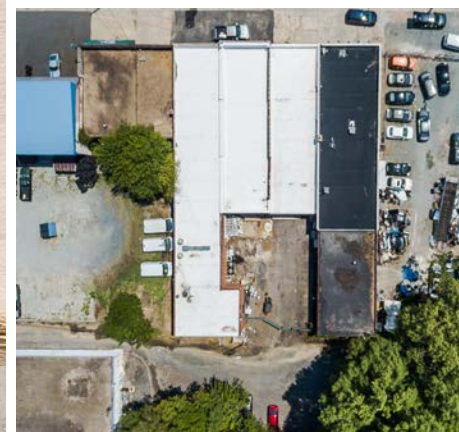
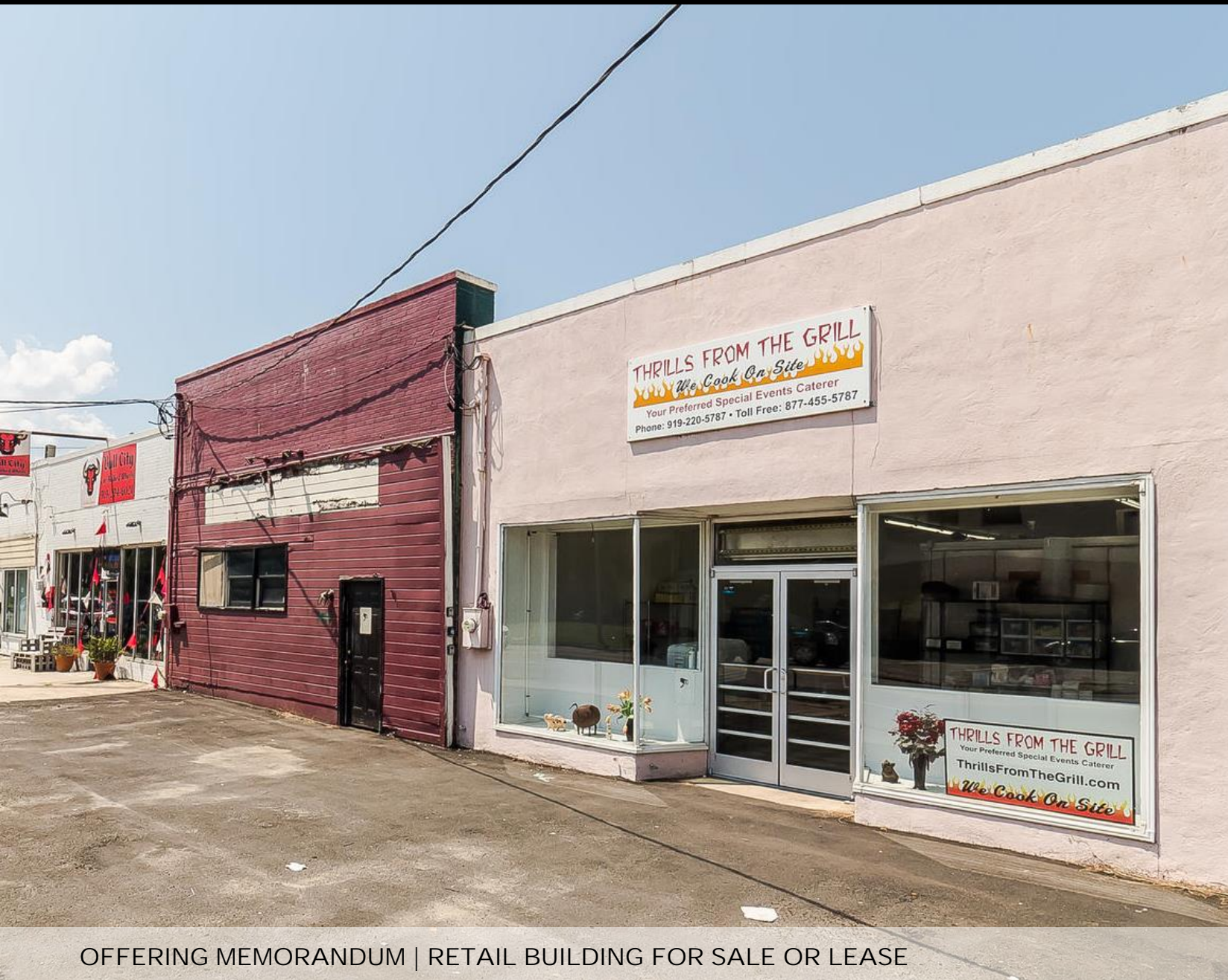


2827 North Roxboro Street



OFFERING MEMORANDUM | RETAIL BUILDING FOR SALE OR LEASE

2827 N. Roxboro St.
Durham, NC 27704

2827 North Roxboro Street

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Exclusively Marketed by:



Derek Mangum

Vice President
Lic: 243683
(919) 819-9223
dmangum@maverickpartners.com



349 W. Main St., Suite 200
Durham, NC 27701



01 Executive Summary
Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS	2827 N. Roxboro St. Durham NC 27704
COUNTY	Durham
MARKET	Durham
SUBMARKET	North Durham
BUILDING SF	7,210 SF
GLA (SF)	6,633
LAND SF	11,238 SF
YEAR BUILT	1942
YEAR RENOVATED	2008 & 2019
TAX PARCEL ID	119916
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$525,000
PRICE PSF	\$79.15

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	8,834	79,000	163,654
2019 Median HH Income	\$40,125	\$41,525	\$45,984
2019 Average HH Income	\$54,360	\$62,742	\$68,764

- \$525,000
- Commercial Catering Kitchen: Multiple Built-in Freezers & Refrigeration, Commercial Hood 3 Phase 220 Amp Service, Updated HVAC and HWT's
- New Membrane Roof, Crawlspace Access
- Newly Renovated End Suite, Large Enclosed Exterior Rear Space



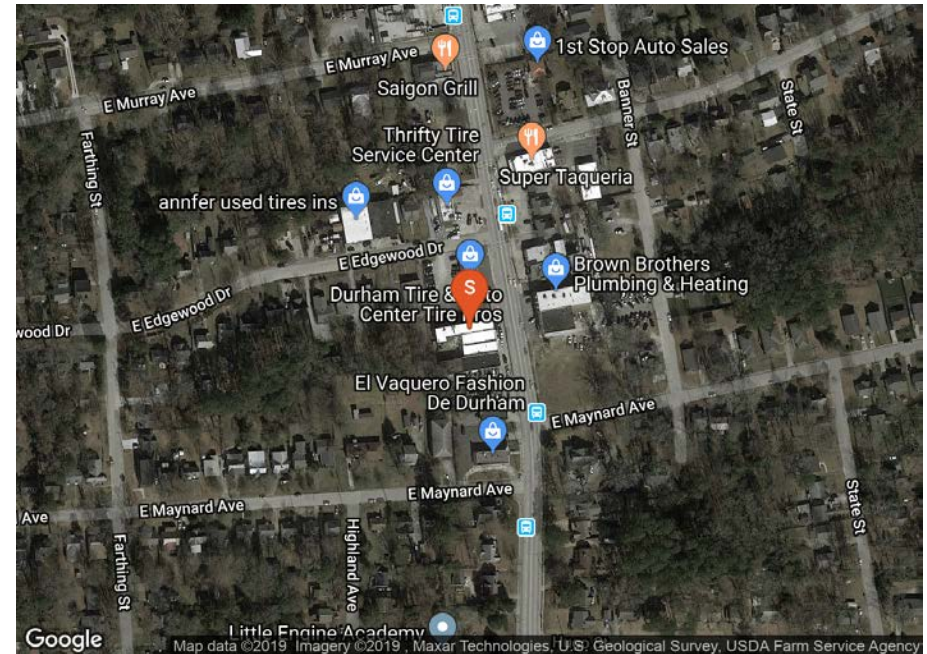
Maverick Partners is pleased to offer 2827 N. Roxboro St. with approximately 7,210 square feet of retail space for sale or lease. The property is one tax parcel ID consisting of 3 vacant suites. The largest suite formerly operated as a catering kitchen with all of the built-in commercial equipment conveying as-is. Other highlights include 3-Phase 220 Amp service, gas, built on a crawlspace, new membrane roof, updated HVAC & HWT's, exterior rear enclosed space, high ceilings, a newly renovated vacant end suite. Users or Investors in the catering, commissary, or restaurant industry will appreciate this 2nd Gen opportunity. 2827 occupies the middle section of a larger retail strip situated along a busy corridor of North Roxboro Street and is only minutes to Interstate 85 and downtown Durham.

