

FOR SALE - 2511 S. MIAMI BOULEVARD

DURHAM, NORTH CAROLINA, 27703

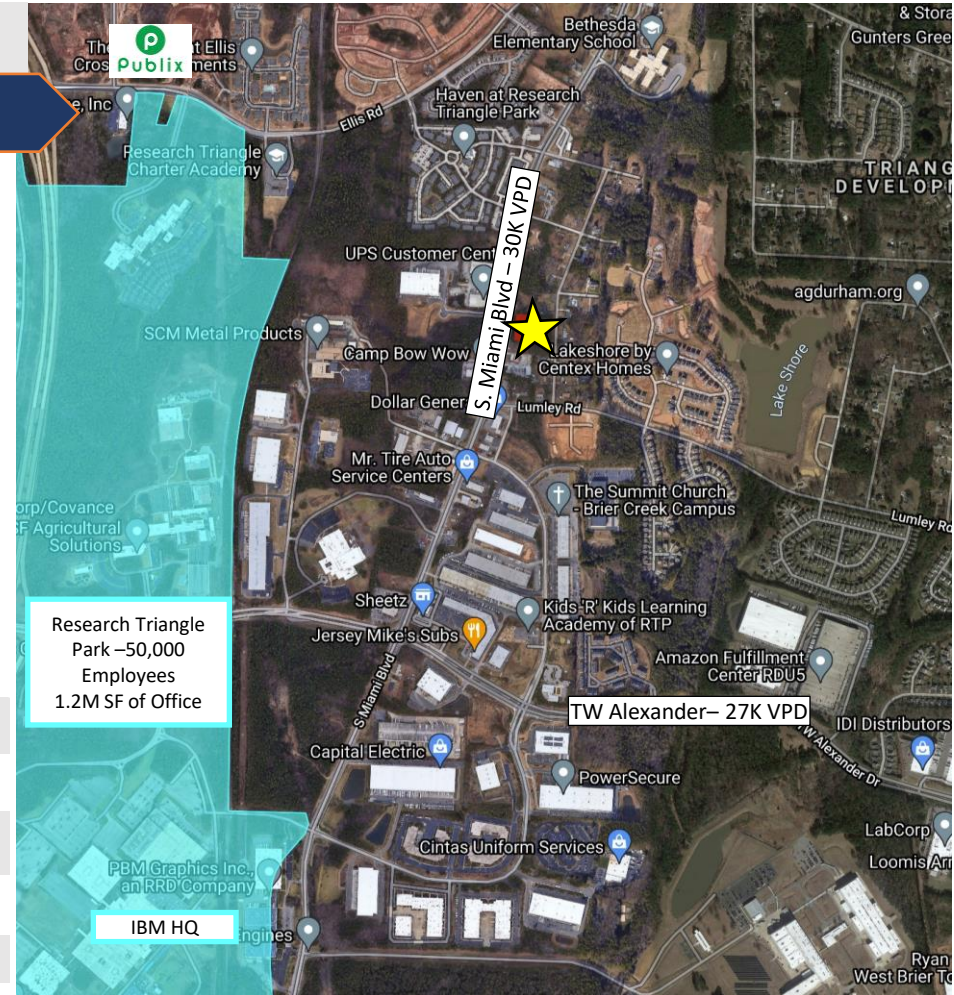
1.445 ACRES AVAILABLE

HIGHLIGHTS

- **Proximity to Employment:** Research Triangle Park only .9 Miles Away
- **Tremendous Growth:** +17,000K Residential Units Recently Added or in Development in the Area (See Map Slide 4)
- Located in the heart of RDU, between Hwy 70, Hwy 147, I-40, and I-540
- 30,500 VPD on S. Miami Blvd.
- Great site for daycare, medical office, and drive through retail
- Zoning: CN - Allows Daycare, Office, Drive Thru, and Retail
- Pricing: \$425K

