

FOR SALE
DURHAM, NC

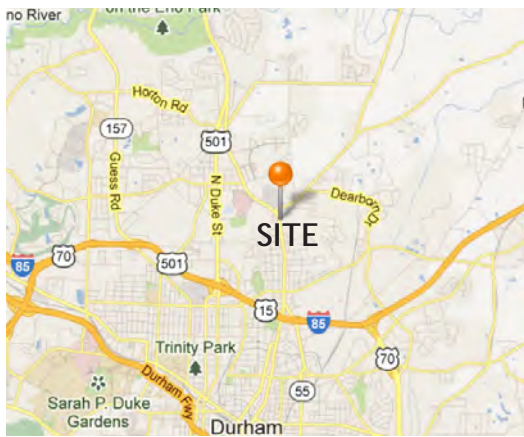


REAL ESTATE
ASSOCIATES, INC.



3310 N. Roxboro Street

11,300 SF AUTO SERVICE/RETAIL BUILDING IN NORTH
DURHAM CURRENTLY OCCUPIED BY SHORT-TERM TENANT
OWNER-OCCUPANT POTENTIAL



LOCATION

3310 N. Roxboro St.
Durham, NC 27713

PARCEL ID

128677

YEAR BUILT

1990

BUILDING SIZE

11,300 SF (+/-)

ACREAGE

1.01 Acres (+/-)

SALE PRICE

\$475,000

FEATURES

- 8 Drive-in Doors
- High Traffic Count
- Excellent Visibility

ZONING

Commercial General (CG)

TRAFFIC COUNT

28,000 Vehicles Per Day (N. Roxboro)

CLOSE PROXIMITY TO

US 501, I-85,
Durham Regional Hospital

SETH J. JERNIGAN, CCIM

Direct: 919.287.2121

Mobile: 919.475.7080

sjernigan@realestateassoc.com

SHOWN BY APPOINTMENT ONLY

p. 919-489-2000

www.realestateassoc.com

f. 919-493-8533



3333 Durham-Chapel Hill Boulevard, Suite C | P.O. Box 52328, Durham, NC 27717-2328

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Rear View of Property



Aerial View of Parcel



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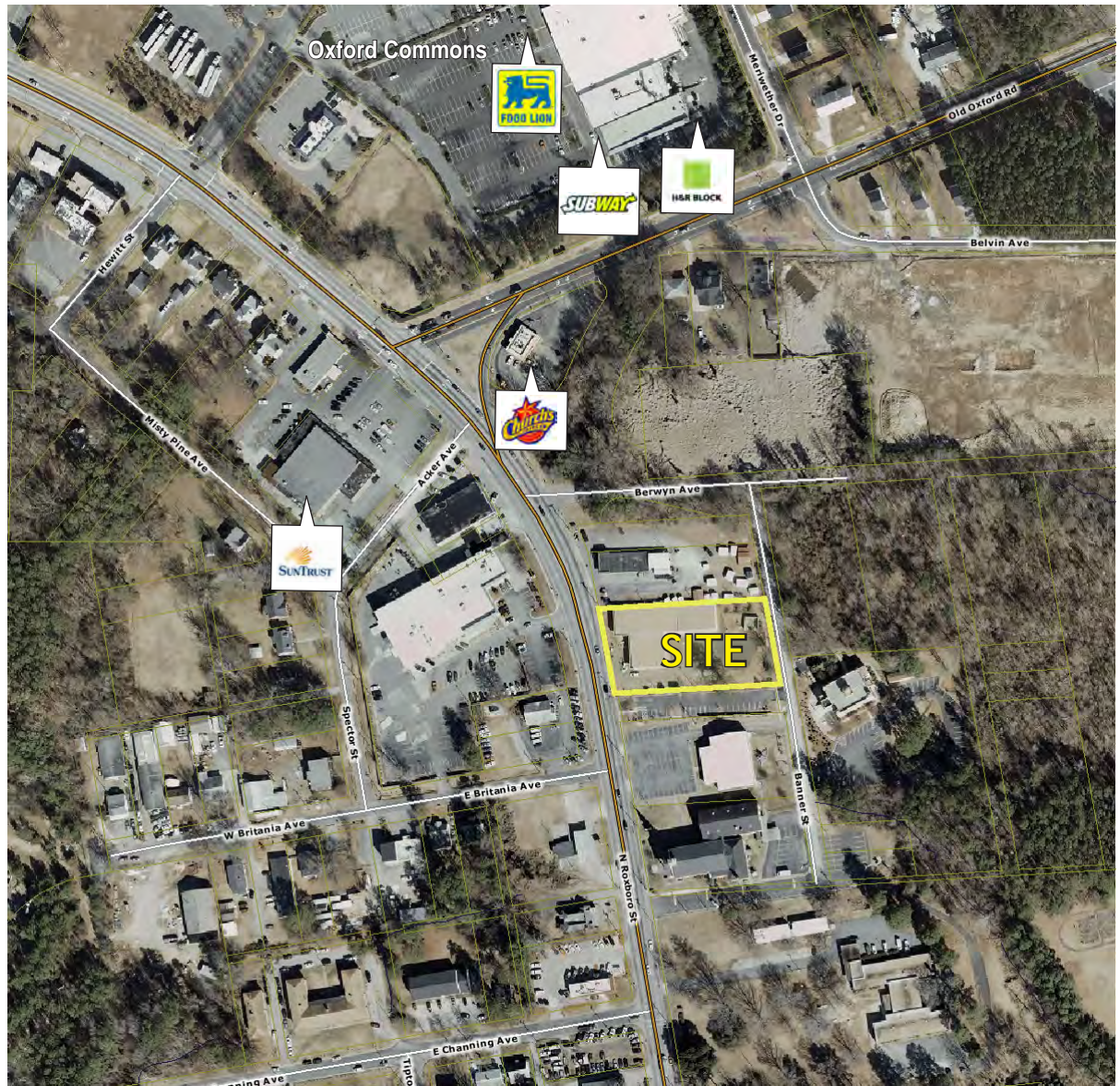
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Aerial



Demographics

2012 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	9,700	67,245	143,567
NUMBER OF HOUSEHOLDS	3,824	26,246	54,988
AVERAGE HOUSEHOLD INCOME	\$39,106	\$48,100	\$51,483

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