*Modified Gross Lease structure: 1) large suite \$2,700/month and the smaller end suite \$2,200/month

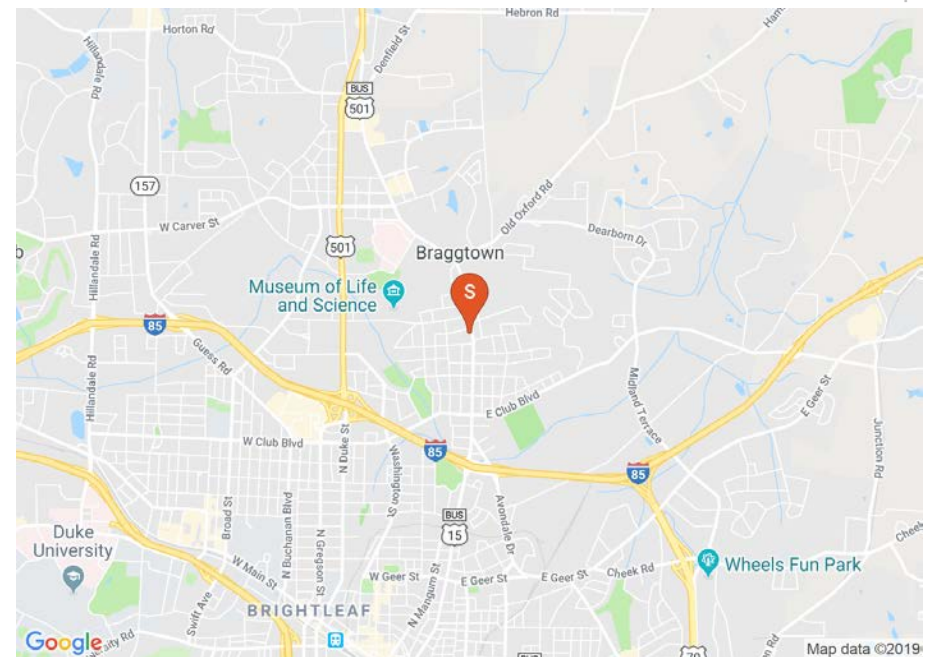
Location Summary

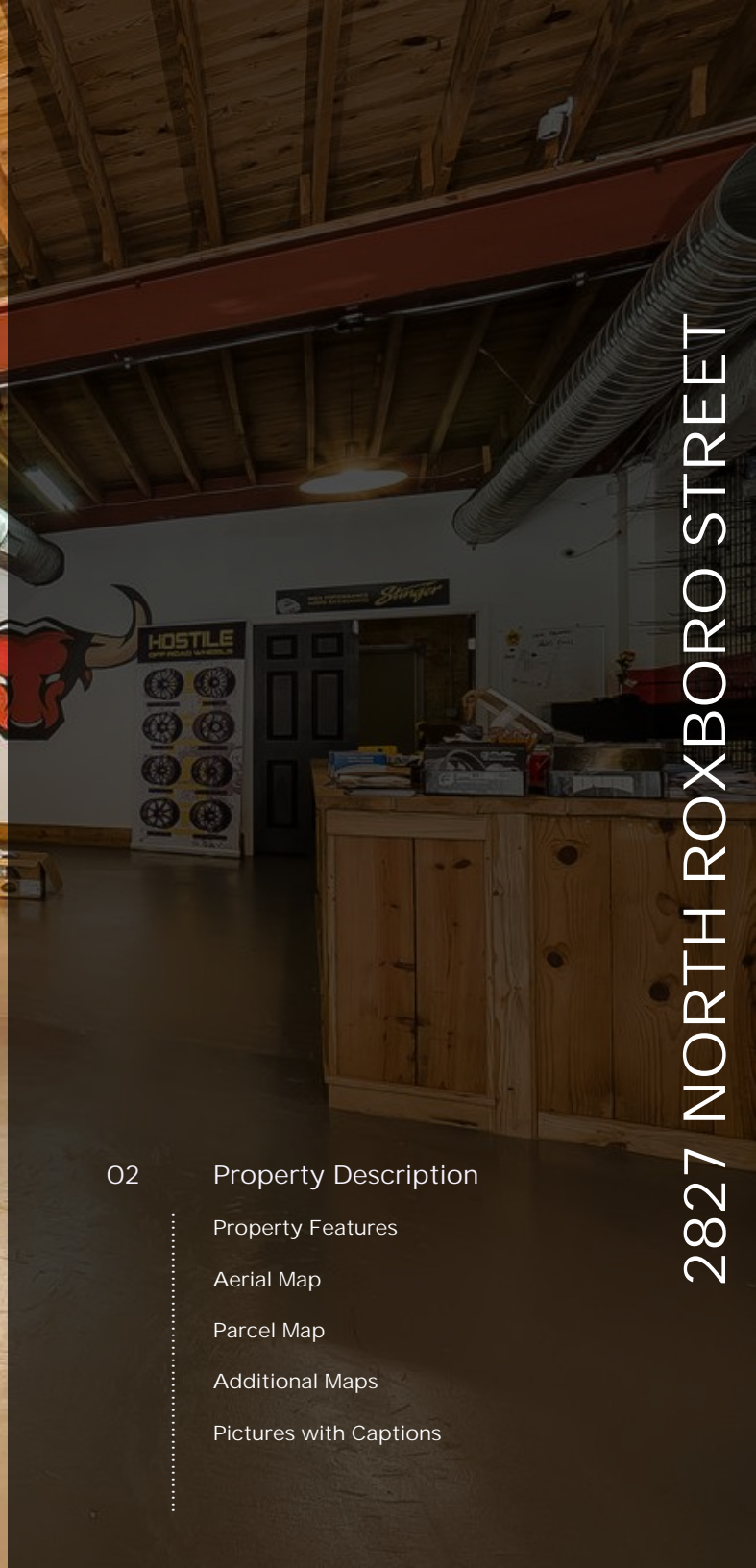
- * Year Durham County created: 1881
- * Year Durham became a place: 1823
- * Year Durham got its name: 1853
- * Year Durham re-established: 1869
- * Durham Population:
(City & County) 288,133
(City Only) 245,475
- * Airport: Raleigh-Durham International Airport located 12.5 miles from downtown Durham
Downtown Durham
- * Number of lodging properties: over 60
- * Number of guest rooms: almost 8,000
- * 9 million visitors spend \$765.8 million each year
- * More than 3,500 conventions and meetings each year
- * Roughly 4,000 visitor-sector businesses and organizations
- * More than 13,000 visitor-related jobs
- * 31 of 228 Most Diverse Cities in America - Source: Niche.com
- * 57 of 228 Best Cities to Live in America - Source: Niche.com
- * 61 of 228 Best Cities for Young Professionals in America - Source: Niche.com
- * #13 Best Places for Business and Careers - Source: Forbes.com
- * #48 in Cost of Doing Business - Source: Forbes.com
- * #73 in Job Growth - Source: Forbes.com
- * #11 in Education - Source: Forbes.com