DEMOGRAPHICS

Radius:	1-Mile	3-Mile	5-Mile
Population	3,189	34,737	135,878
Households	1,486	15,615	58,334
Avg HH Income	\$97,258	\$105,392	\$91,175
Employees	3,575	21,741	81,042

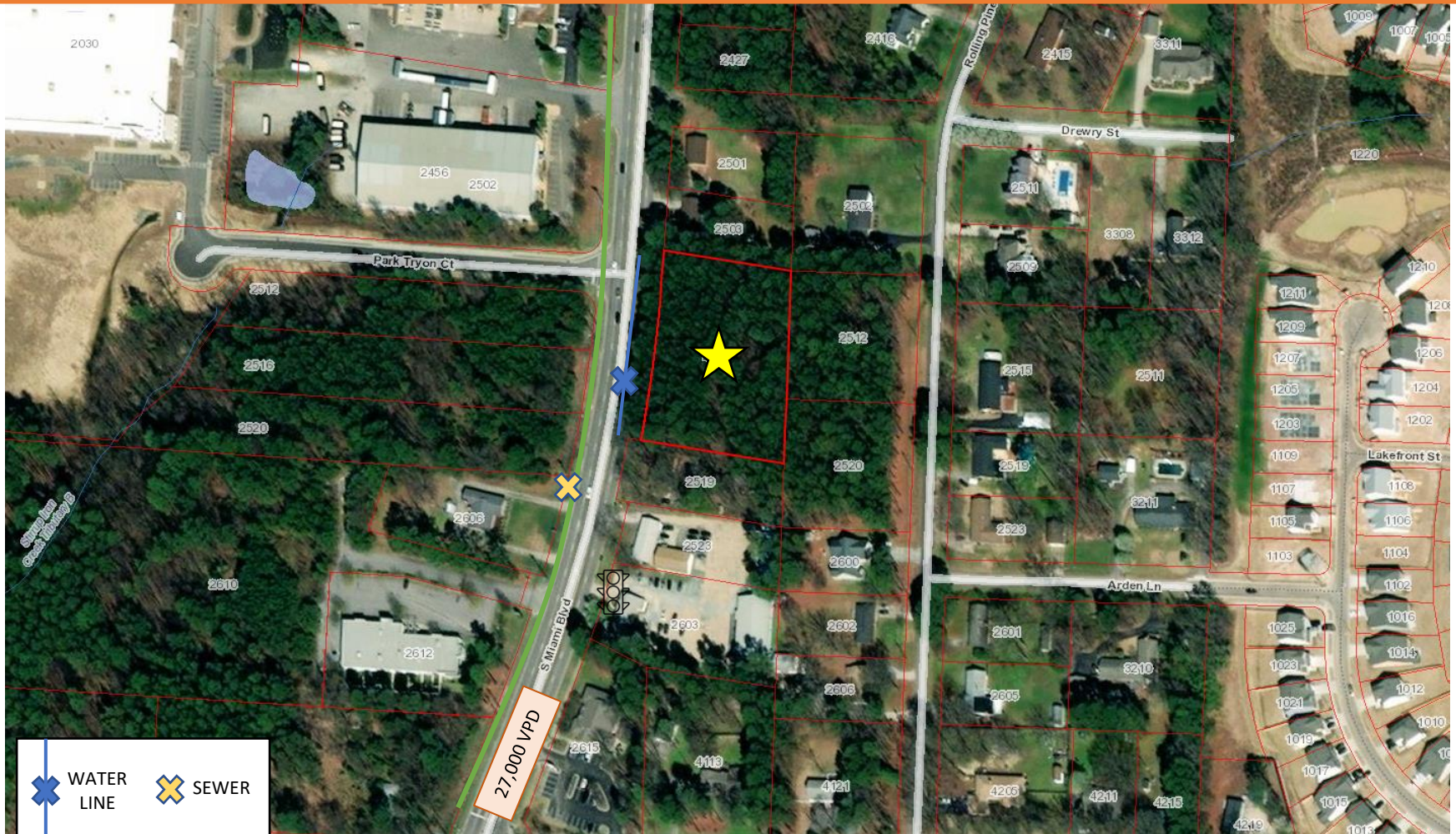


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SITE AERIAL

