



# RETAIL PROPERTY FOR SALE

3023 N. Roxboro Street, Durham, NC 27704

## Retail Property For Purchase

3023 N Roxboro Street

0.41 Acres

3,392 SF

Anna Jenkins

(704) 224-4792

Anna@pickettsprouse.com



# RETAIL PROPERTY FOR SALE



## Property Overview

This corner property features two retail buildings strategically positioned on the bustling N. Roxboro Street, ensuring excellent visibility from multiple angles. The property has General Commercial zoning, accommodating a wide range of retail possibilities. Additionally, the property offers generous parking on a 0.41-acre lot, making it a valuable investment in a prime location.

## Offering Summary

Asking Price	\$650,000
Square Footage	1,147 SF & 2245 SF
Lot Size	0.41 Acres
Zoning	GC

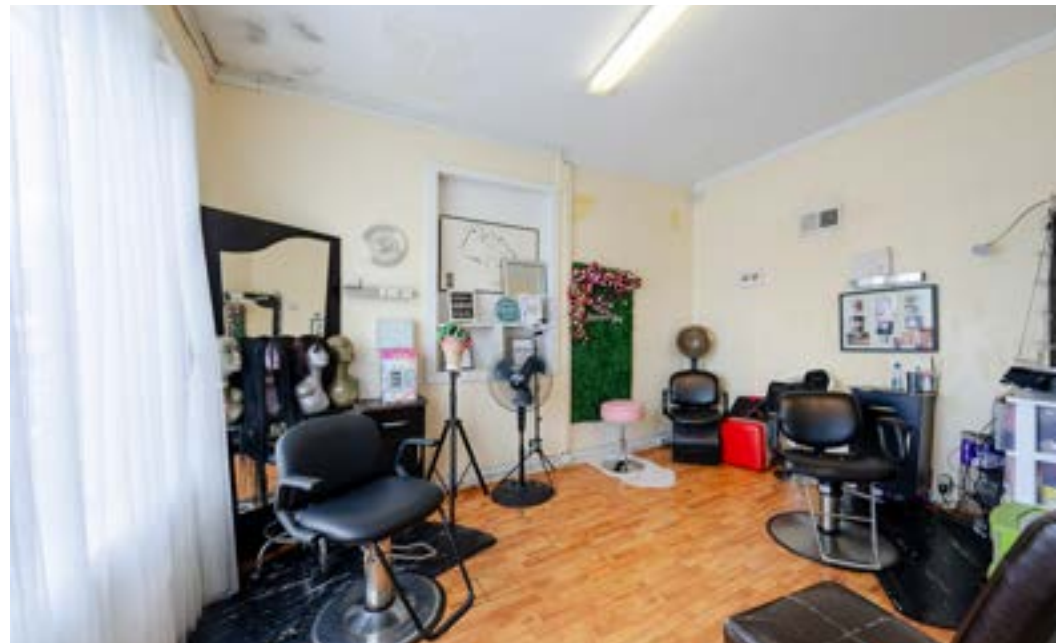
## Highlights

- Two Commercial Buildings
- GC Zoning
- Minutes to Downtown Durham, Duke Hospital, I-85, I-885

