

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

FOR SALE
4516 N. Roxboro Road
Durham, NC

Link to aerial video: <https://youtu.be/071yroYJ2FY>



- 4,410 square foot office building (former Farm Bureau)
- 3,052 SF first level
- 1,358 SF on lower level
- 1.06 Acres
- Zoned GC (General Commercial) provides for a variety of uses – retail & commercial
- Within 1/4 mile of the new high school site for Northern High School
- **Asking \$750,000**

For more information, please contact:

Mark Micol | mark.micol@westandwoodall.com | Cell 919-414-3159

Anna Jenkins | anna@westandwoodall.com | Cell 704-224-4792

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

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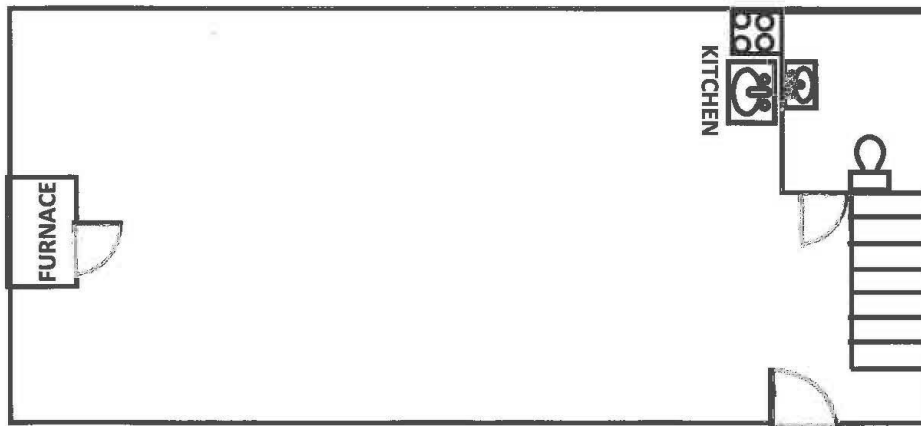
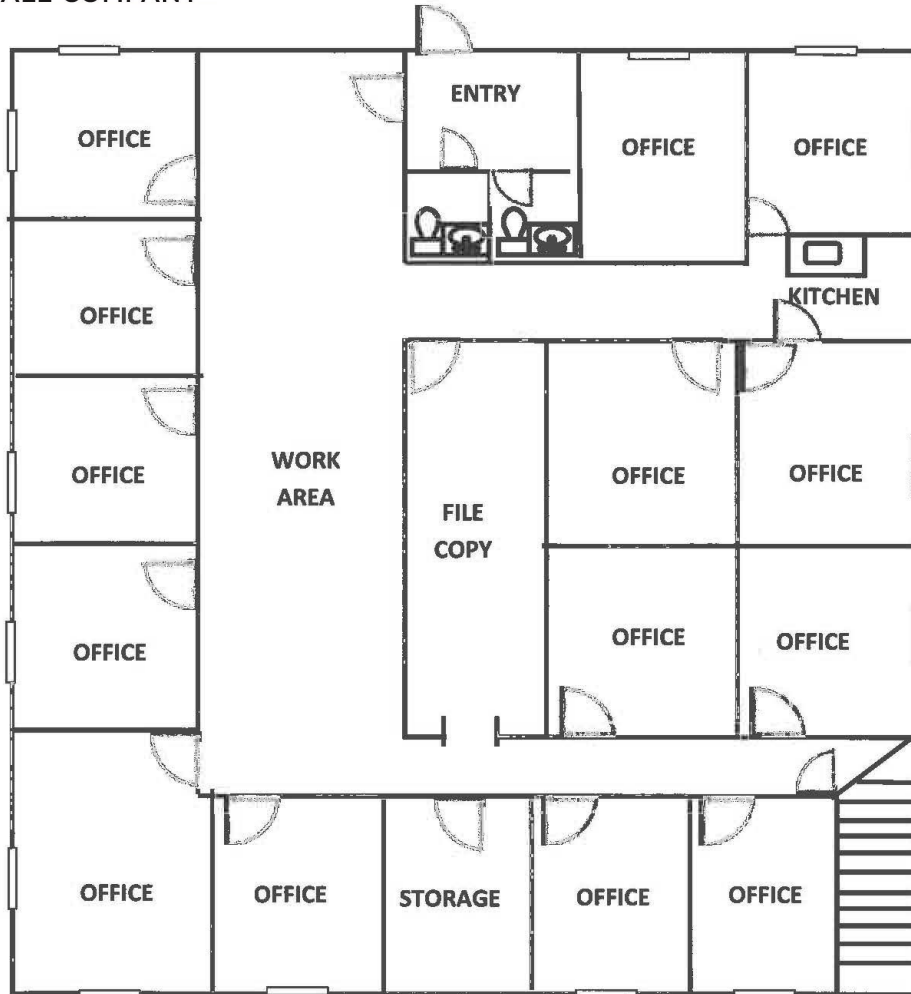