2511 S. Miami Blvd. | Durham, NC



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MARKET AERIAL

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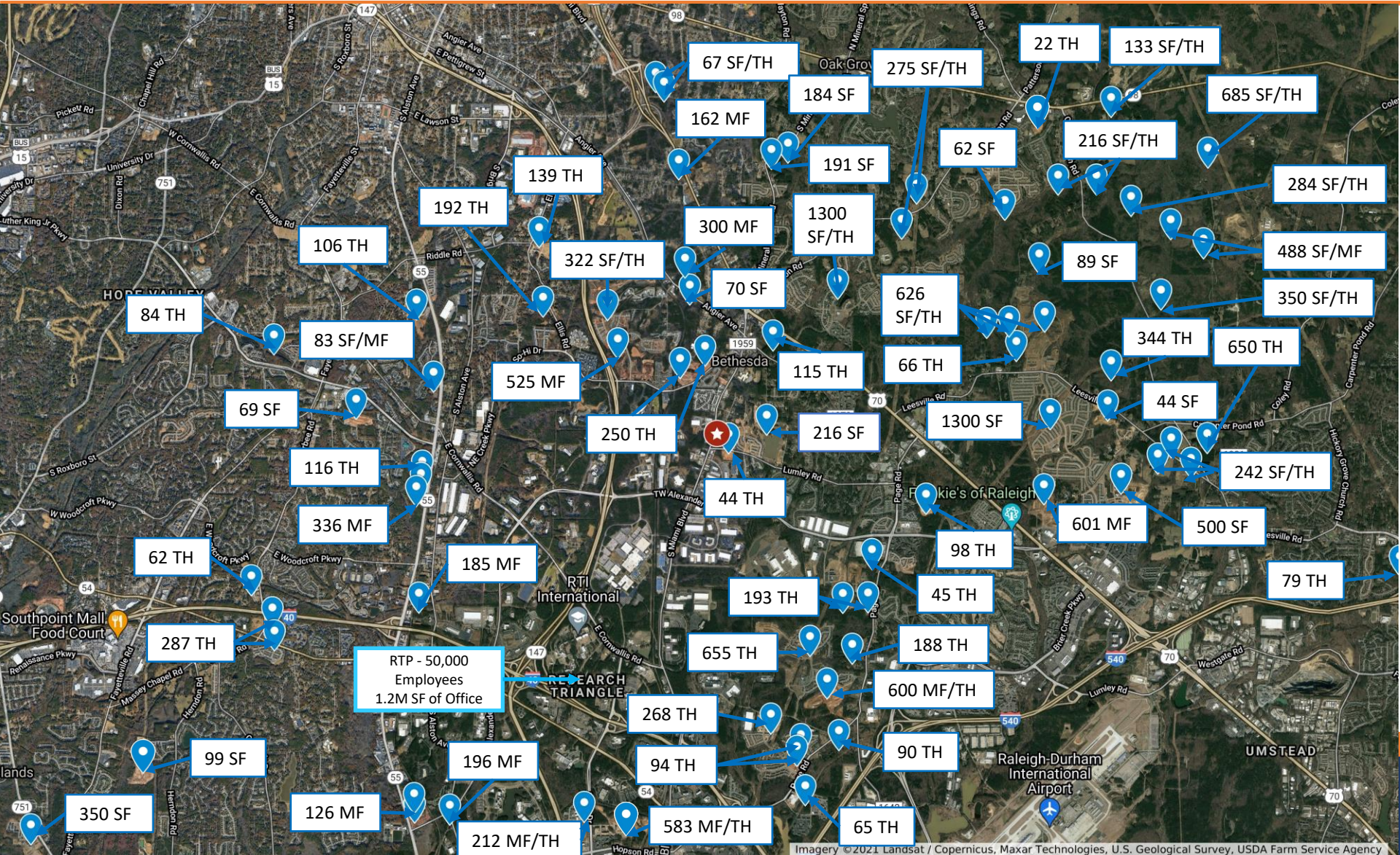
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Recent-Upcoming Residential Developments: 17,174 Units

