

MIXED USE BUILDING FOR SALE

# 225 S MADISON BLVD

225 S Madison Blvd | Roxboro, NC 27573



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COMMERCIAL REAL ESTATE

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Roxboro, NC 27573

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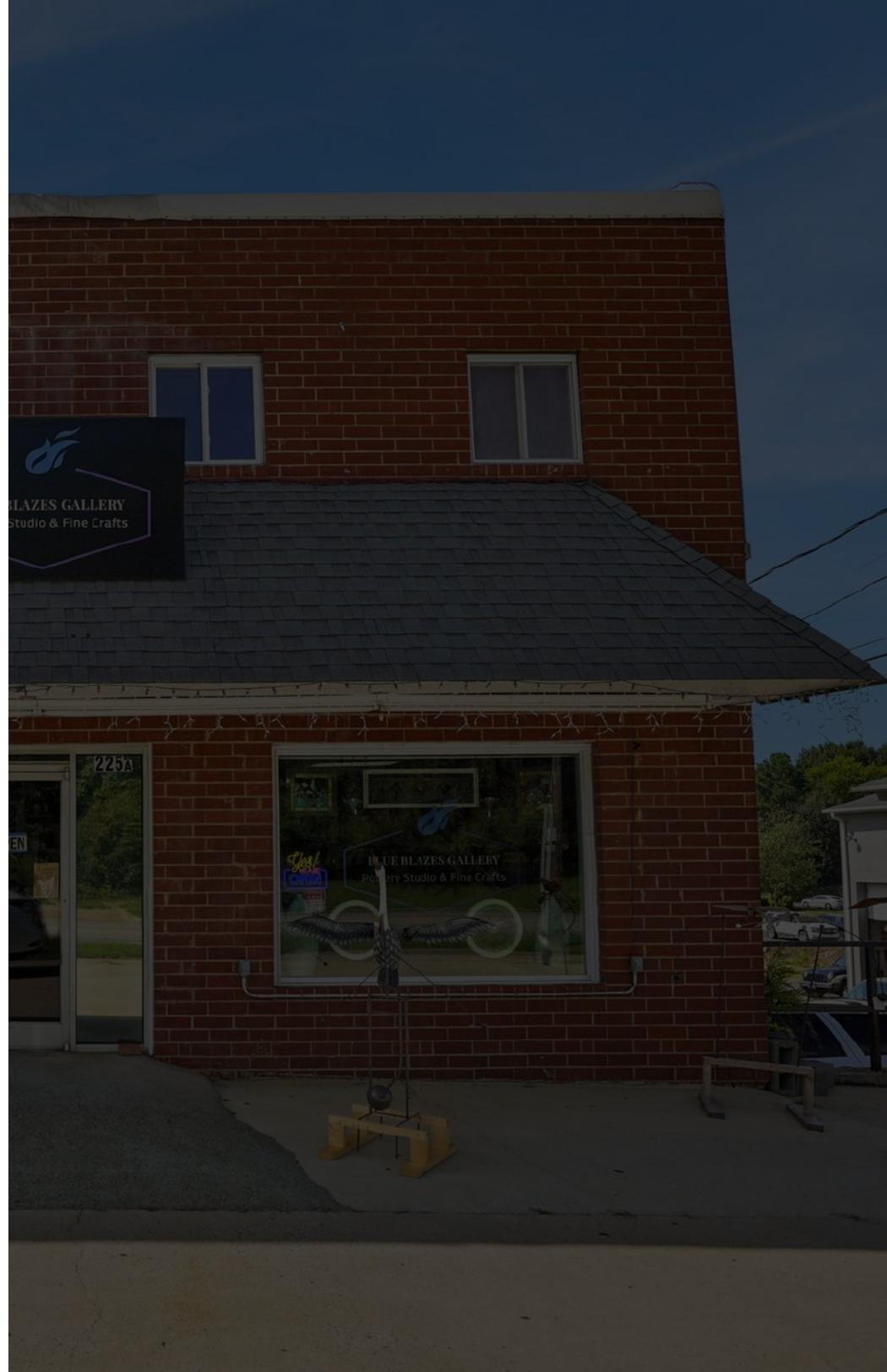
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SECTION 1

# PROPERTY INFORMATION



# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

±11,000 SF mixed use building with six leased bays across three levels, located at the signalized intersection of S Madison Blvd and Long Ave, the busiest commercial corridor in Roxboro. The property generates \$86,400/year in gross income and includes a 0.25 acre parcel for expanded parking or additional use. Excellent visibility and access from both roads. With flexible gross leases and below-market rents, the property offers strong in-place income with upside for owner users or investors.