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FLOOR PLAN



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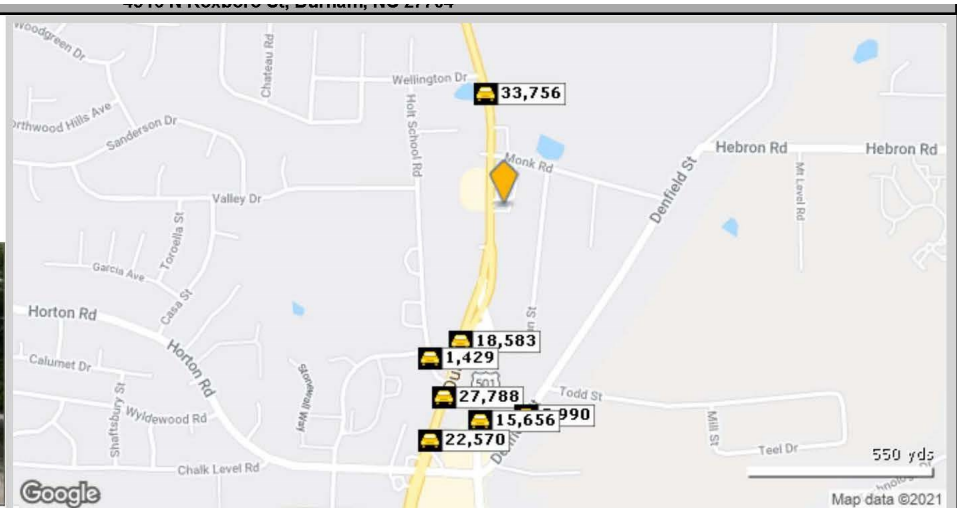
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TRAFFIC COUNT

Building Type: **Class C Office**
 Class: **C**
 RBA: **5,472 SF**
 Typical Floor: **3,109 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Roxboro Rd	Wellington Dr	0.03 N	2018	30,157	MPSI	.20
2	Roxboro Rd	Wellington Dr	0.03 N	2020	33,756	MPSI	.20
3	N Duke St	Holt School Rd	0.07 S	2020	18,583	MPSI	.24
4	Holt School Rd	Newby Dr	0.02 N	2020	1,429	MPSI	.29
5	N Duke St	Holt School Rd	0.02 N	2018	27,788	MPSI	.34
6	Denfield St	Todd St	0.06 NE	2018	6,434	MPSI	.36
7	Denfield St	Todd St	0.06 NE	2020	5,990	MPSI	.36
8	N Roxboro St	Denfield St	0.09 S	2020	14,808	MPSI	.37
9	N Roxboro St	Denfield St	0.09 S	2018	15,656	MPSI	.37
10	N Duke St	Horton Rd	0.05 S	2020	22,570	MPSI	.42