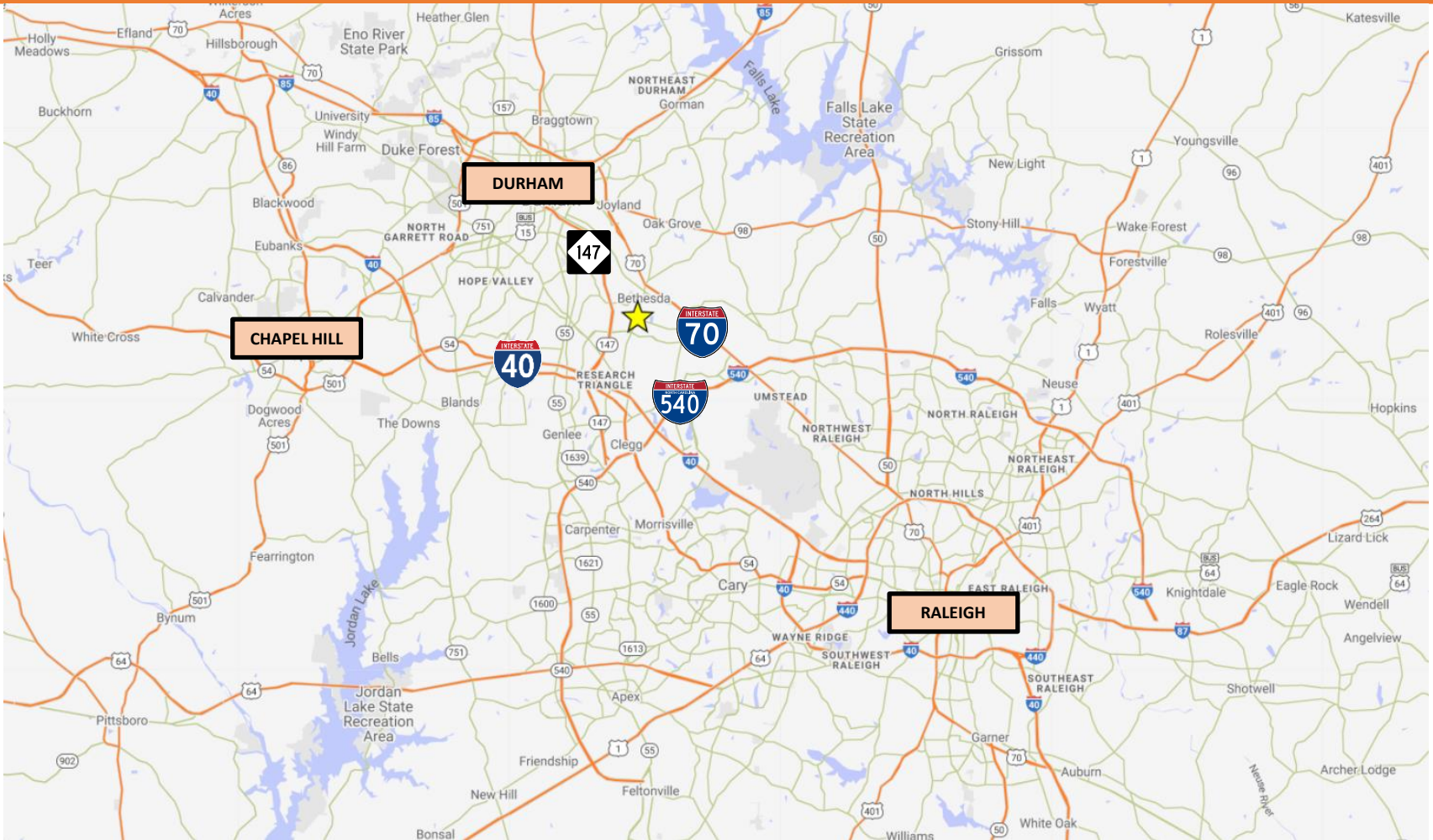
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TRANSPORTATION MAP

