

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

RETAIL PROPERTY FOR SALE OR LEASE

3213 N. Roxboro Street, Durham, NC 27704

Retail Property For Sale or Lease

3213 N. Roxboro Street, Durham, NC 27704

0.249 Acres

Anna Jenkins

(704) 224-4792

Anna@pickettsprouse.com

Mark Micol

(919) 287-3048

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RETAIL PROPERTY FOR SALE OR LEASE

Property Summary

3213 N. Roxboro Street, Durham, NC 27704



Property Overview

Free-standing retail property with excellent visibility for sale or lease on heavily-trafficked N. Roxboro Street. Zoned General Commercial, which permits a variety of uses, including, but not limited to: office, retail sales and service.

Offering Summary

Sale Price	\$399,000
Lease Rate	Contact Broker for Pricing
Square Footage	1,662
Lot Size	0.249 Acres
Zoning	CG

Highlights

- Excellent visibility on busy N. Roxboro Street
- GC Zoning
- Minutes to Downtown Durham, Duke Hospital, I-85, I-885

For More Information Contact:

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Photos



Downtown Durham

N Roxboro St




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Photos

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 Duke Regional Hospital

Logos for various retail and food service brands:

- Marco's Pizzeria
- Five Guys
- Dunkin' Donuts
- Panera Bread
- AT&T
- Chipotle Mexican Grill
- Freddy's Steakhouses
- Zaxby's

Oxford Commons

Logos for tenants at Oxford Commons:

- H&R Block
- Badcock & More
- United States Postal Service
- Food Lion
- Subway

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Map

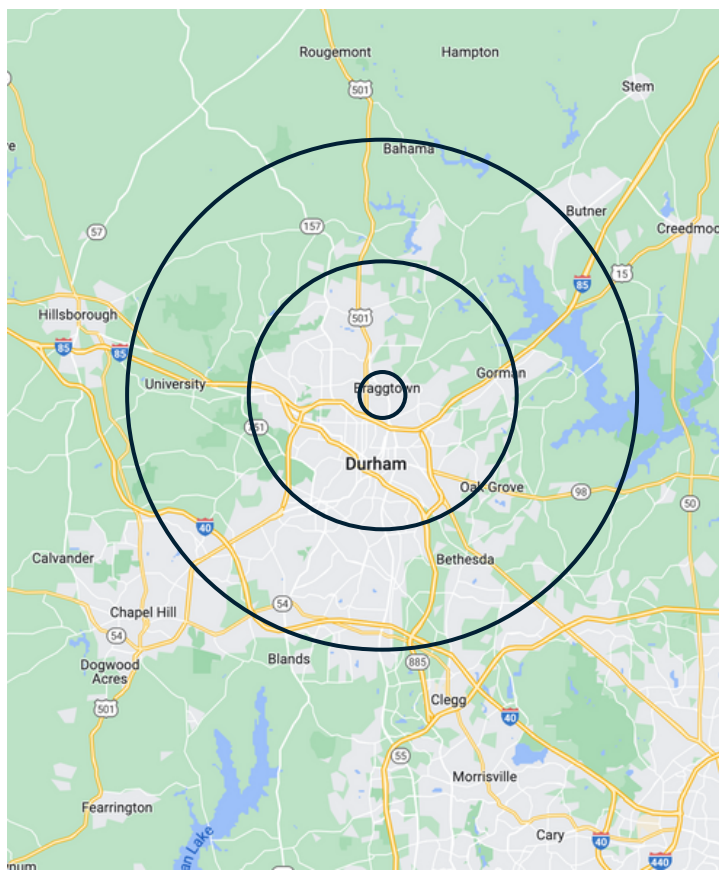
REGIONAL MAP



RETAIL PROPERTY FOR SALE OR LEASE

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Demographic Maps



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



RETAIL PROPERTY FOR SALE OR LEASE

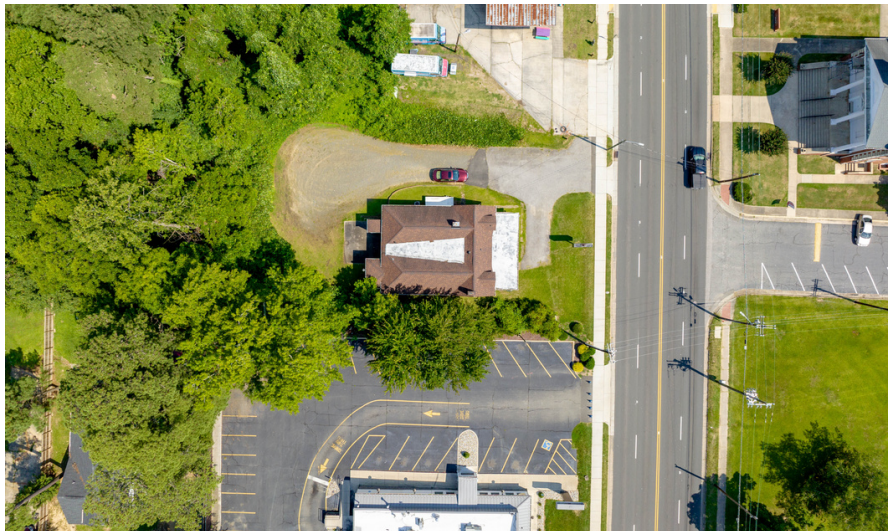
3213 N. Roxboro Street, Durham, NC 27704

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

3213 N. Roxboro Street, Durham, NC 27704

FLOORPLAN