Regional Map



Locator Map





- 02 Property Description
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Pictures with Captions

PROPERTY FEATURES

BUILDING SF	7,210
GLA (SF)	6,633
LAND SF	11,238
LAND ACRES	.258
YEAR BUILT	1942
YEAR RENOVATED	2008 & 2019
# OF PARCELS	1
ZONING TYPE	CG - Commercial General
TAX PARCEL ID	119916
NUMBER OF STORIES	Single
NUMBER OF BUILDINGS	2
LOT DIMENSION	150'X75'
NUMBER OF PARKING SPACES	10+ shared front and rear area
MIXED USE	Multi-Tenant
STREET FRONTAGE	75'
TRAFFIC COUNTS	27783/VPD
WALK SCORE	55
TRANSIT SCORE	31

NEIGHBORING PROPERTIES

NORTH	Retail Use
SOUTH	Office/Retail Use
EAST	N. Roxboro St.
WEST	Vacant Lot

MECHANICAL

HVAC	Updated
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	3 Phase 220 Amp Service
LIGHTING	Updated

CONSTRUCTION

FOUNDATION	Crawl Space
FRAMING	Masonry
EXTERIOR	Brick
PARKING SURFACE	Concrete/Asphalt
ROOF	New membrane

E Edgewood

Victory Cathedral
Worship Center

Durham Tire & Auto
Center Tire Pros

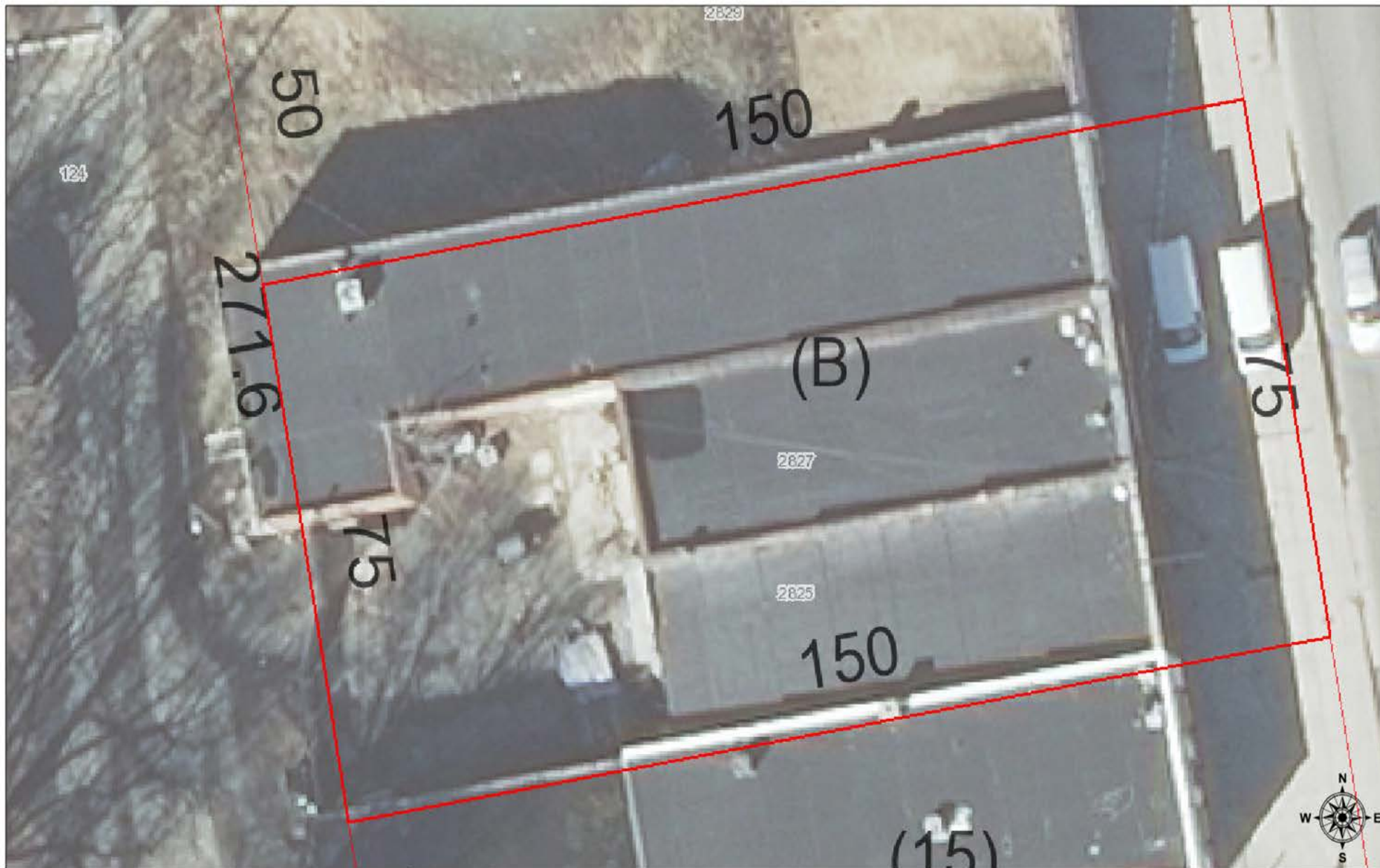
Orlando's Custom
Designs Plus

Brown Bro
Plumbing

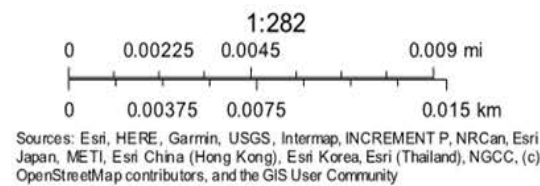
Thrills From the Grill

Nabu African
Hair Braiding

BUS
501



August 31, 2019

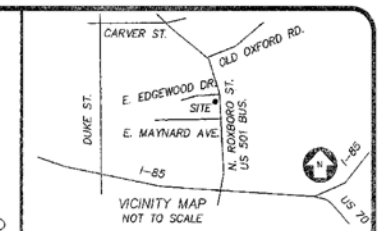
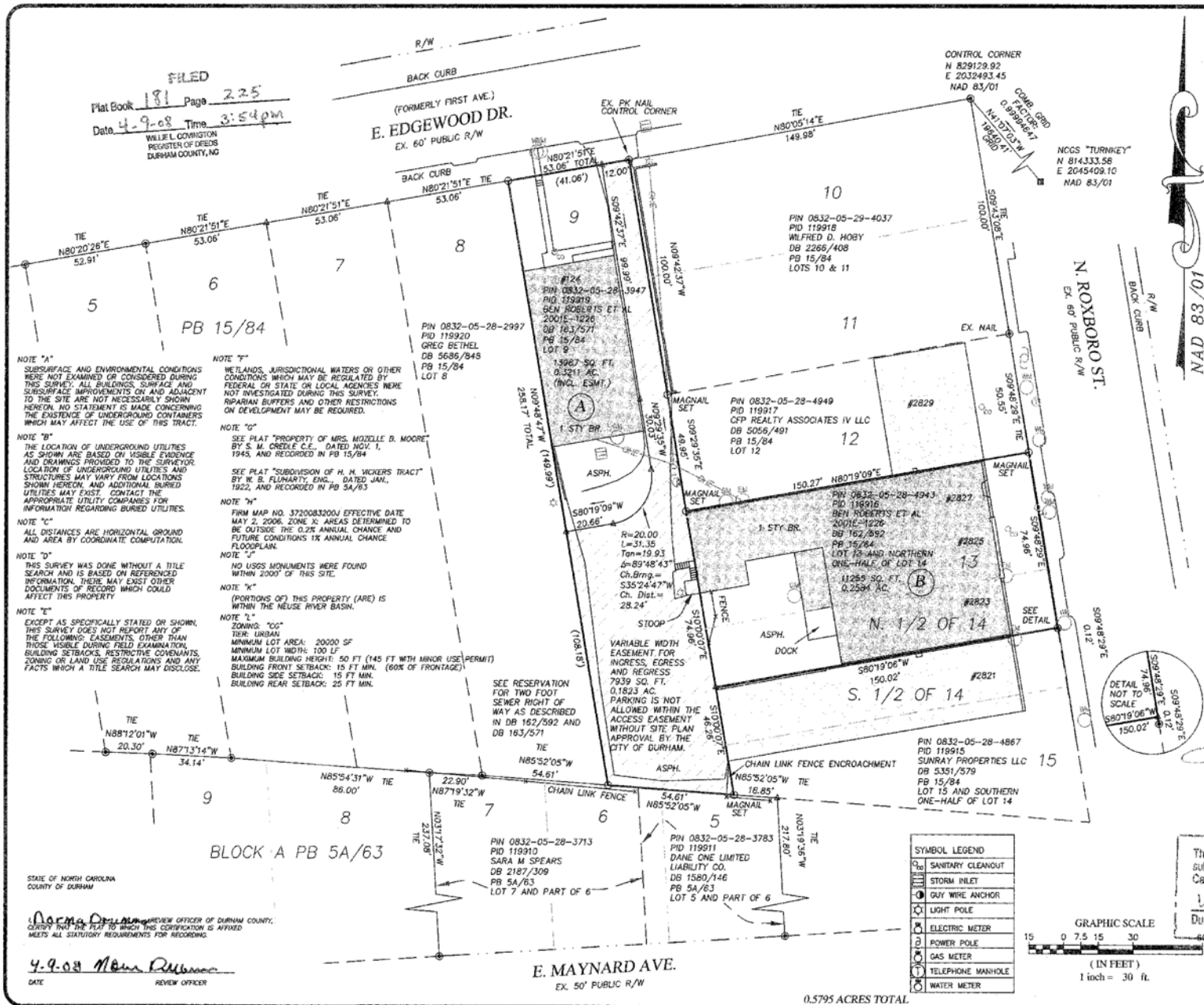




Sketch by Apex Sketch v5 Standard™
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	7209.60	7209.60
Net BUILDING Area		(rounded)	7210

BUILDING AREA BREAKDOWN			
Breakdown		Subtotals	
First Floor			
	72.5 x	74.9	5430.25
	0.7 x	26.0	18.20
	2.6 x	59.1	153.66
0.5 x	2.0 x	2.6	2.60
	21.0 x	35.0	735.00
	34.0 x	25.0	850.00
0.5 x	2.6 x	2.1	2.73
	6.6 x	2.6	17.16
8 Items	(rounded)		7210



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (F)(1)(C)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, WILLIAM H. MCCARTHY, JR., PLS NO. 3248, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS(ARE) LISTED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER "REFERENCES", THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF NOVEMBER, 2007.



WILLIAM H. MCCARTHY, JR.
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 3248

I, WILLIAM H. MCCARTHY, JR., N.C. P.L.S. 3248, CERTIFY THAT THE N.C. GRID COORDINATES AND BEARINGS SHOWN ON THIS PLAT OR DOCUMENT WERE DETERMINED BY AN ACTUAL GPS SURVEY PERFORMED BY ME. THAT THIS SURVEY WAS PERFORMED TO CLASS C FIELD SPECIFICATIONS. THAT I USED THE SURVEY FIELD PROCEDURES. COORDINATES WERE DETERMINED BY LEAST SQUARES ADJUSTMENT. THAT THIS SURVEY WAS PERFORMED ON AUGUST 16, 2007 USING ONE TRIMBLE 5700 RECEIVER. ALL COORDINATES ARE BASED ON NAD 83/01.

OWNER'S CERTIFICATE
 THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

WILLIAM H. MCCARTHY, JR.
 OWNER