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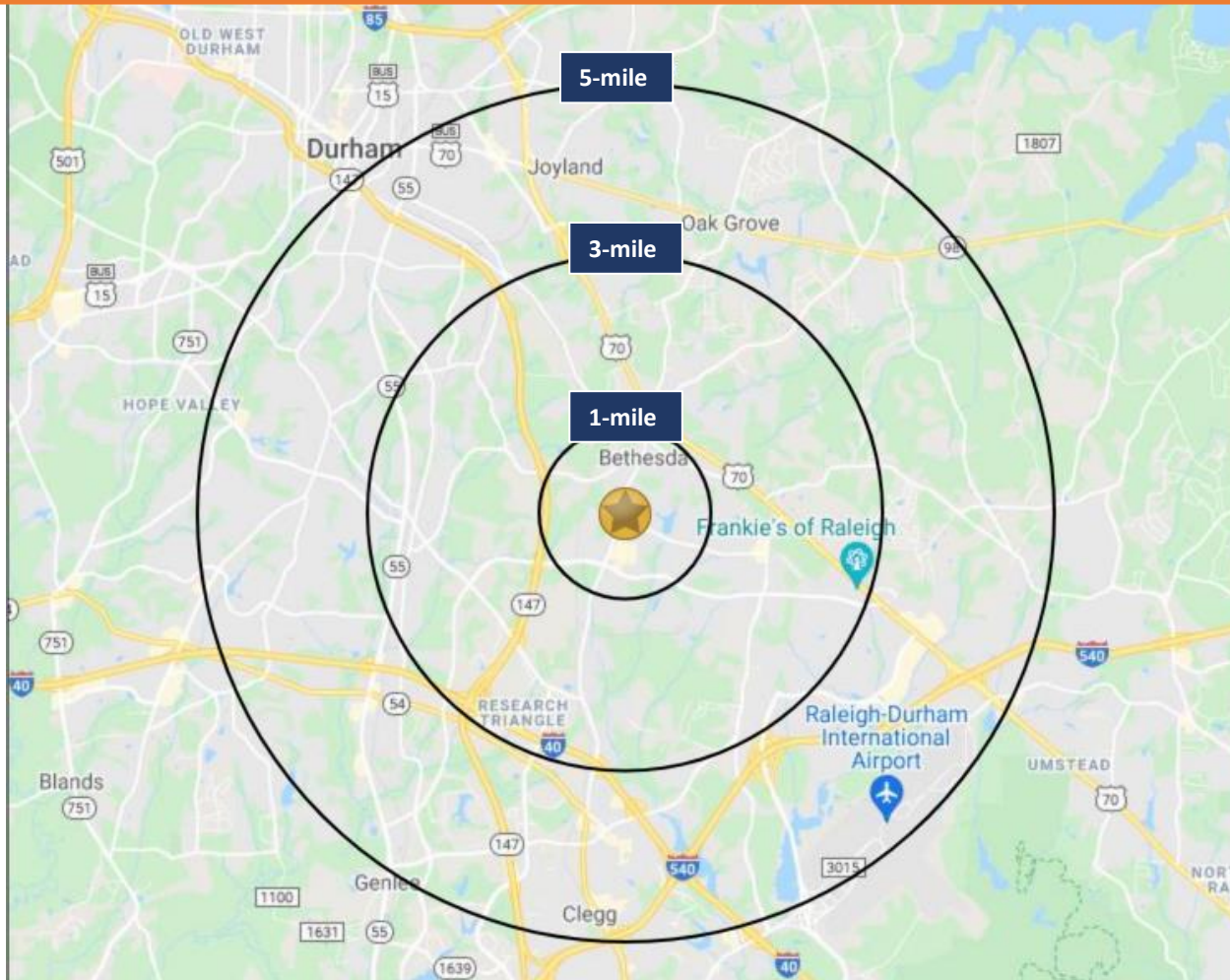


