



FOR SALE
5234 North Roxboro Road
Durham, NC 27705



DESCRIPTION: Currently owned and operated by Durham County ABC as a retail store with approximately 4,600 SF of showroom, office and storage. The site offers high visibility with a traffic count of 35,300 trips/day; 48 parking places. The Zoning is CN - Commercial Neighborhood and allows a variety of retail, office, medical, church, and daycare uses. Occupancy is available in August 2020 when the ABC store relocates to Riverview Shopping Center.

LEGAL: Durham GIS Parcel--- 180545
Deed Book 4959 Page 58
Plat Book 74 Page 10 Tract 1

Asking Price---\$625,000

(919) 493-0395

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Visit us on the web at www.pickett-sprouse.com

PICKETT
SPROUSE
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REAL ESTATE



A WEST & WOODALL COMPANY

FOR SALE

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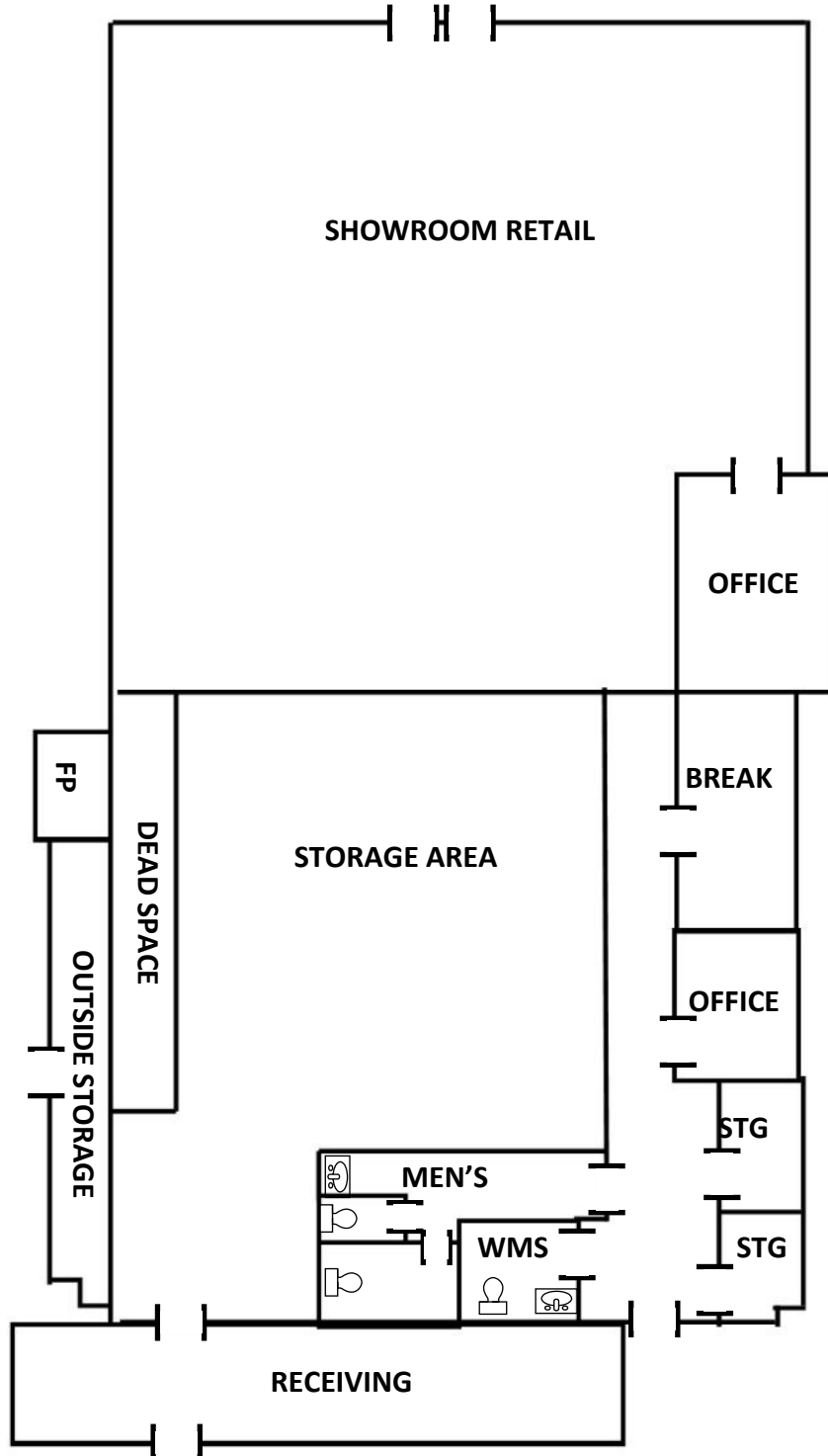
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FLOOR PLAN





