

COMMERCIAL BUILDING FOR SALE

5234 N. Roxboro St., Durham, NC 27705

Building For Sale

5234 N. Roxboro St., Durham, NC 27705

0.93 Acres

Charles Bartscher

(919) 395-5498

charles@pickettsprouse.com

Graham Storey

(919) 698-8799

graham@pickettsprouse.com

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Property Summary

Property Overview

Vacant retail store, formerly owned and operated by Durham County ABC store in 2020, this building has ~ 4,600 sqft of room, office, and storage space. Located on one of the busiest streets in Durham, this property has a lot of parking to support several uses under its's current zoning: Commercial Neighborhood (CN)

Offering Summary

Sale Price	\$1,380,000
Lot Size	.929 Acres
Zoning	Commercial Neighborhood (CN)

Year Built	1973
Square Footage	~ 4,600 SF

Property Features

- Roughly 48 Parking Spaces
- Examples of Permitted Uses Under Current Zoning (buyer to verify use in DD period)
 - Day Care Use
 - Church Use
 - Retail
 - Restaurant
 - Medical
 - Office



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Photos & Video

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→ [Click Here to Watch a Video of the Property](#) ←



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Photos & Video

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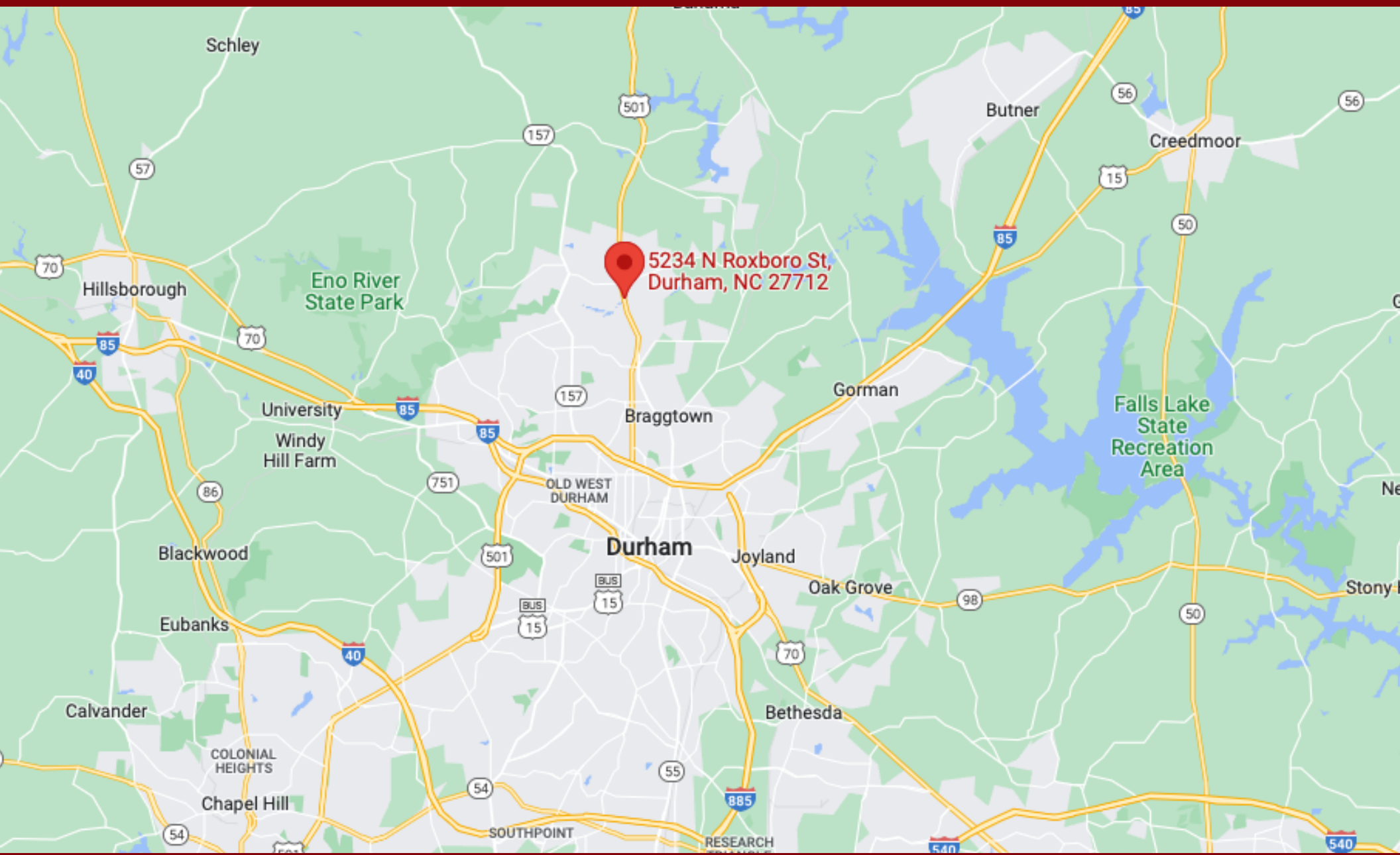
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Map