### For More Information Contact:

**Anna Jenkins**  
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Photos



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Map

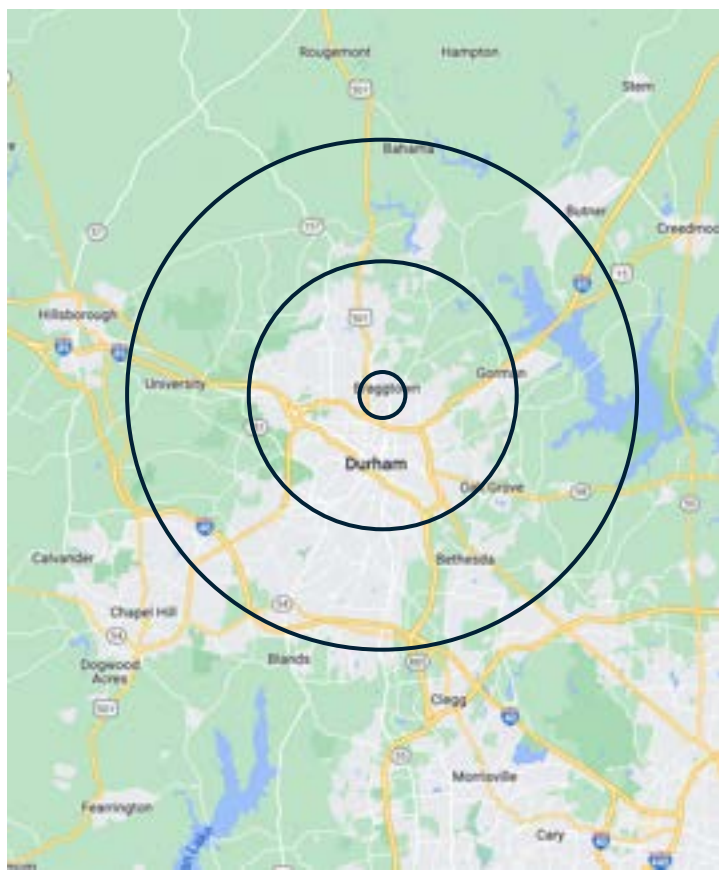
## REGIONAL MAP



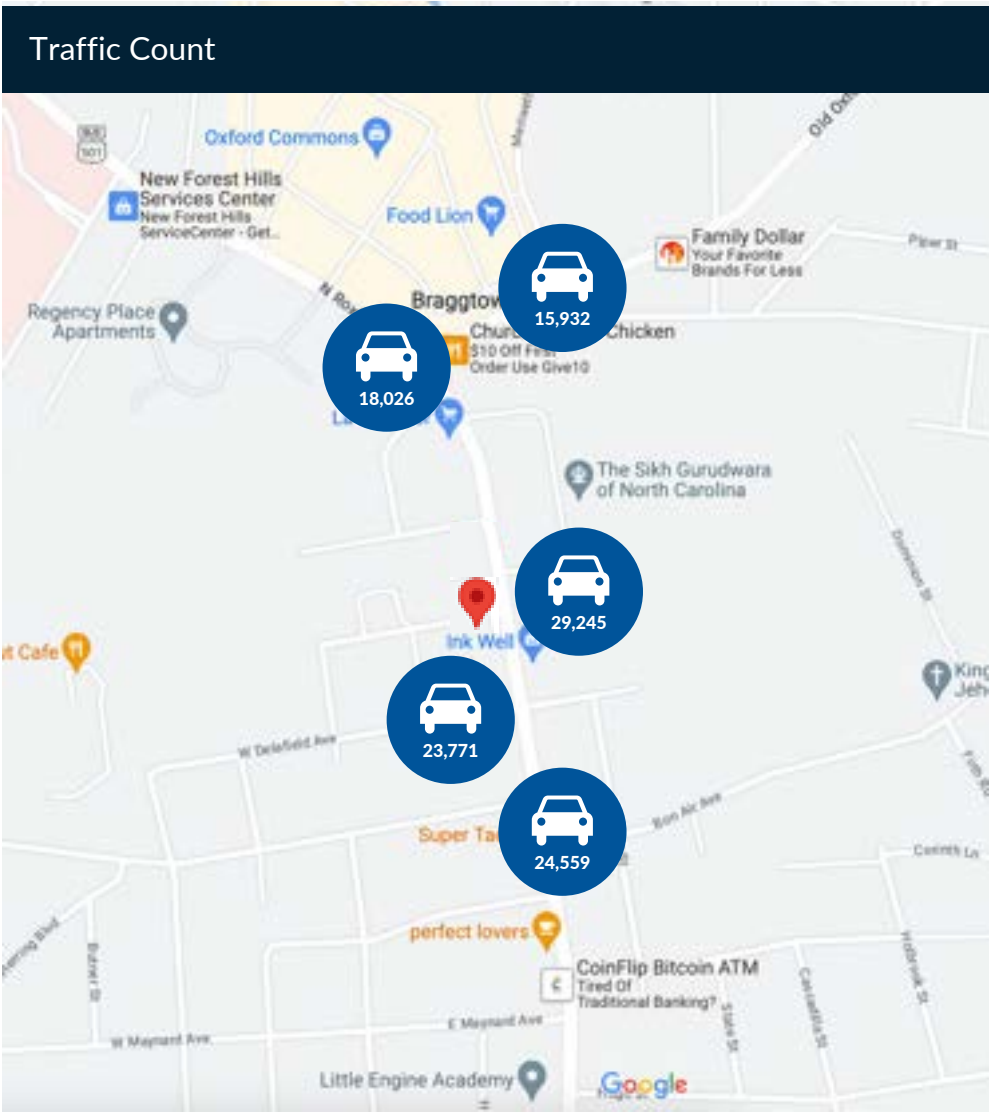
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## Demographic Maps



Population	1 mile	5 mile	10 mile
2023 Population	10,279	165,961	329,706



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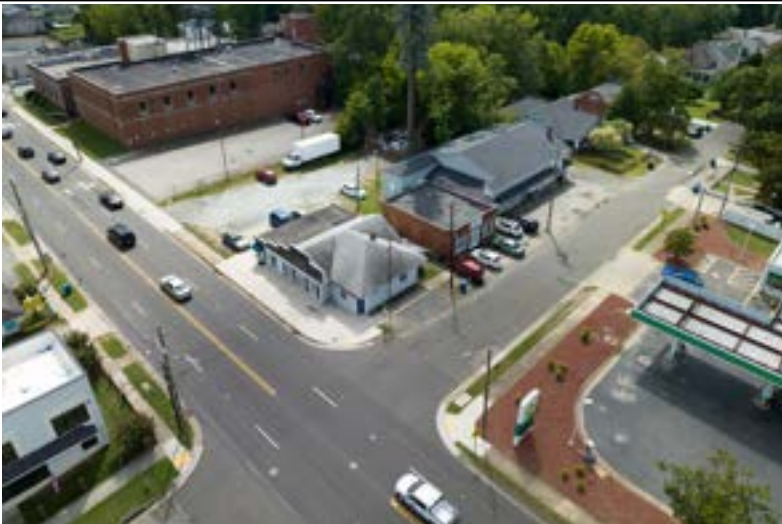
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## Demographics