 DATE: 3-12-08

NOTARY PUBLIC
 SHIRLEY P. JONES
 DATE: 5/20

CASE NO. S0700213

This plat has been certified for recordation as an exempt subdivision pursuant to § 153A-335 and § 150A-376 of the North Carolina General Statutes.

Shirley P. Jones, Notary Public
 Durham City-County Planning Department (date)

- NOTE "A" SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.
- NOTE "B" THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. IF ADDITIONAL BURIED UTILITIES MAY EXIST, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.
- NOTE "C" ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.
- NOTE "D" THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON RECORD INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.
- NOTE "E" EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
- NOTE "F" WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.
- NOTE "G" SEE PLAT "PROPERTY OF MRS. MOZZELLE B. MOORE BY S. W. CREELE C.E., DATED NOV. 1, 1945, AND RECORDED IN PB 15/84
- NOTE "H" SEE PLAT "SUBDIVISION OF H. H. WICKERS TRACT" BY W. B. FLUNARY, ENG., DATED JAN. 1, 1922, AND RECORDED IN PB 54/83
- NOTE "I" FROM MAP NO. 3730083200 EFFECTIVE DATE MAY 2, 2006. ZONE 15 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.
- NOTE "J" NO USGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.
- NOTE "K" (PORTIONS OF) THIS PROPERTY (ARE) IS WITHIN THE NEUSE RIVER BASIN.
- NOTE "L" ZONING: "O2" TIER: URBAN MINIMUM LOT AREA: 20000 SF MINIMUM LOT WIDTH: 100 LF MAXIMUM BUILDING HEIGHT: 50 FT (145 FT WITH MINOR USE PERMIT) BUILDING FRONT SETBACK: 15 FT MIN. (60% OF FRONTAGE) BUILDING SIDE SETBACK: 15 FT MIN. BUILDING REAR SETBACK: 25 FT MIN.

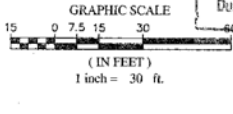
STATE OF NORTH CAROLINA
 COUNTY OF DURHAM

Norma Deane
 REVIEW OFFICER OF DURHAM COUNTY.
 CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4-9-08 *Norma Deane*
 REVIEW OFFICER

SYMBOL LEGEND

○	SANITARY CLEANOUT
○	STORM INLET
○	DUY WIRE ANCHOR
○	LIGHT POLE
○	ELECTRIC METER
○	POWER POLE
○	GAS METER
○	TELEPHONE MANHOLE
○	WATER METER



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 SUMMIT CONSULTING ENGINEERS

DRAWING ALTERATION:
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY MANNER UNLESS WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

OWNERS ADDRESS:
 BEN ROBERTS
 3015 HARRIMAN RD.
 DURHAM, NC 27705
 489-5081

PID	119918
	119919
PIN	0832-05-28-4943
	0832-05-28-3947
REFERENCES	AS SHOWN HEREON
PROJECT MANAGER	WHM
DRAWN BY	WHM

LEGEND:
 ○ IRON ROD OR PIPE SET UNLESS OTHERWISE DESCRIBED
 ● EXISTING MONUMENT FOUND; IRON ROD OR PIPE UNLESS OTHERWISE DESCRIBED
 △ MATHEMATICAL POINT; NO MONUMENT SET
 ■ CONCRETE MONUMENT
 EP EXISTING IRON PIPE
 ○ UTILITY POLE