## OFFERING SUMMARY

Sale Price:	\$795,000
Number of Units:	6
Lot Size:	31,979 SF
Building Size:	11,016 SF
NOI:	\$64,919.17
Cap Rate:	8.17%

DEMOGRAPHICS	5 MILES	10 MILES	30 MILES
Total Households	7,993	14,037	147,210
Total Population	18,921	33,718	364,838
Average HH Income	\$76,323	\$83,826	\$89,453

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# PROPERTY DESCRIPTION

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## PROPERTY DESCRIPTION

This ±11,000 square foot mixed use building offers a rare opportunity at one of the most visible intersections in Roxboro. Located at the signalized intersection of S Madison Blvd and Long Avenue, with access from both roads, the property sits on the city's highest traffic commercial corridor, surrounded by new construction including a Burger King and SECU Credit Union.

The building spans three levels and is currently configured into six bays, offering flexible options for retail, office, and light service uses. The property is now fully leased, generating gross income of approximately \$86,400 per year across a mix of short and mid-term gross leases, several of which are below market.

Interior condition varies by bay – some are more functional than others – but the layout and structure provide a strong foundation for a creative owner or investor. An additional 0.25 acre parcel is included in the offering, providing room for expanded parking or future improvements.

With high visibility, multi tenant potential, and near-term upside, this is a compelling opportunity in a growing market.

## LOCATION DESCRIPTION

225 S Madison Blvd is strategically positioned at the signalized intersection of Madison Boulevard and Long Avenue – the busiest commercial corridor in Roxboro, NC. The property benefits from excellent visibility and dual ingress/egress, with access from both Madison and Long.

Located less than 30 miles from downtown Durham, this site sits in the heart of Person County, a vibrant and growing region. Recent investments in the area, including Microsoft's \$27 million purchase of 1,350 acres at the nearby Person County Mega Park, signal strong future growth and employment potential.

Surrounding developments reinforce the property's commercial strength, with a newly constructed Burger King directly across the street and a new SECU Credit Union just behind the property. This location offers an ideal combination of high traffic (over 20,000 vehicles per day), regional accessibility, and proximity to ongoing economic development.

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# COMPLETE HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- Stabilized income with an estimated 8.17% cap rate based on current leases
- Signalized hard corner on Roxboro's highest traffic commercial corridor
- 20,500+ vehicles per day with dual access from Madison Blvd and Long Ave
- ±11,000 SF mixed-use building with six suites across three levels
- Fully leased with \$86,400 in annual gross income and below-market rents
- Short and mid-term gross leases offer flexibility and near-term upside
- Includes 0.25-acre rear parcel ideal for expanded parking or future use
- Surrounded by new development, including Burger King and SECU Credit Union
- Less than 30 miles from downtown Durham in a growing regional market
- Ideal for investors seeking strong cash flow or owner-users planning ahead

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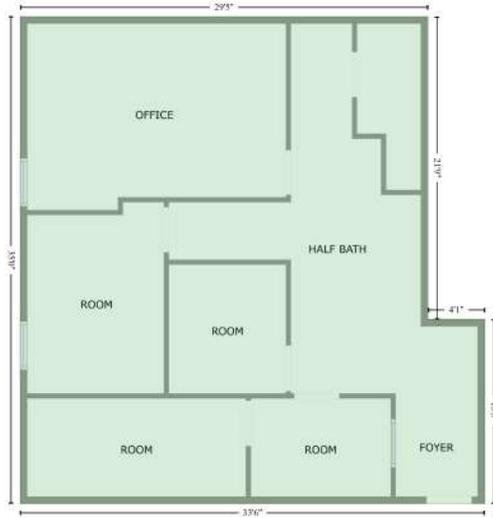
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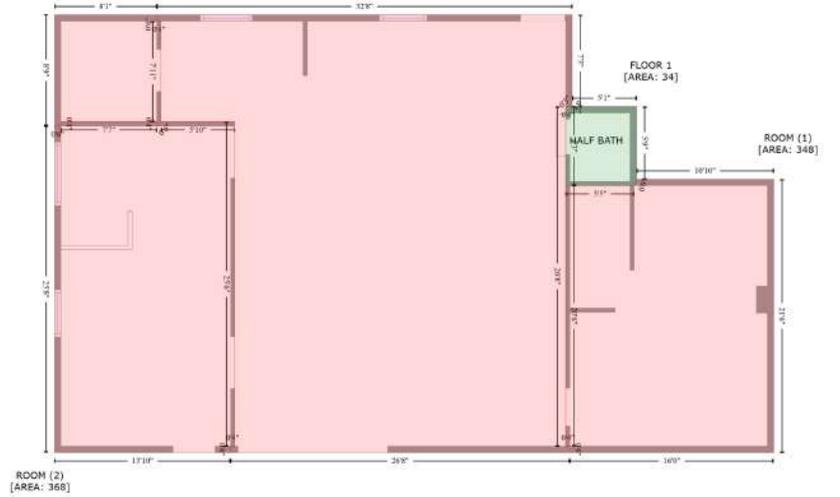
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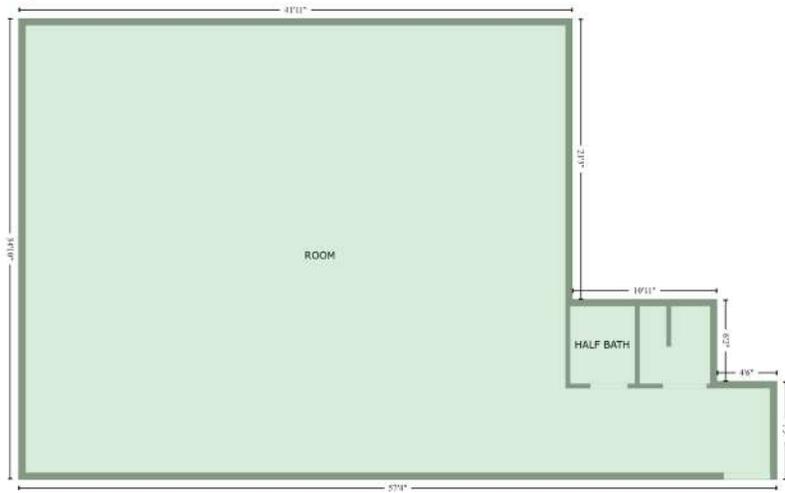
FLOOR 1  
[AREA: 1083]