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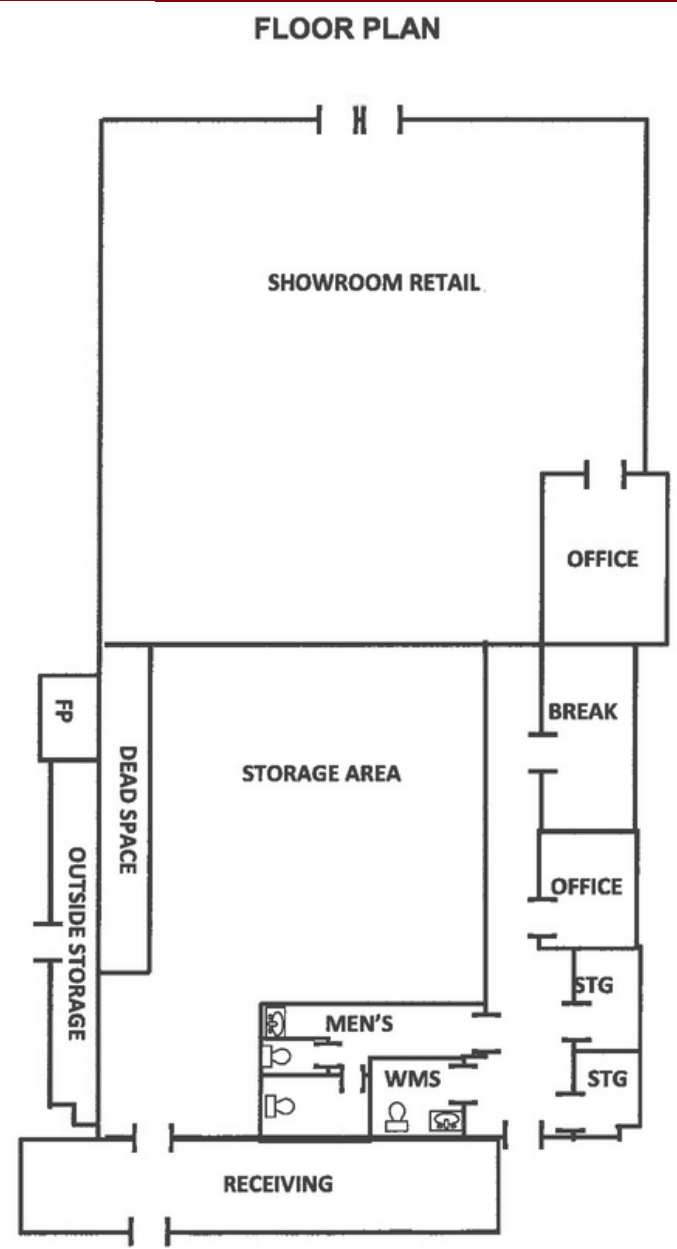
Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	5,591		46,859		112,436	
2022 Estimate	5,167		43,008		103,176	
2010 Census	4,800		37,896		87,896	
Growth 2022 - 2027	8.21%		8.95%		8.97%	
Growth 2010 - 2022	7.65%		13.49%		17.38%	
2022 Population by Hispanic Origin	420		5,504		15,063	
2022 Population	5,167		43,008		103,176	
White	2,324	44.98%	22,984	53.44%	61,652	59.75%
Black	2,473	47.86%	16,826	39.12%	32,085	31.10%
Am. Indian & Alaskan	28	0.54%	362	0.84%	955	0.93%
Asian	188	3.64%	1,482	3.45%	5,487	5.32%
Hawaiian & Pacific Island	5	0.10%	151	0.35%	225	0.22%
Other	149	2.88%	1,203	2.80%	2,771	2.69%
U.S. Armed Forces	0		0		35	
Households						
2027 Projection	2,170		18,861		45,373	
2022 Estimate	2,004		17,269		41,406	
2010 Census	1,882		15,198		35,343	
Growth 2022 - 2027	8.28%		9.22%		9.58%	
Growth 2010 - 2022	6.48%		13.63%		17.15%	
Owner Occupied	1,557	77.69%	10,011	57.97%	21,544	52.03%
Renter Occupied	447	22.31%	7,258	42.03%	19,861	47.97%
2022 Households by HH Income						
Income: <\$25,000	270	13.48%	2,801	16.22%	7,280	17.58%
Income: \$25,000 - \$50,000	463	23.12%	4,309	24.95%	10,264	24.79%
Income: \$50,000 - \$75,000	396	19.77%	3,398	19.68%	7,451	18.00%
Income: \$75,000 - \$100,000	355	17.72%	2,338	13.54%	5,399	13.04%
Income: \$100,000 - \$125,000	219	10.93%	1,350	7.82%	3,167	7.65%
Income: \$125,000 - \$150,000	92	4.59%	1,014	5.87%	2,495	6.03%
Income: \$150,000 - \$200,000	92	4.59%	1,011	5.85%	2,640	6.38%
Income: \$200,000+	116	5.79%	1,047	6.06%	2,709	6.54%
2022 Avg Household Income	\$83,458		\$81,626		\$82,505	
2022 Med Household Income	\$67,225		\$59,743		\$59,371	

