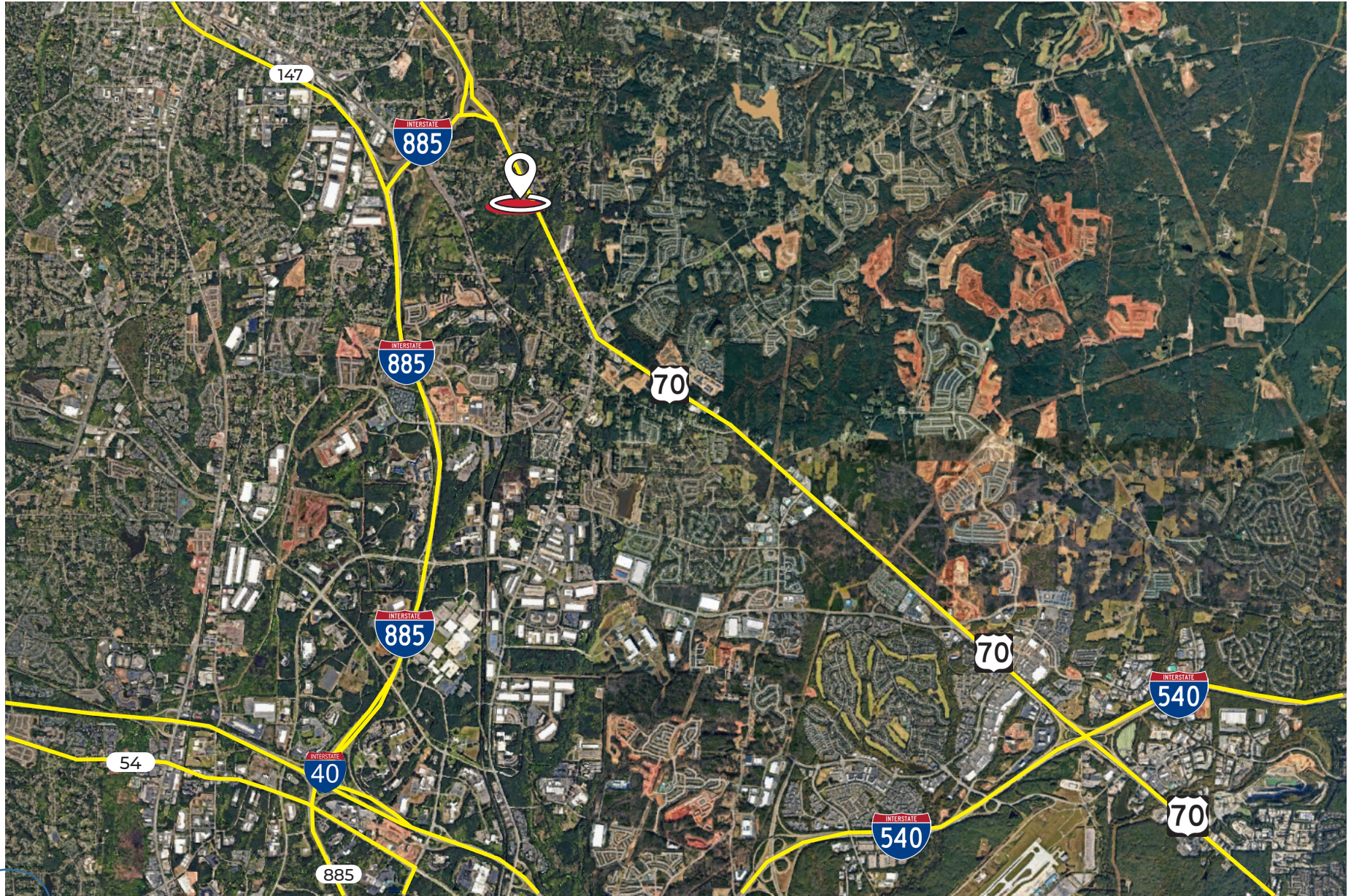
Projections through 2030 indicate the region will continue as one of the nation’s leaders in population growth.

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



8



CONTACTS

Sam DiFranco Jr., CCIM, SIOR
Principal
(919) 604-2137
sdifrancojr@richcommercialrealty.com

Dylan Heafner, CCIM, SIOR
Principal
(919) 618-3026
dheafner@richcommercialrealty.com

Conley Moretz
Vice President
(757) 817-1348
cmoretz@richcommercialrealty.com



Call Our Office
919.821.7880



Visit Our Website
richcommercialrealty.com



Follow RCR on LinkedIn
[www.linkedin.com/company/
2514132/admin/feed/posts/](https://www.linkedin.com/company/2514132/admin/feed/posts/)



Raleigh, NC
3840 Ed Drive, Suite 108
Raleigh, NC 27612
Wilmington, NC
P.O. Box 15004
Wilmington, NC 28412

DISCLAIMER: While we have made every attempt to ensure that the information contained herein is accurate, Rich Commercial Realty, LLC ("RCR") is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided herein is provided with no guarantee of completeness, accuracy, or timeliness, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability, and fitness for a particular purpose. We strongly recommend you and/or your advisory team perform a thorough review of the included property to determine its compatibility with your real estate goals and specifications. In no event will RCR, its partners, agents, or employees be liable to you or anyone else for any decision made or action taken in reliance on the information herein.