UTILITY (3)  
[AREA: 70]      GARAGE (4)  
[AREA: 948]



FLOOR 1  
[AREA: 1641]



FLOOR 1  
[AREA: 1180]

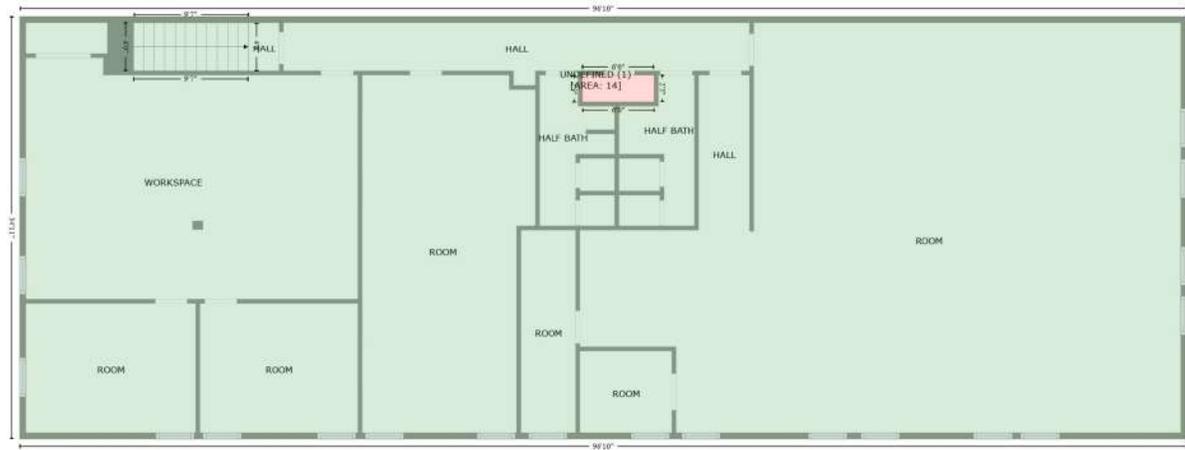


# FLOOR PLANS

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FLOOR 2  
[AREA: 3371]



FLOOR 1  
[AREA: 555]