### DEMOGRAPHICS

Population	2 mile	5 mile	10 mile
2023 Population	32,552	165,961	329,706

Households	2 mile	5 mile	10 mile
2023 Households	12,971	65,173	134,823



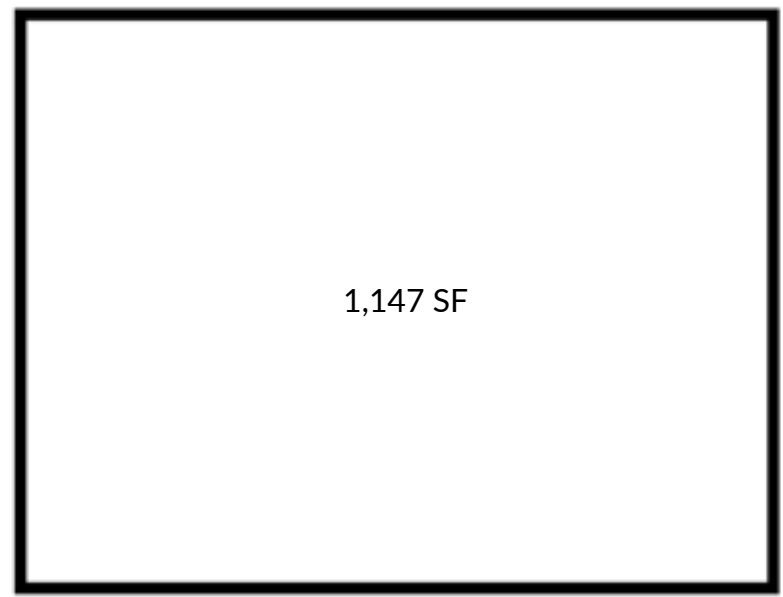
Household Income	2 mile	5 mile	10 mile
< \$25,000	2,370	14,581	21,762
\$25,000 - 50,000	3,439	16,932	30,402
\$50,000 - 75,000	2,584	10,868	22,148
\$75,000 - 100,000	1,751	7,718	18,546
\$100,000 - 125,000	815	4,514	11,852
\$125,000 - 150,000	666	3,254	9,071
\$150,000 - 200,000	712	3,499	10,565
\$200,000+	631	3,806	10,476
Avg Household Income	\$74,795	\$75,090	\$89,658
Median Household Income	\$57,135	\$52,028	\$66,393

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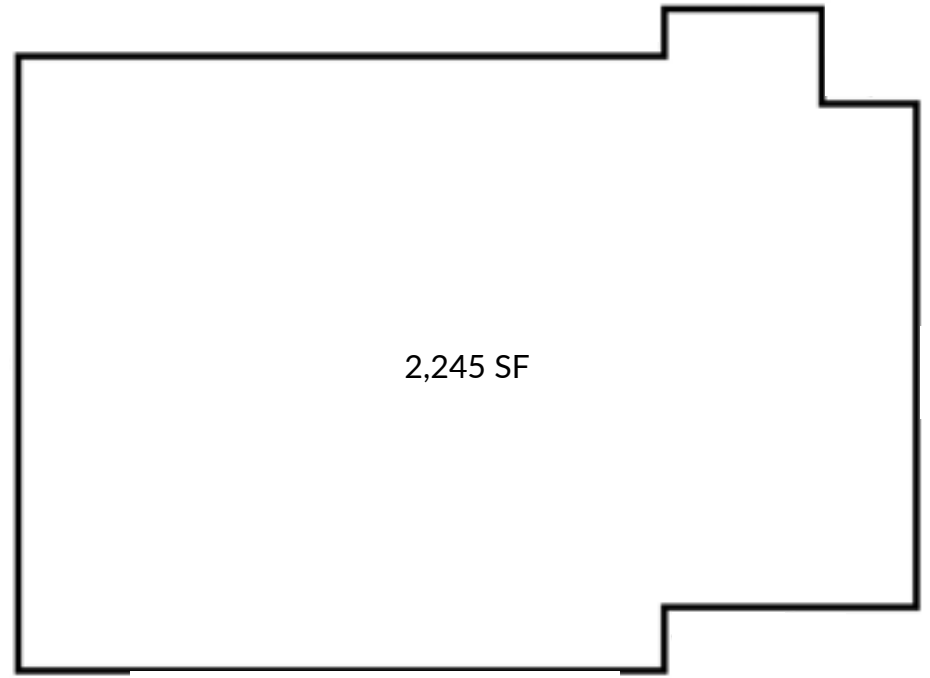
## Floorplan

### FLOORPLAN



1,147 SF

Building 1



2,245 SF

Building 2