EXEMPT FINAL PLAT PROPERTY SURVEYED FOR
BEN ROBERTS ET AL

DURHAM TWP., DURHAM CO., NORTH CAROLINA
 NOVEMBER 20TH, 2007 REVISED MARCH 12TH, 2008
 FIELD WORK PERFORMED AUGUST 28, 2007
 PROPERTY AS DESCRIBED IN DEED BOOK 162 PAGE 592
 AND DEED BOOK 163 PAGE 571
 STANDING IN THE NAME OF
 B. W. ROBERTS AND WIFE ELIZABETH PARKER ROBERTS

PROJECT NO.
07-365

DRAWING
07-365

SUMMIT
 Consulting Engineers

1000 Corporate Dr., Suite 101
 Hillsborough, NC 27278-8551
 Voice: (919) 732-3883 Fax: (919) 732-6676
 www.summit-engineer.com

DATE: 4-9-08



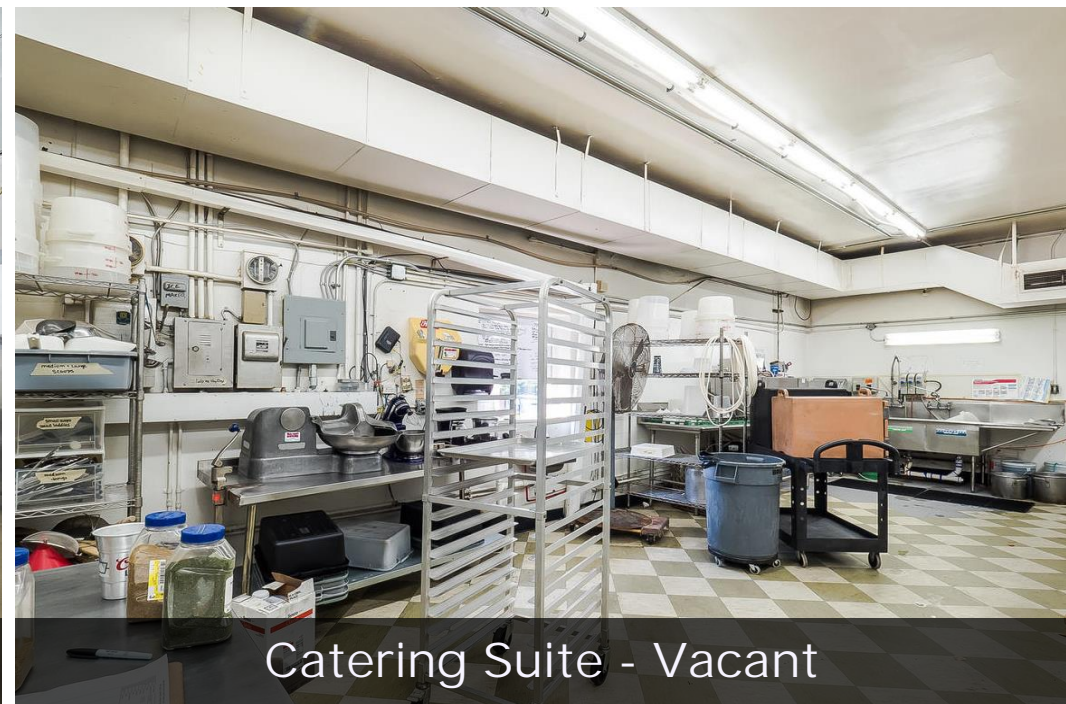
Catering Suite - Vacant



Catering Suite - Vacant



Catering Suite - Vacant



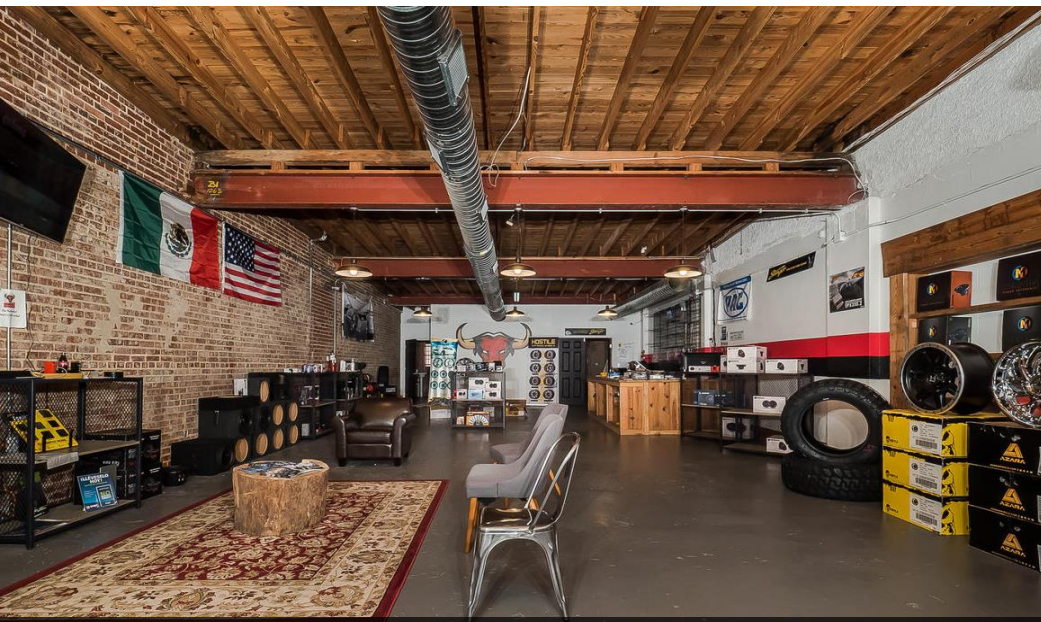
Catering Suite - Vacant



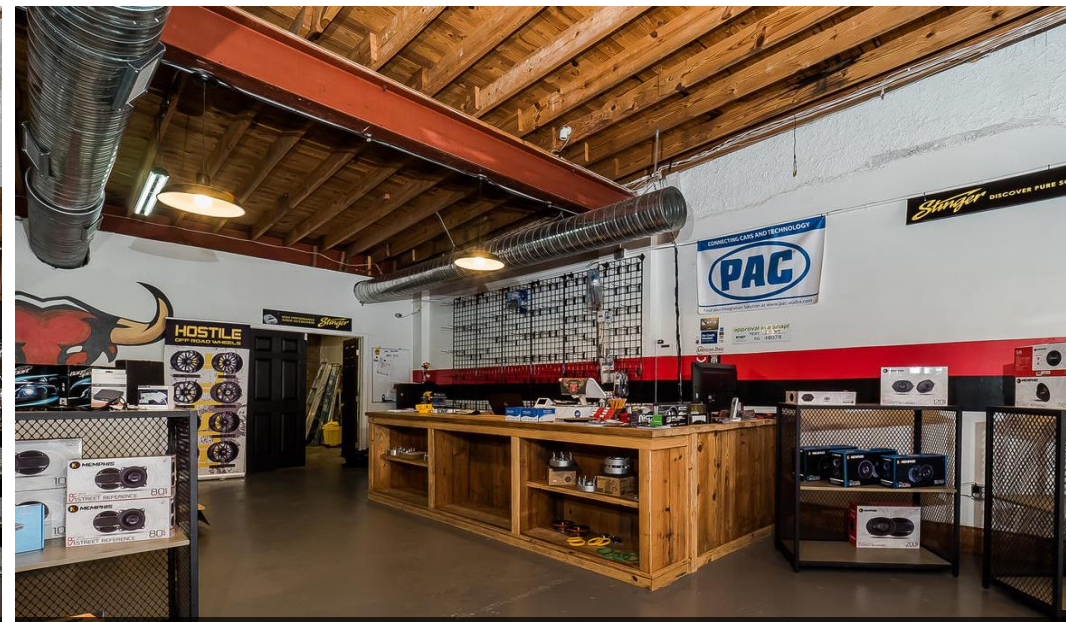
Middle Suite - Vacant



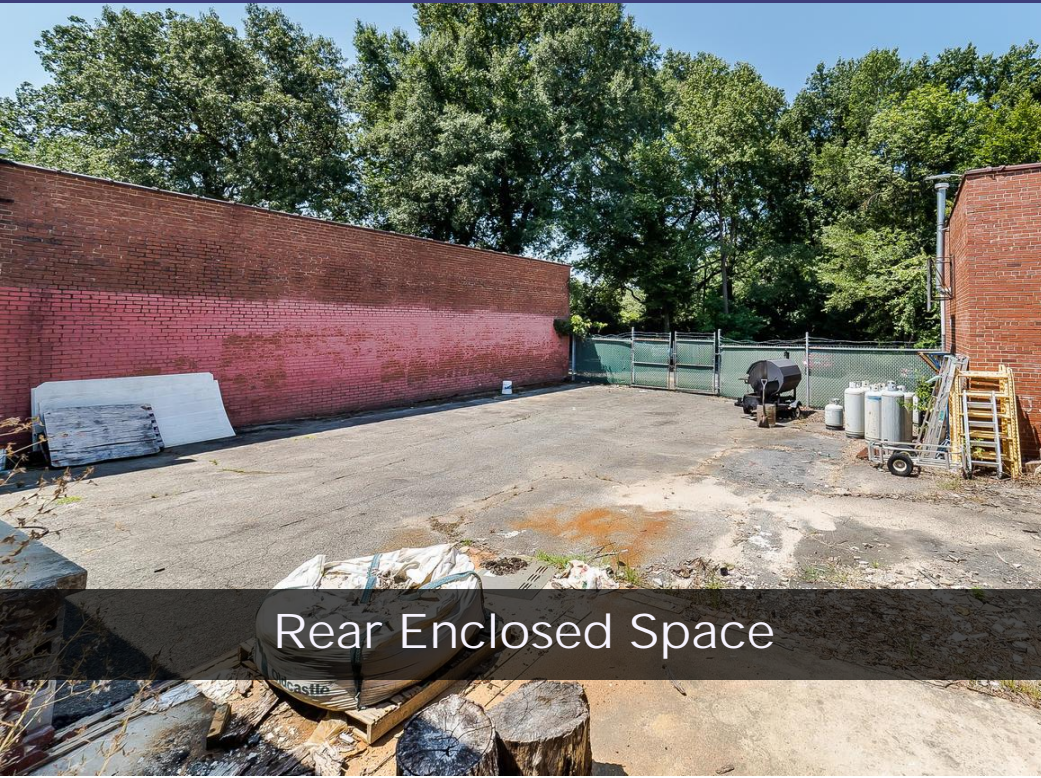
Middle Suite- Vacant



End Suite - Vacant



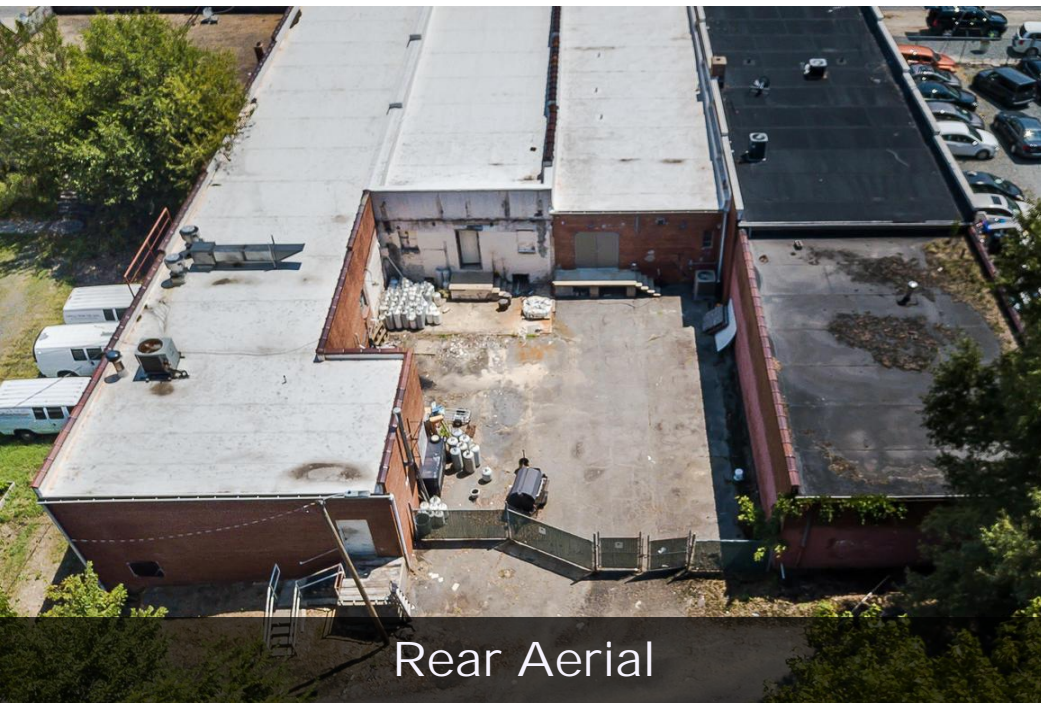
End Suite - Vacant



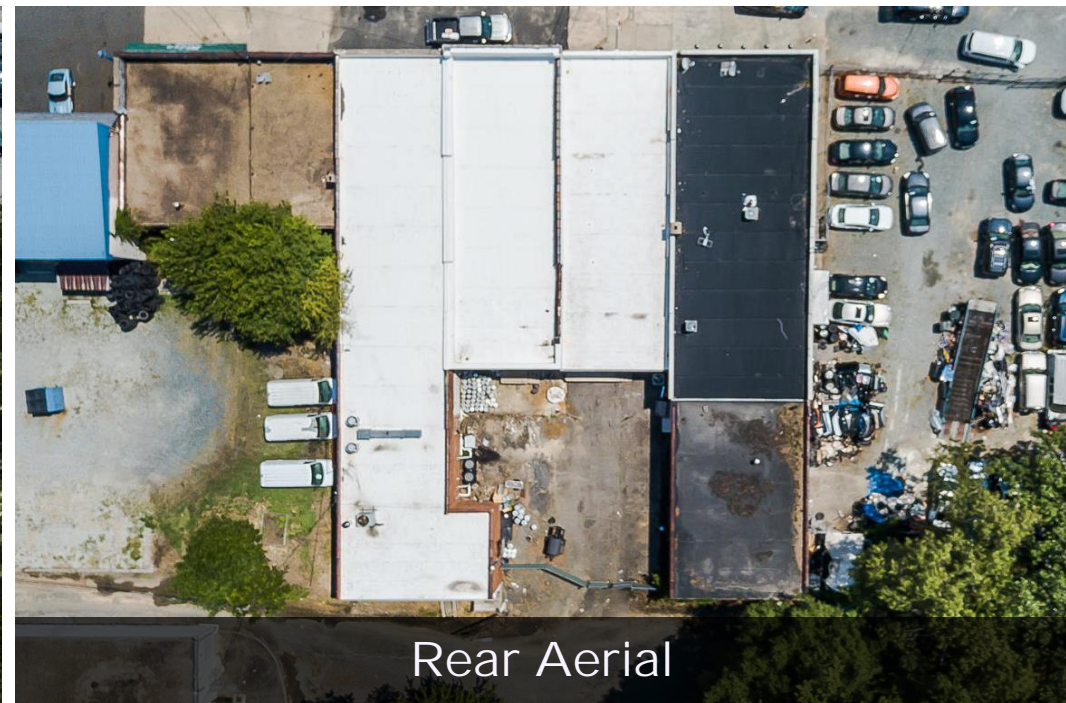
Rear Enclosed Space