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# ADDITIONAL PHOTOS

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# ADDITIONAL PHOTOS

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# ADDITIONAL PHOTOS

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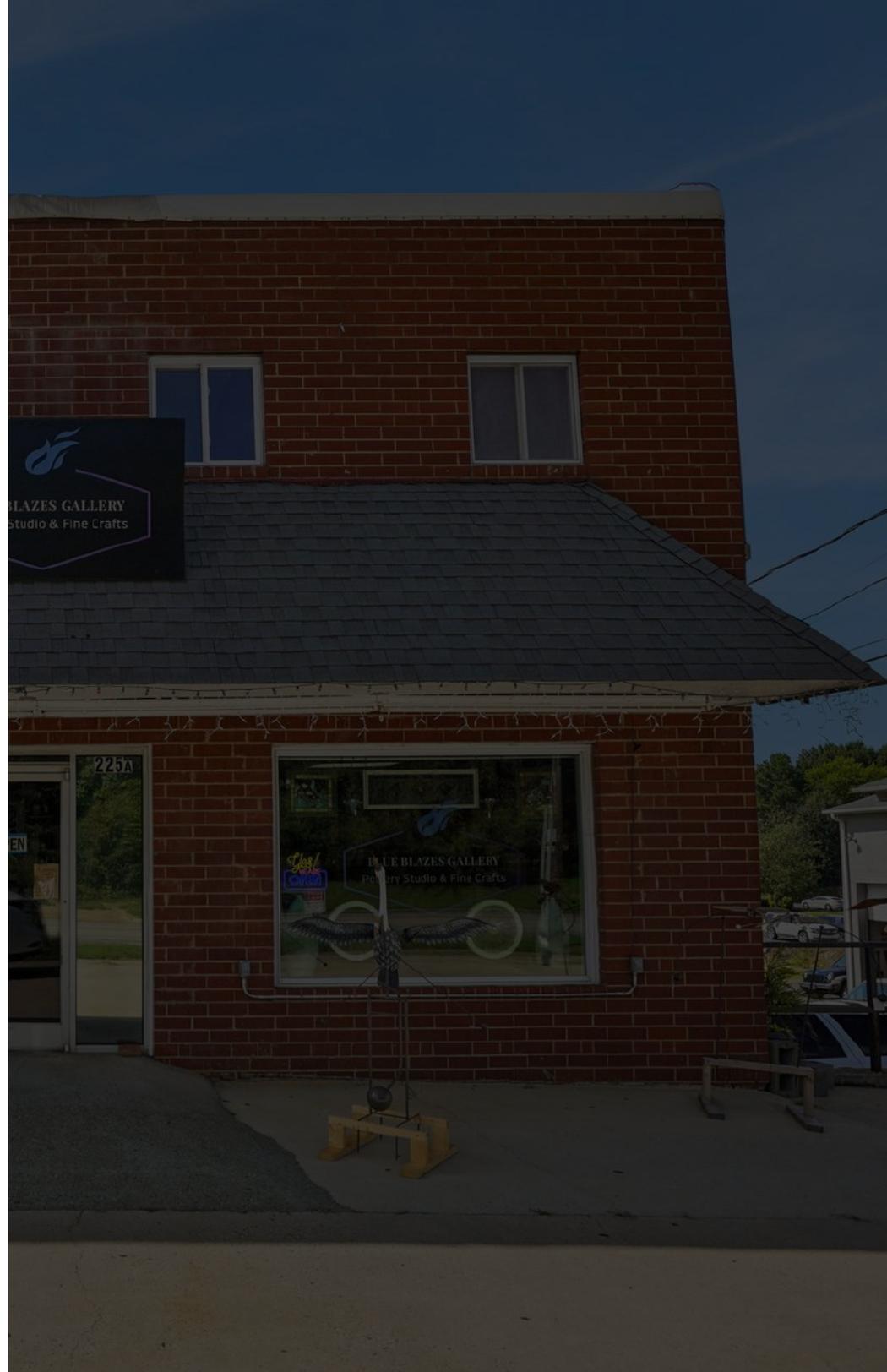
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SECTION 2