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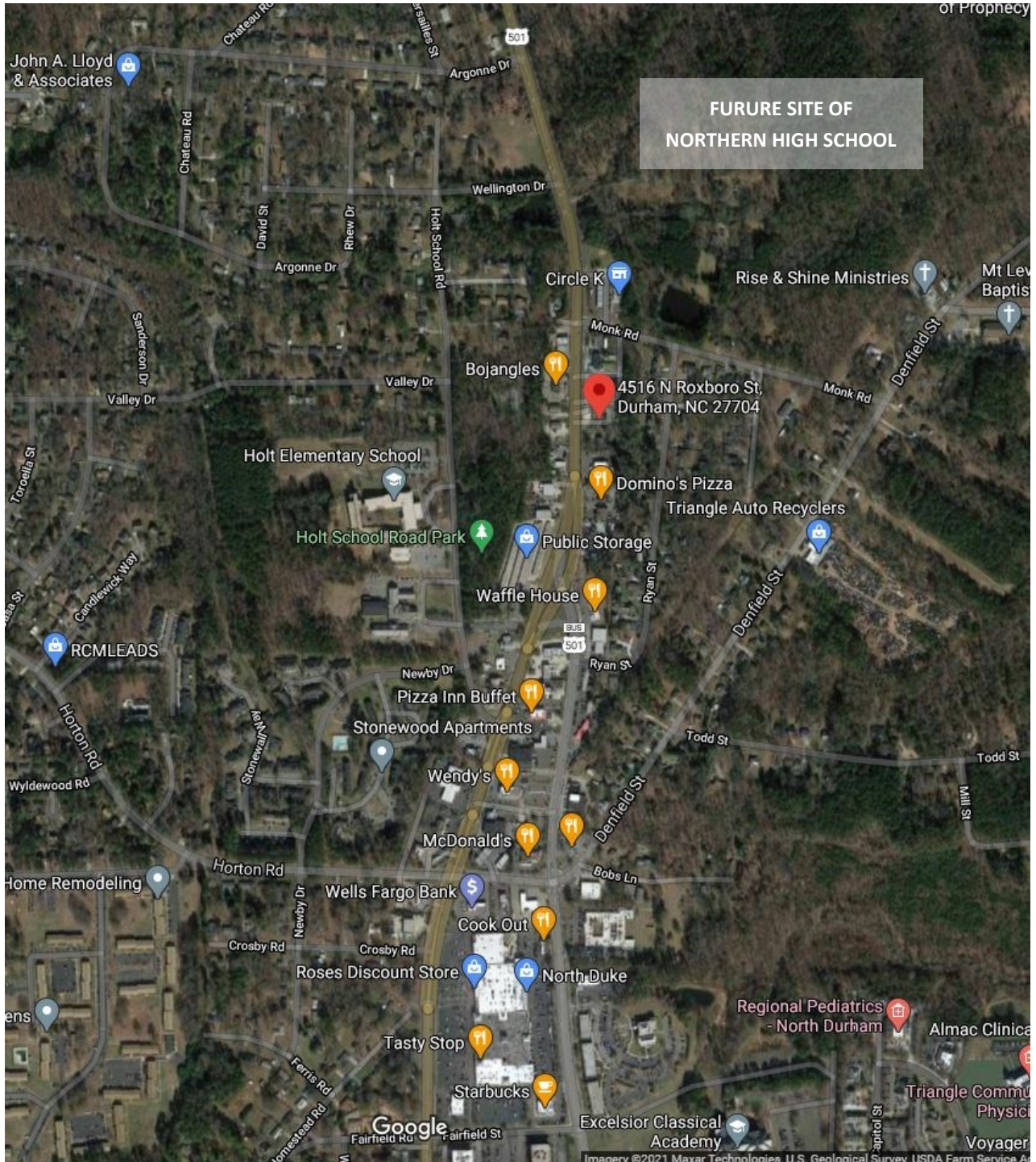
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Visit us at PickettSprouse.com

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