Rear Elevation



Rear Aerial



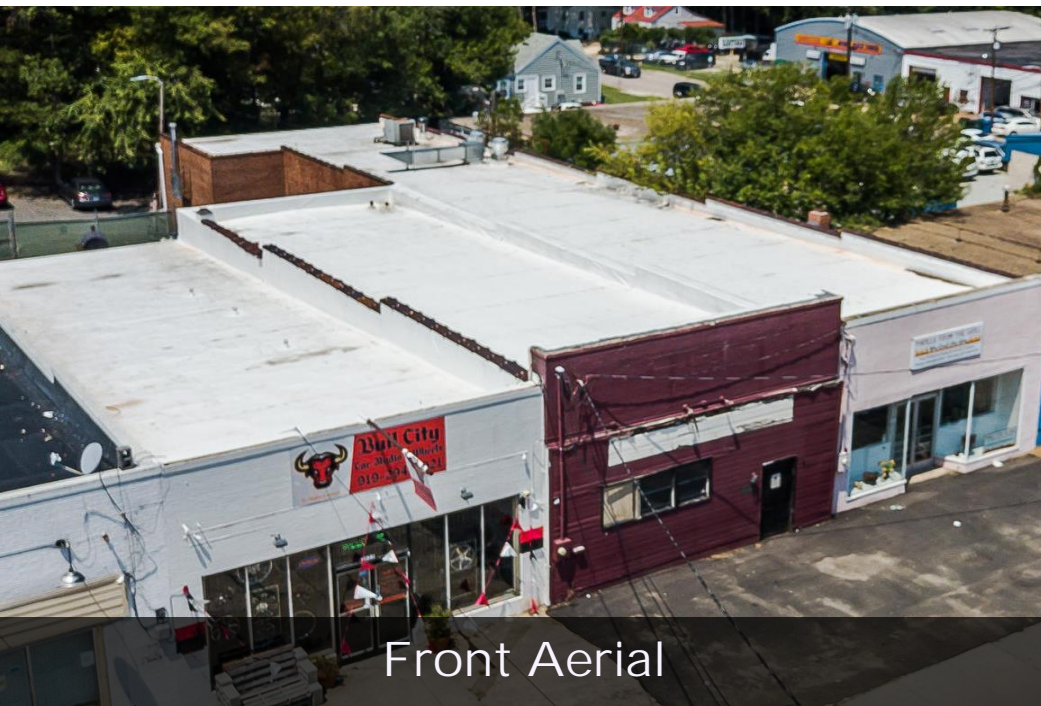
Rear Aerial



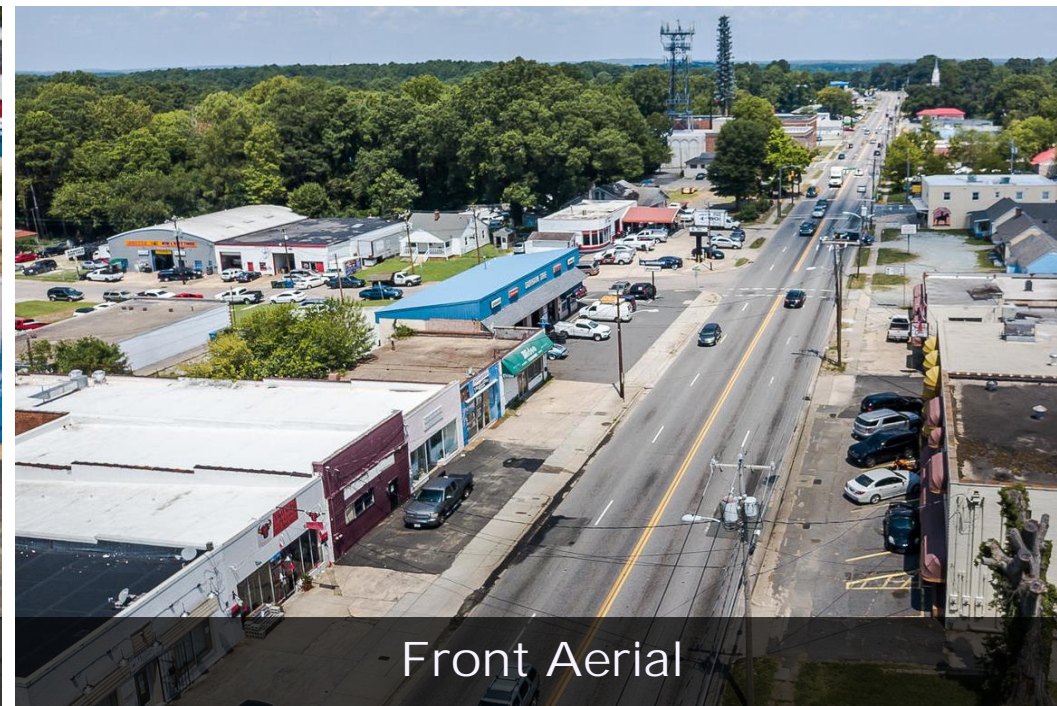
Front Elevation



Front Elevation



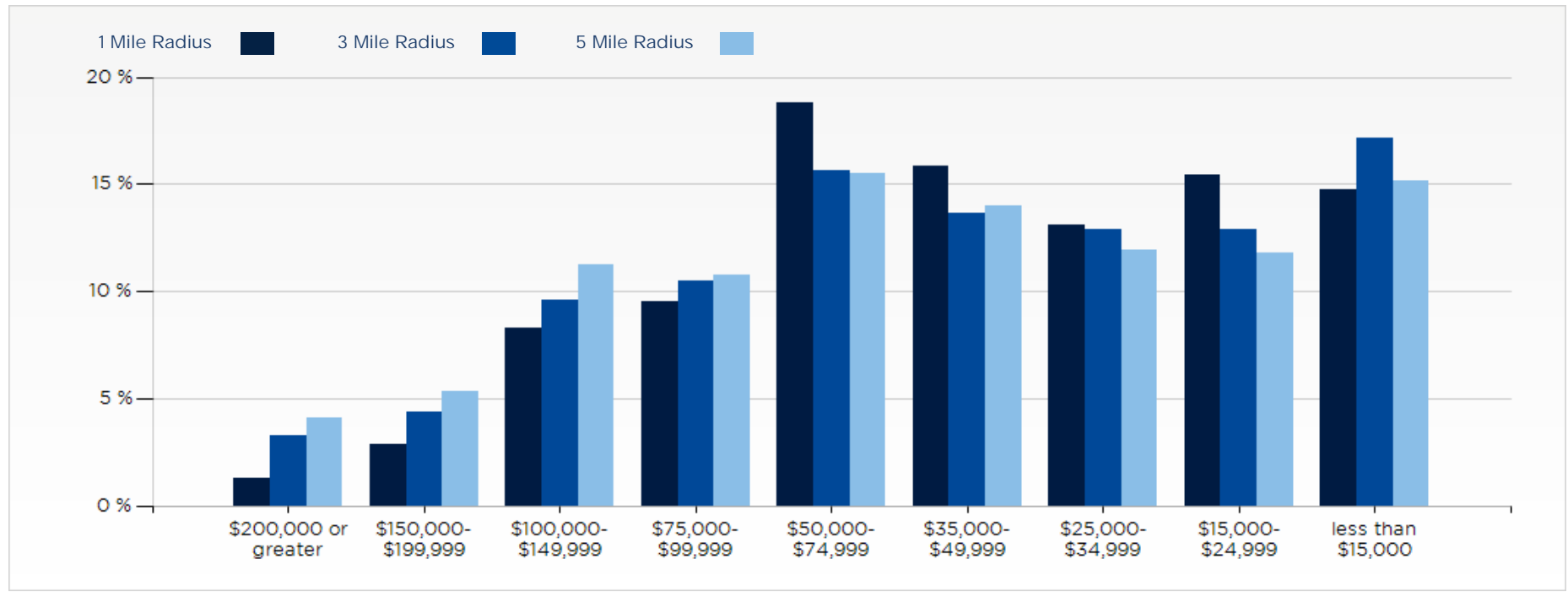
Front Aerial



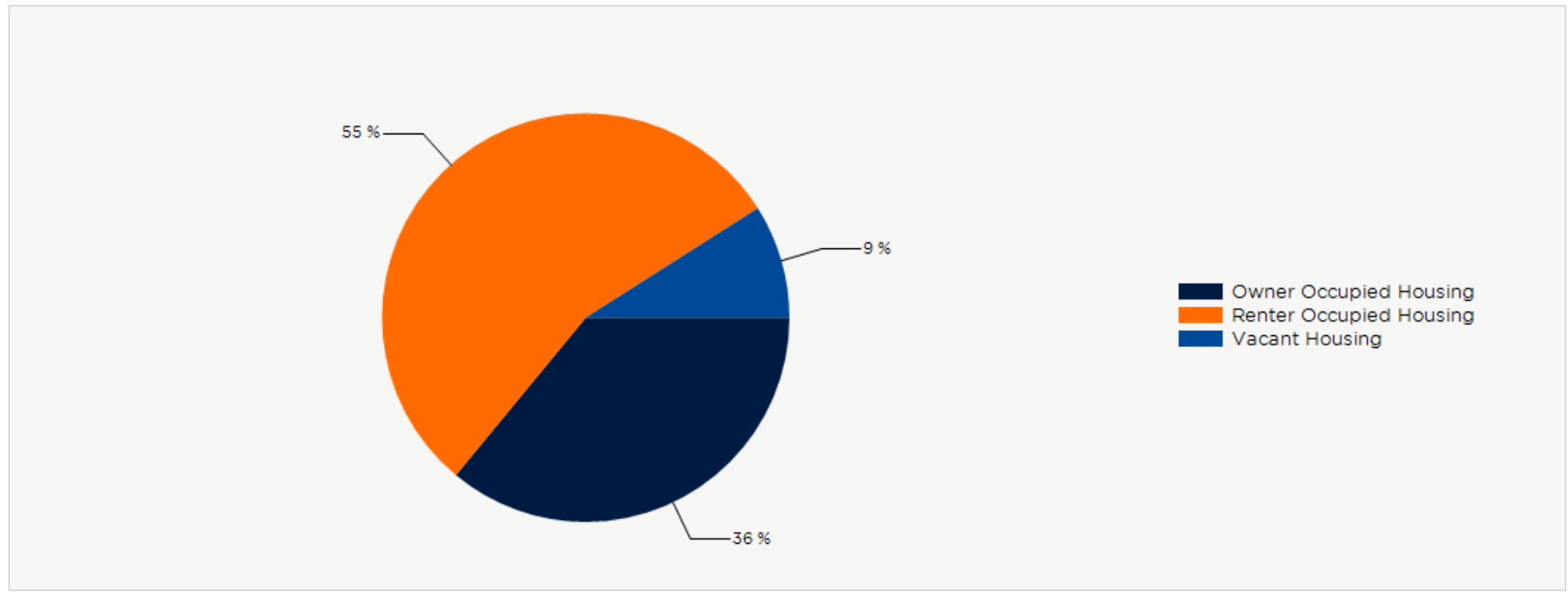
Front Aerial



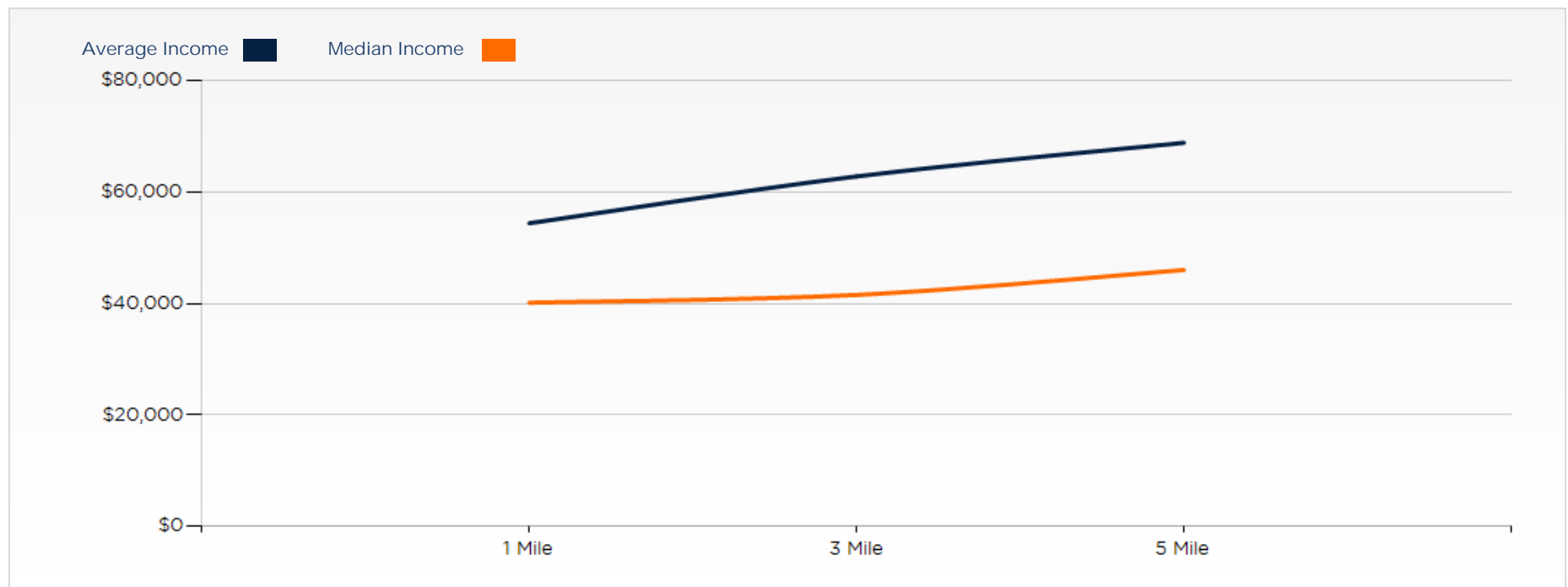
2019 Household Income



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



2827 North Roxboro Street

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Maverick Partners Realty Services, Inc. and it should not be made available to any other person or entity without the written consent of Maverick Partners Realty Services, Inc..

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The information contained herein is not a substitute for a thorough due diligence investigation. Maverick Partners Realty Services, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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(919) 819-9223
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