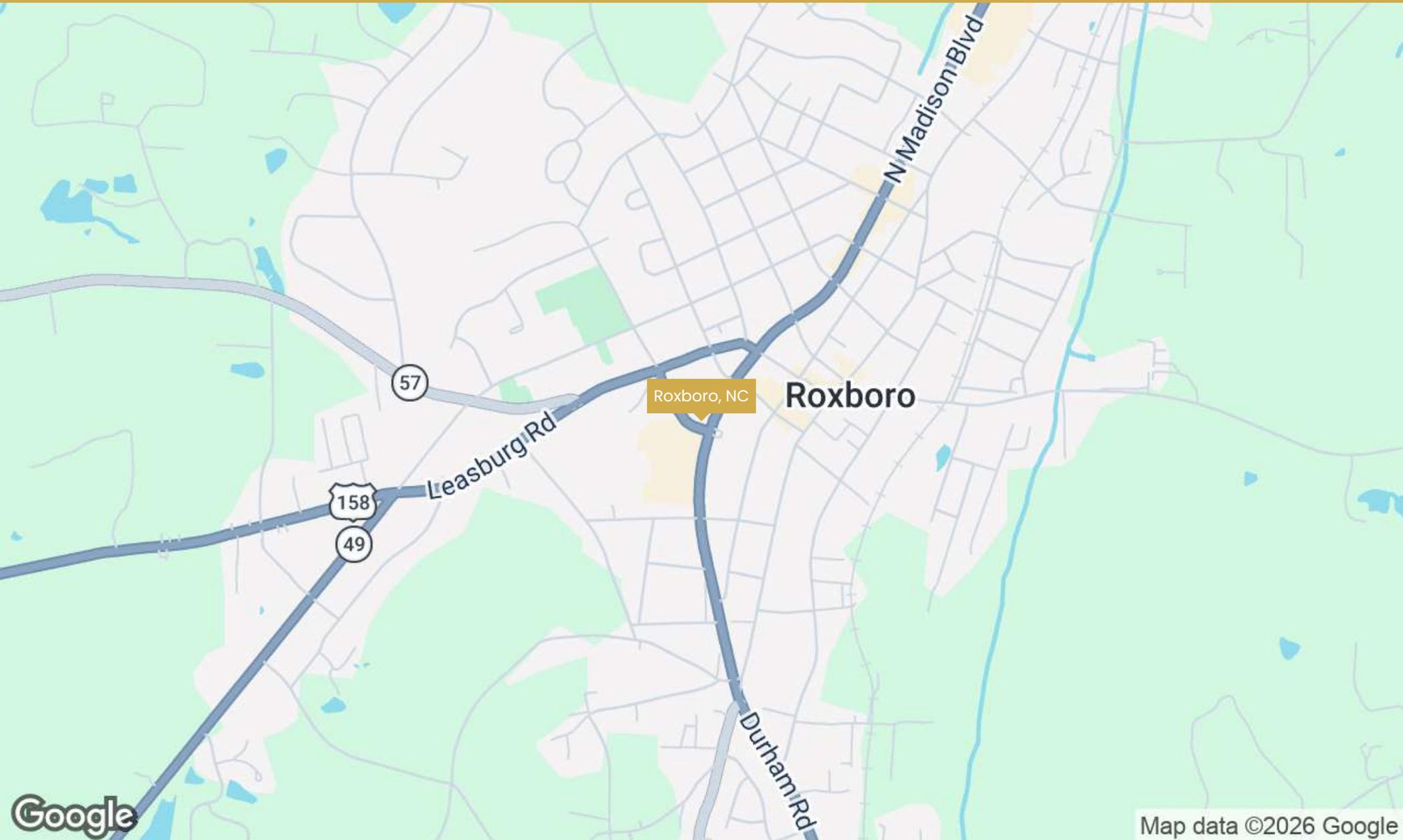
# LOCATION INFORMATION



# REGIONAL MAP

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Google

Map data ©2026 Google

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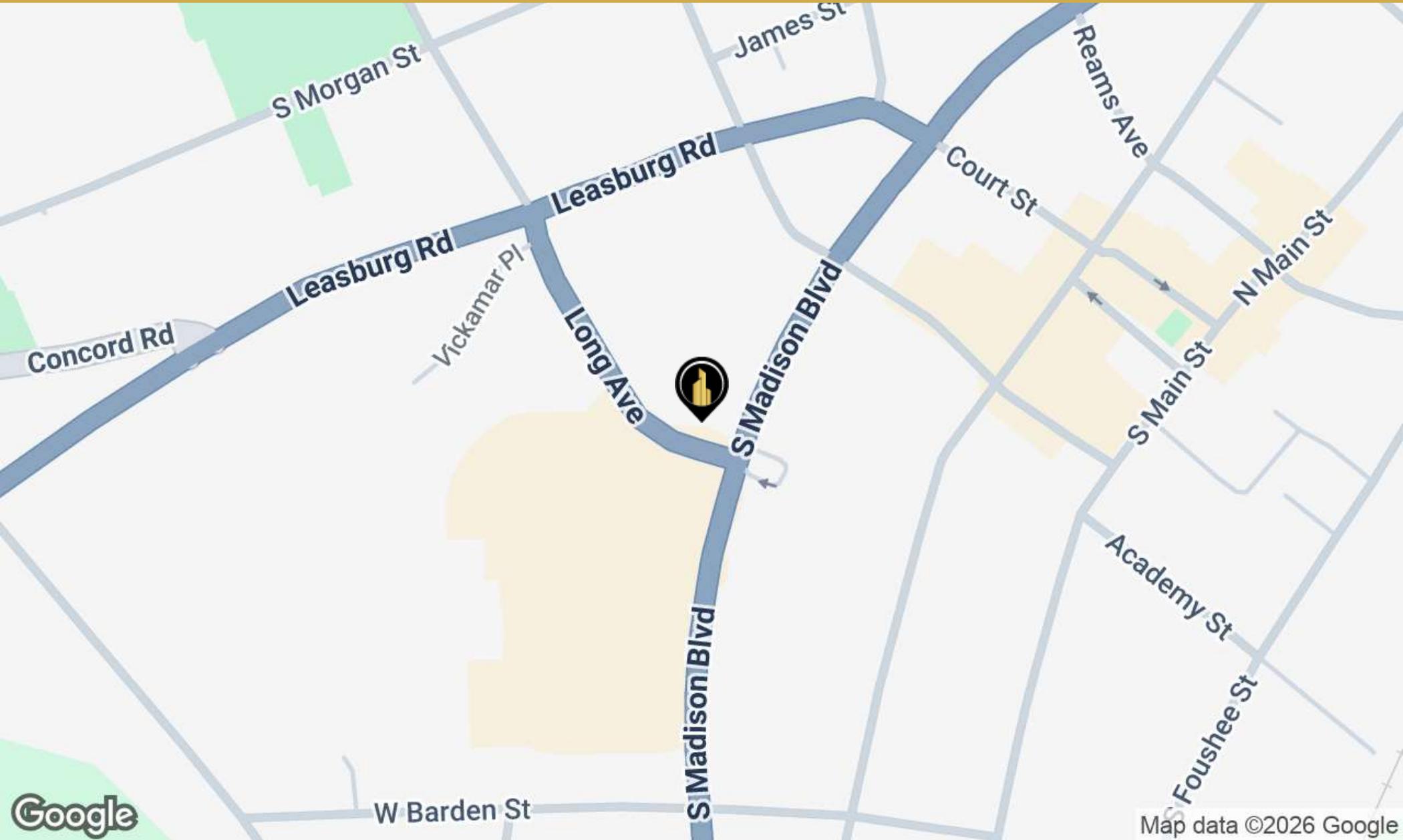
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Google

