

Bank-Owned Retail Building For Sale

**AVISON
YOUNG**

4201 N. Roxboro Street
Durham, NC 27704

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Highlights

Type:	Freestanding Retail Building; Excellent redevelopment opportunity for an owner-occupant or investor	Zoning:	CN (Commercial Neighborhood)
Location:	Located at the corner of N. Roxboro Street and Fairfield Road in North Durham. Property is adjacent to the North Duke Mall.	PIN:	0823-12-86-4373
Building Size:	12,978 SF	Former Use:	Ole NC Bar-B-Que restaurant
Year Built:	1979	Asking Price:	\$575,000 or \$44.31/SF; Property is sold as-is, where-is; seller makes no representations or warranties
Parcel Size:	0.838-acre lot		

For more information please contact:

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Local Demographics

	1 MILE	3 MILES	5 MILES
DEMOGRAPHICS			
POPULATION	8,048	55,652	125,994
ESTIMATE ANNUAL POPULATION GROWTH RATE	1.90%	1.40%	1.46%
AVERAGE HOUSEHOLD INCOME	\$42,386	\$52,561	\$53,413
ESTIMATED HOUSEHOLDS	3,056	22,235	49,214
TOTAL OCCUPIED HOUSING	90%	91%	90%

TRAFFIC COUNTS

2011 TRAFFIC COUNTS (PER MPSI)	VEHICLES PER DAY
NORTH DUKE STREET	30,000
NORTH ROXBORO STREET	21,000

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



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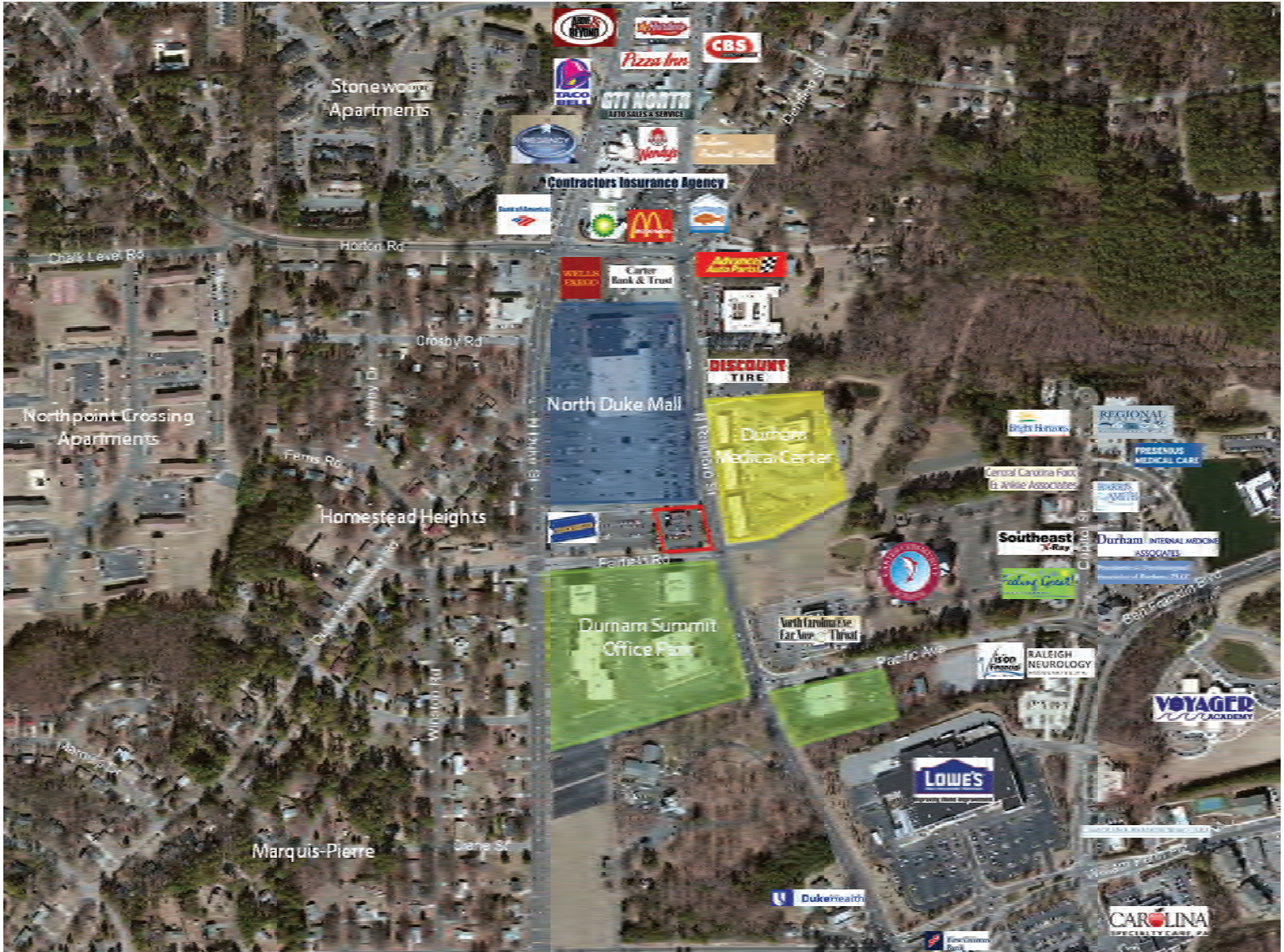
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Neighboring Subdivisions and Businesses



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