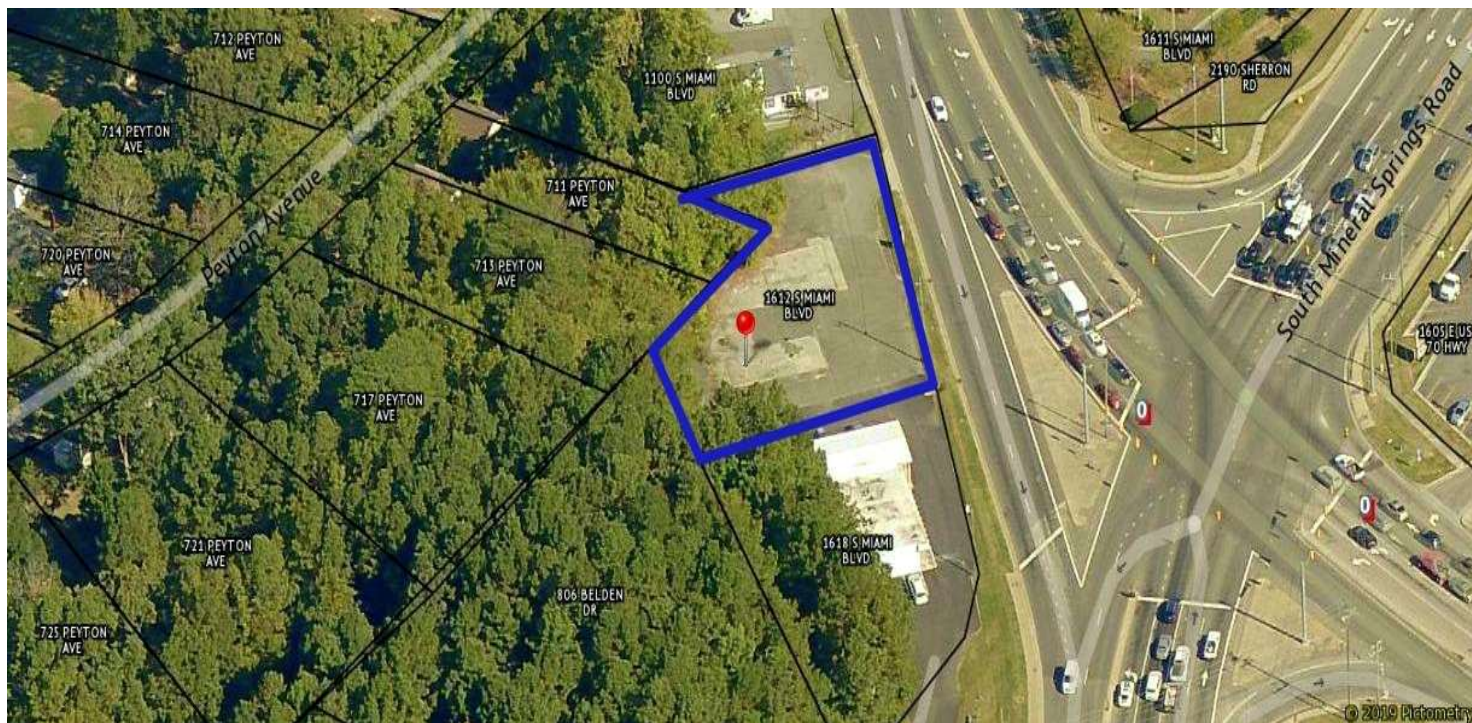


.49 ACRE PARCEL FOR GROUND LEASE

APPROVED FOR PRE-OWNED AUTO SALES

1612 S Miami Blvd., Durham, NC 27703



OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	0.49 Acres
ZONING:	CG
TRAFFIC COUNT:	50,000

PROPERTY OVERVIEW

Ground Lease - 0.49 acre commercial site recently approved for pre-owned auto sales. Property will allow for building and approximately 40 cars. Direct access points to property with easy entry. Set back approximately 10 feet from Highway 70. Great visibility from Highway 70. High traffic count. Minimum 2 year lease. Site Plan and Gap Analysis Report available. Rent \$4000/month. Tenant responsible for putting up or bringing sales building and hooking up utilities in accordance with zoning regulations.