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Floor Plan

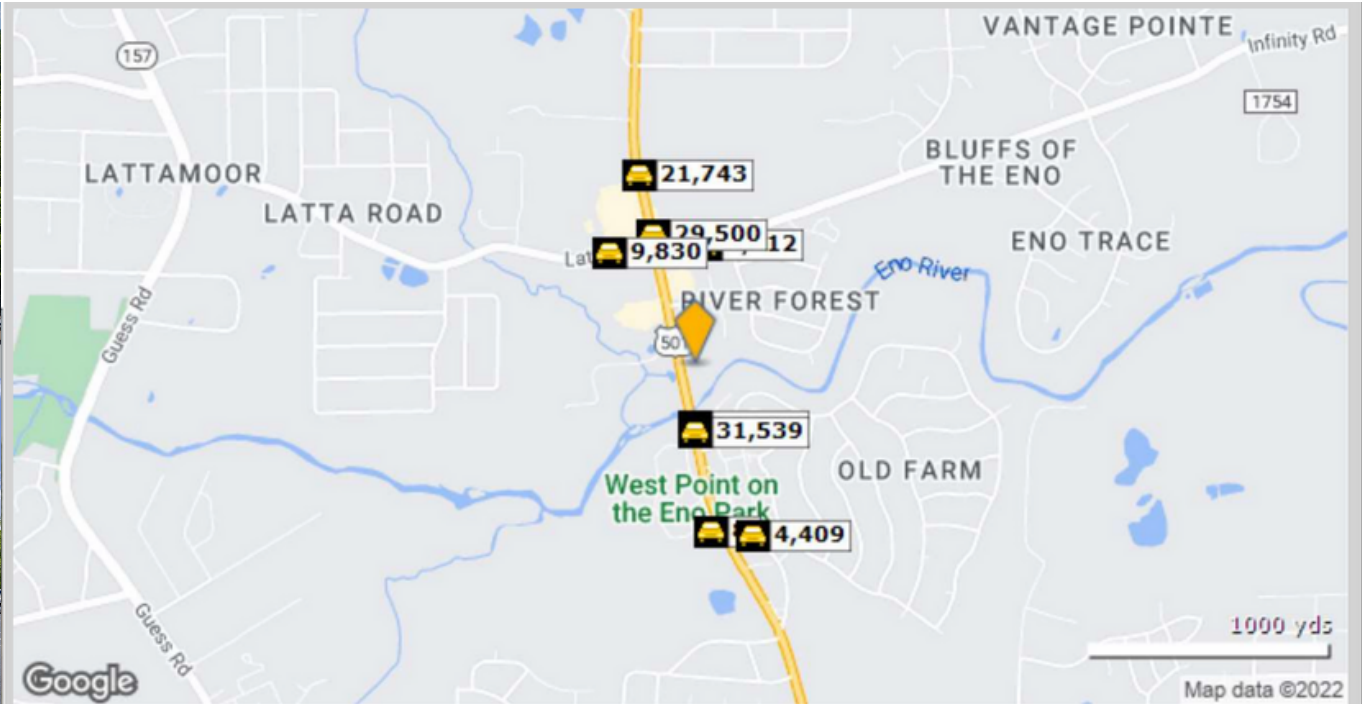
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Traffic Count

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Roxboro Street	Rippling Stream Rd	0.04 S	2019	31,500	AADT	.14
2	Roxboro Rd	Rippling Stream Rd	0.04 S	2018	30,654	MPSI	.15
3	Roxboro Rd	Rippling Stream Rd	0.04 S	2022	31,539	MPSI	.16
4	Infinity Rd	High Meadow Rd	0.05 E	2022	7,796	MPSI	.30
5	Infinity Rd	High Meadow Rd	0.05 E	2018	7,212	MPSI	.30
6	Roxboro Street	Oak Hill Dr	0.13 N	2019	29,500	AADT	.34
7	Latta Rd	Roxboro Rd	0.12 E	2022	9,830	MPSI	.34
8	Not Available	Not Available	0.00 No	2020	82	MPSI	.40
9	Seven Oaks Rd	Old Farm Rd	0.03 E	2022	4,409	MPSI	.43
10	Roxboro Rd	Oak Hill Dr	0.13 N	2018	21,743	MPSI	.48