



3123 N ROXBORO STREET, DURHAM, NC 27704



DURHAM FREESTANDING RETAIL/OFFICE FOR SALE

0.25± ACRES | 1,768± SF | \$450,000

PROPERTY OVERVIEW

ACREAGE	0.25± Acres
SQUARE FOOTAGE	1,768± Square Feet
ADDRESS	3123 N Roxboro Street, Durham, NC 27704
CURRENT ZONING	CG Zoning
PARCEL NUMBER	0833201391
BEST USE	Freestanding Retail/Office
ROAD FRONTAGE	Roxboro Street, East Channing Avenue
PRICE	\$450,000



DESCRIPTION

This property features a 1,768± SF retail/office building on .25 acres. Excellent visibility in a high traffic area. Zoned General Commercial, accommodating a wide range of retail and office uses. Access on N. Roxboro Street as well as East Channing Avenue. Minutes to Downtown Durham, I-85, and I-885



WAFLE
HOUSE



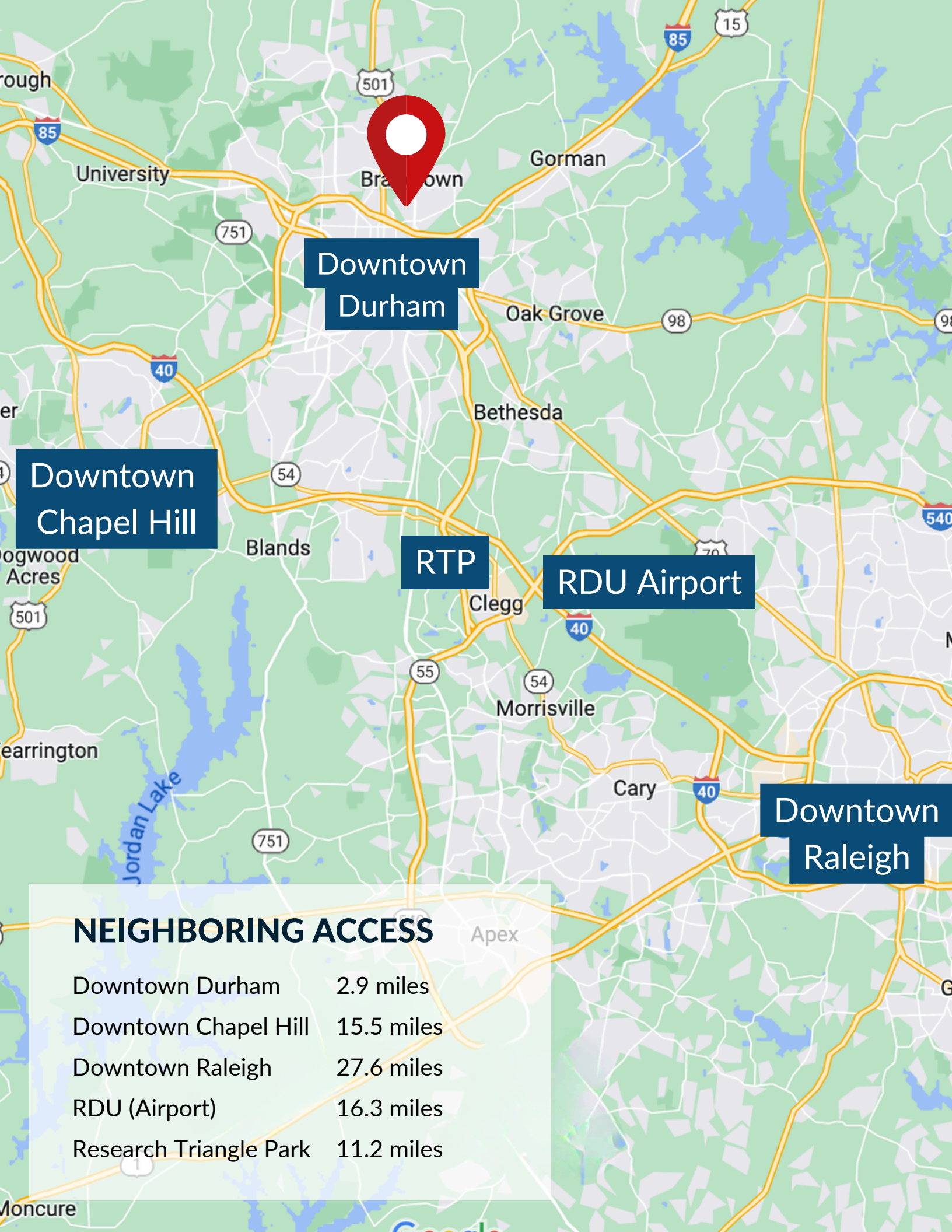
US 85

TO
DOWNTOWN
DURHAM

N ROXBORO STREET
29,245 VPD (2022)



SUBJECT



Downtown
Durham

Downtown
Chapel Hill

RTP

RDU Airport

Downtown
Raleigh

NEIGHBORING ACCESS

Downtown Durham	2.9 miles
Downtown Chapel Hill	15.5 miles
Downtown Raleigh	27.6 miles
RDU (Airport)	16.3 miles
Research Triangle Park	11.2 miles

Population Overview

Population	2 mile	5 mile	10 mile
2020 Population	31,729	159,789	328,844
2024 Population	32,388	167,448	338,480
2029 Population Projection	33,802	175,125	350,773
Annual Growth 2020-2024	0.5%	1.2%	0.7%
Annual Growth 2024-2029	0.9%	0.9%	0.7%

Household Income	2 mile	5 mile	10 mile
< \$25,000	2,478	13,285	20,863
\$25,000 - 50,000	3,157	16,379	29,395
\$50,000 - 75,000	2,545	10,994	22,743
\$75,000 - 100,000	1,561	7,396	17,278
\$100,000 - 125,000	963	5,309	13,073
\$125,000 - 150,000	939	4,344	10,306
\$150,000 - 200,000	670	3,875	12,040
\$200,000+	880	4,382	13,378
Avg Household Income	\$80,611	\$80,589	\$96,456
Median Household Income	\$56,742	\$56,317	\$70,897

**PICKETT
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