PROPERTY HIGHLIGHTS

- 0.49 Acre Parcel for Ground Lease
- Site Approved for Used Car Sales
- Gap Analysis Report Available
- Site Plan Available
- High Visibility from Hwy 70
- High Traffic Count
- 2 year Minimum Lease

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Durham, NC 27713

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Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
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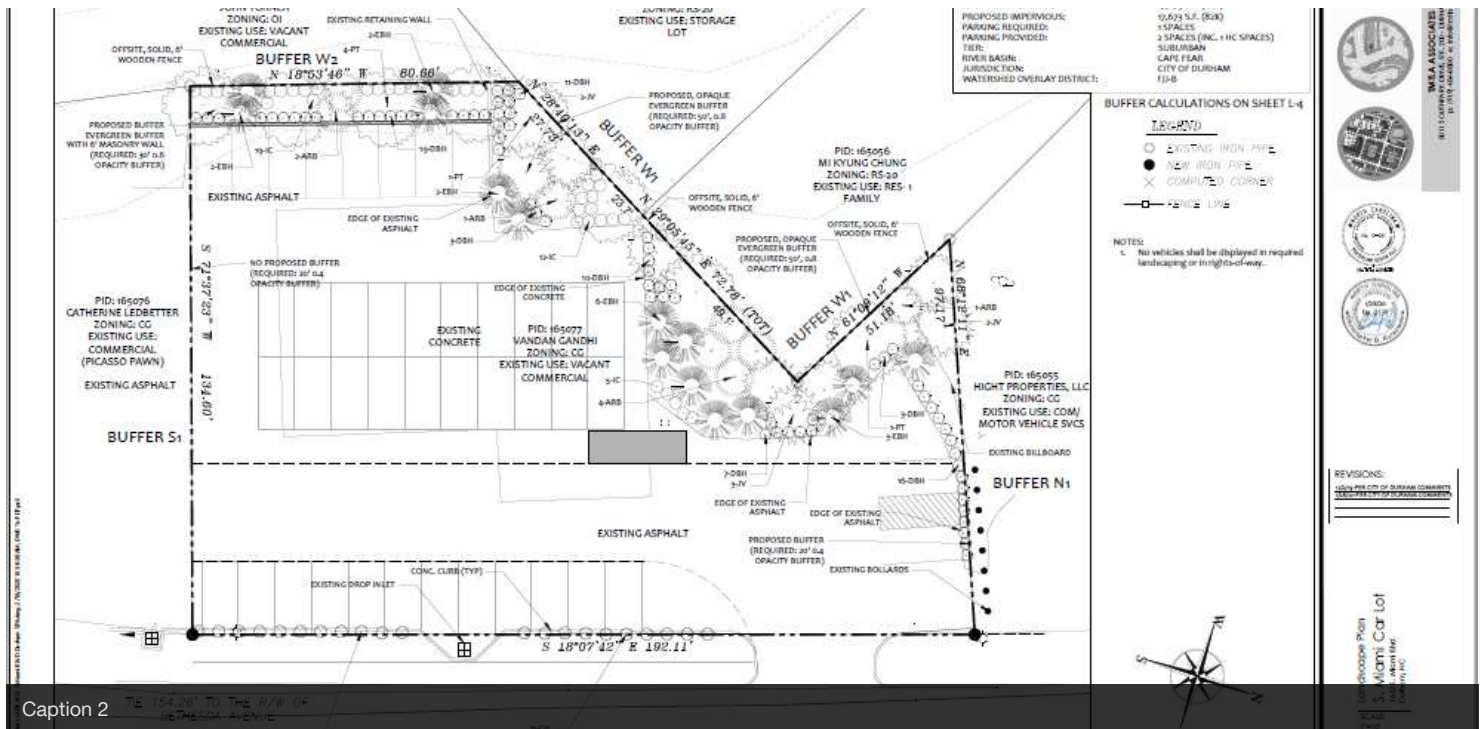
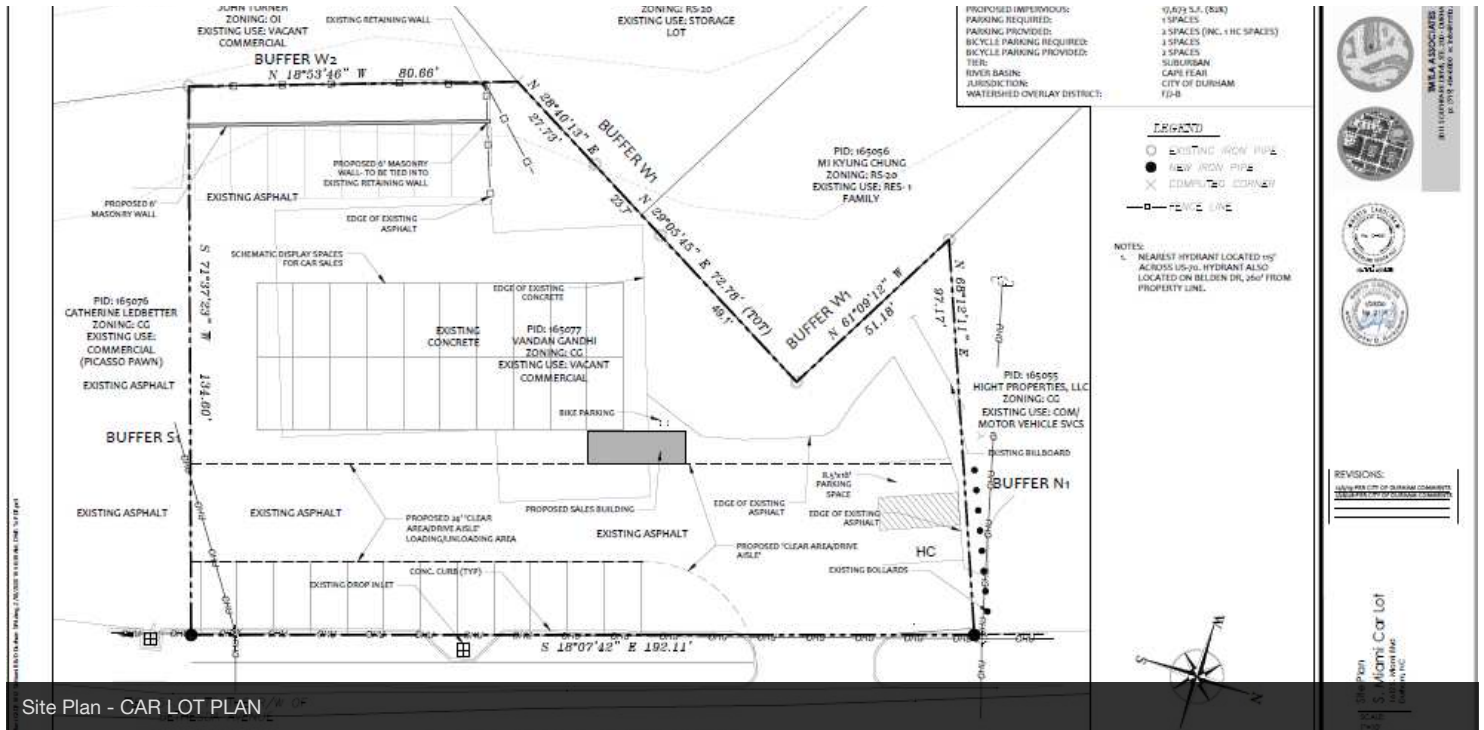
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.49 ACRE PARCEL FOR GROUND LEASE

SITE PLAN FOR PRE-OWNED AUTO SALES

1612 S Miami Blvd., Durham, NC 27703



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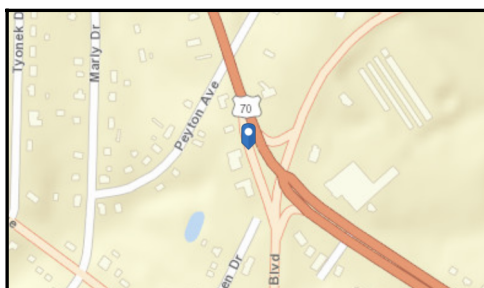
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Traffic Count Map - Close Up

1612 S Miami Blvd, Durham, North Carolina, 27703
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 35.94960
 Longitude: -78.83814



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

February 20, 2020