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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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2511 S. Miami Blvd. Durham, NC

1 mi 3 mi 5 mi

		1 mi	3 mi	5 mi
POPULATION	2021 Estimated Population	3,189	34,737	135,878
	2026 Projected Population	3,142	39,052	151,807
	2010 Census Population	3,120	20,690	98,782
	2000 Census Population	1,444	9,821	70,510
	Projected Annual Growth 2021 to 2026	-0.3%	2.5%	2.3%
	Historical Annual Growth 2000 to 2021	5.8%	12.1%	4.4%
HOUSEHOLDS	2021 Estimated Households	1,486	15,615	58,334
	2026 Projected Households	1,725	18,343	65,917
	2010 Census Households	1,332	8,895	40,251
	2000 Census Households	629	4,172	26,564
	Projected Annual Growth 2021 to 2026	3.2%	3.5%	2.6%
	Historical Annual Growth 2000 to 2021	6.5%	13.1%	5.7%
AGE	2021 Est. Population Under 10 Years	13.4%	12.7%	12.5%
	2021 Est. Population 10 to 19 Years	8.4%	9.8%	11.8%
	2021 Est. Population 20 to 29 Years	15.3%	15.3%	15.5%
	2021 Est. Population 30 to 44 Years	29.8%	26.4%	24.5%
	2021 Est. Population 45 to 59 Years	16.8%	17.6%	17.5%
	2021 Est. Population 60 to 74 Years	12.0%	13.5%	13.4%
	2021 Est. Population 75 Years or Over	4.2%	4.6%	4.9%
	2021 Est. Median Age	34.1	35.1	35.0

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1 mi 3 mi 5 mi

		1 mi	3 mi	5 mi
MARITAL STATUS & GENDER	2021 Est. Male Population	47.2%	47.2%	47.2%
	2021 Est. Female Population	52.8%	52.8%	52.8%
	2021 Est. Never Married	33.7%	37.0%	41.1%
	2021 Est. Now Married	45.3%	44.9%	38.3%
	2021 Est. Separated or Divorced	18.2%	15.2%	16.6%
	2021 Est. Widowed	2.8%	2.9%	3.9%
INCOME	2021 Est. HH Income \$200,000 or More	12.1%	10.6%	7.4%
	2021 Est. HH Income \$150,000 to \$199,999	7.6%	8.5%	6.4%
	2021 Est. HH Income \$100,000 to \$149,999	16.6%	18.3%	16.7%
	2021 Est. HH Income \$75,000 to \$99,999	15.2%	17.0%	14.7%
	2021 Est. HH Income \$50,000 to \$74,999	17.6%	17.1%	18.3%
	2021 Est. HH Income \$35,000 to \$49,999	16.7%	14.7%	12.6%
	2021 Est. HH Income \$25,000 to \$34,999	6.6%	5.7%	8.2%
	2021 Est. HH Income \$15,000 to \$24,999	4.6%	4.3%	6.7%
	2021 Est. HH Income Under \$15,000	3.0%	3.7%	8.9%
	2021 Est. Average Household Income	\$97,258	\$105,392	\$91,175
2021 Est. Median Household Income	\$80,447	\$82,134	\$71,701	
2021 Est. Per Capita Income	\$45,340	\$47,398	\$39,267	
2021 Est. Total Businesses	222	1,424	5,722	
2021 Est. Total Employees	3,575	21,741	81,042	

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