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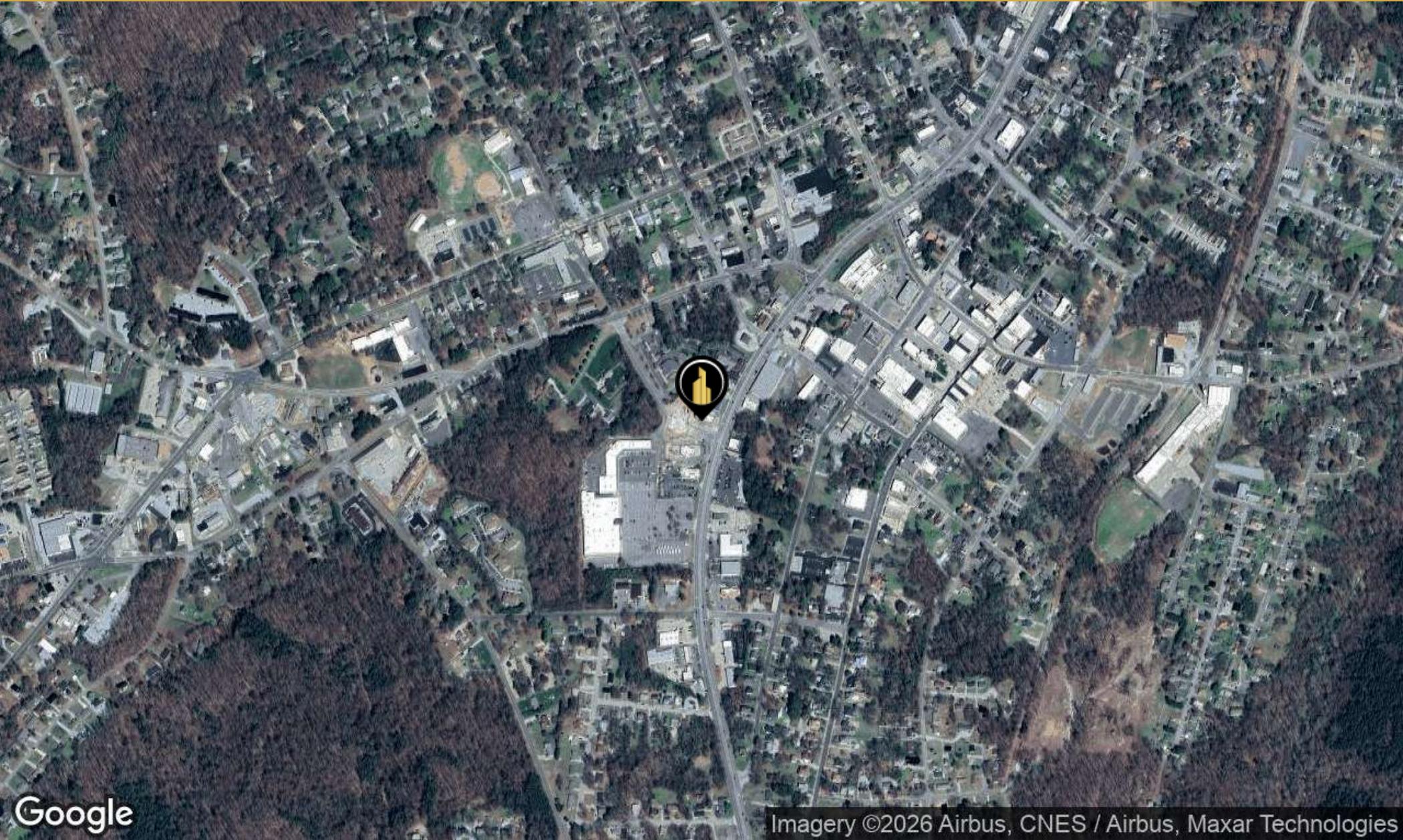
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# AERIAL MAP