DEMOGRAPHICS

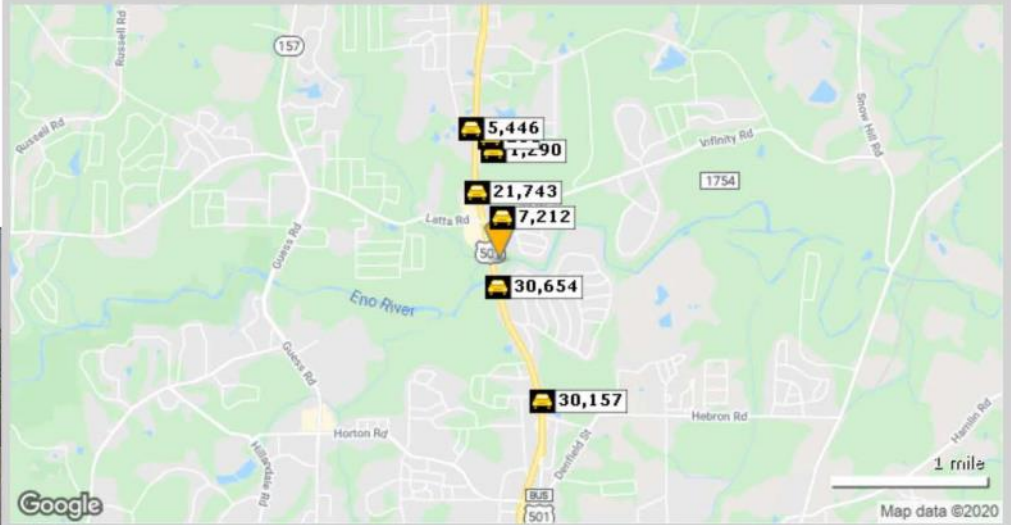
POPULATION - 2020

	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	5,231	41,965	101,536
Total Estimated Population -2025 PROJECTION	5,536	44,527	107,619
Medial Age	38	40	40
Total Estimated Households	2,027	16,646	39,402
Total Estimated Households-2025 PROJECTION	2,146	17,663	41,957
Average Household Income	\$80,120	\$75,727	\$76,933
Med Household Income	\$67,918	\$57,029	\$54,394

TRAFFIC COUNT REPORT

5234 N Roxboro Rd, Durham, NC 27712

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,917 SF**
 Year Built: **1973**
 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 N Roxboro Rd	Argonne Dr	0.63 SE	2012	35,306	MPSI	.15
2 Roxboro Rd	Rippling Stream Rd	0.04 S	2018	30,654	MPSI	.15
3 Infinity Rd	High Meadow Rd	0.05 E	2018	7,212	MPSI	.30
4 N Roxboro Rd	Crestview Dr	0.27 N	2012	30,875	MPSI	.48
5 Roxboro Rd	Oak Hill Dr	0.13 N	2018	21,743	MPSI	.48
6 Crestview Dr	Larrime St	0.08 E	2018	1,290	MPSI	.73
7 Cheryl Ave	N Roxboro Rd	0.09 W	2018	280	MPSI	.82
8 Milton Rd	Cain Rd	0.20 NW	2018	5,446	MPSI	.89
9 N Roxboro Rd	Argonne Dr	0.16 N	2012	38,026	MPSI	.94
10 Roxboro Rd	Wellington Dr	0.03 N	2018	30,157	MPSI	.94