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Google

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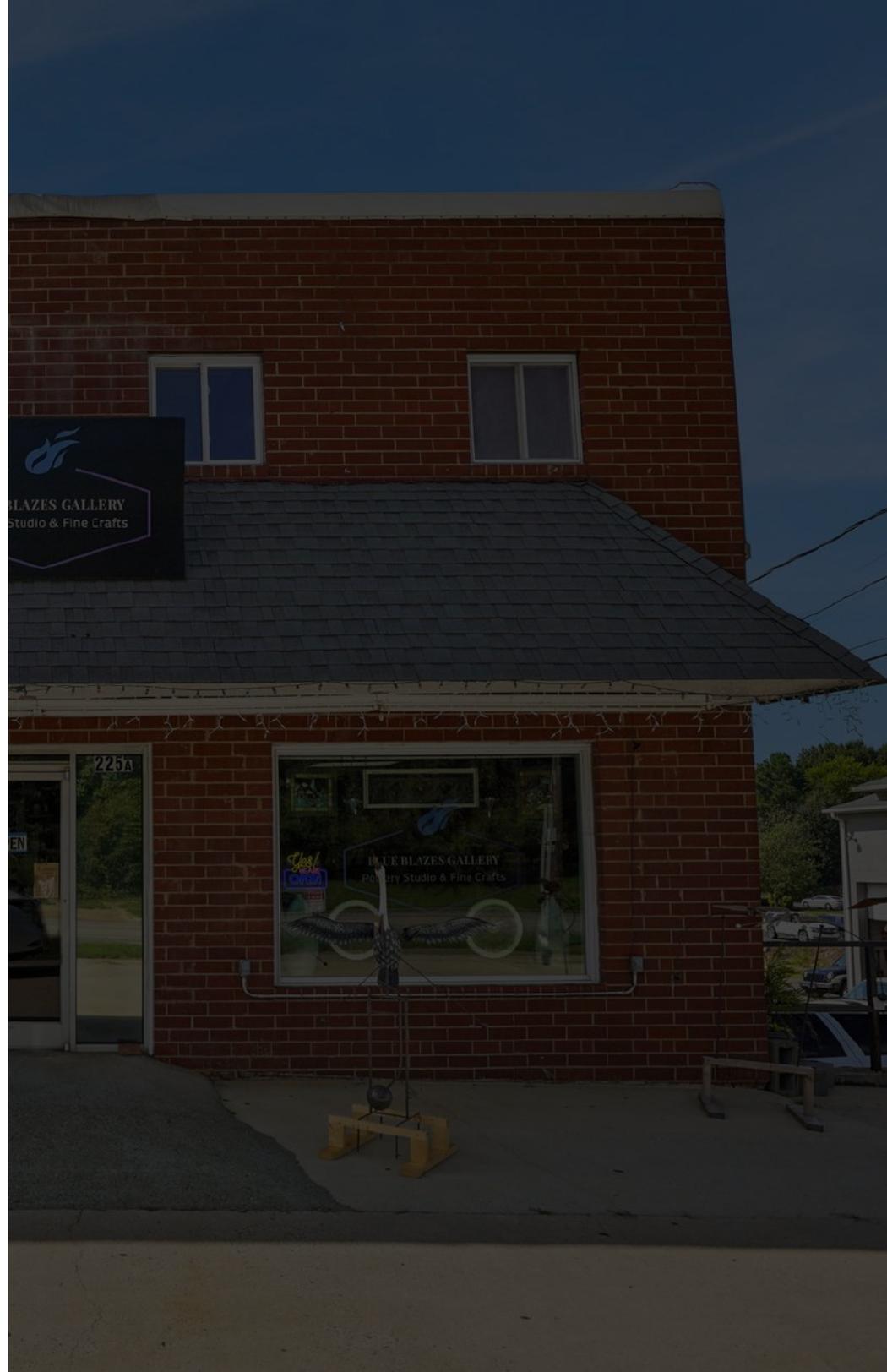
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SECTION 3

# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT

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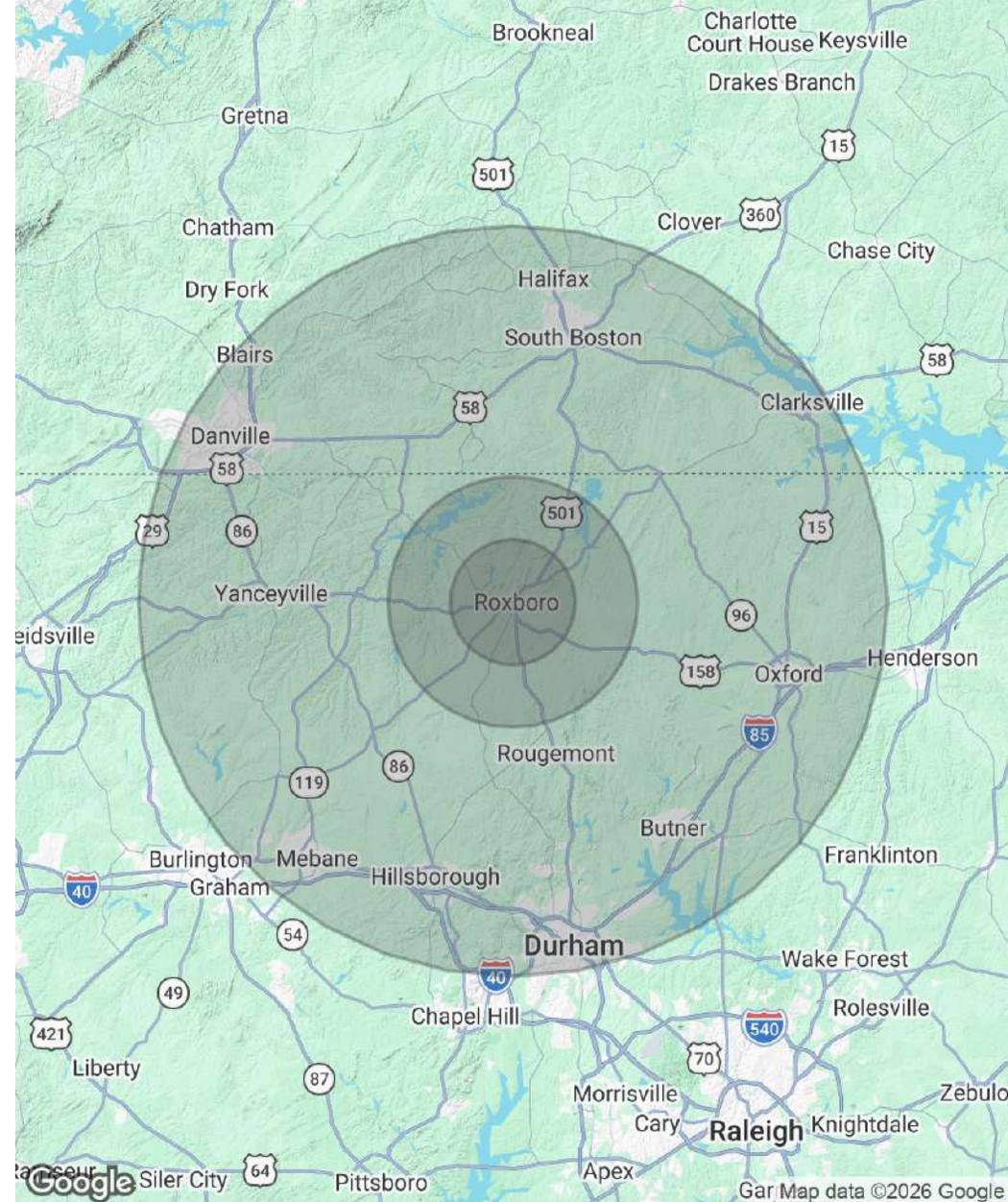
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POPULATION	5 MILES	10 MILES	30 MILES
Total Population	18,921	33,718	364,838
Average Age	43	43	42
Average Age (Male)	41	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	7,993	14,037	147,210
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$76,323	\$83,826	\$89,453
Average House Value	\$195,794	\$226,983	\$284,395

Demographics data derived from AlphaMap



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# CONTACT INFORMATION

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