

FLEX/INDUSTRIAL OWNER-USER OPPORTUNITY

±24,954 SF BUILDING ON ±0.98 ACRES

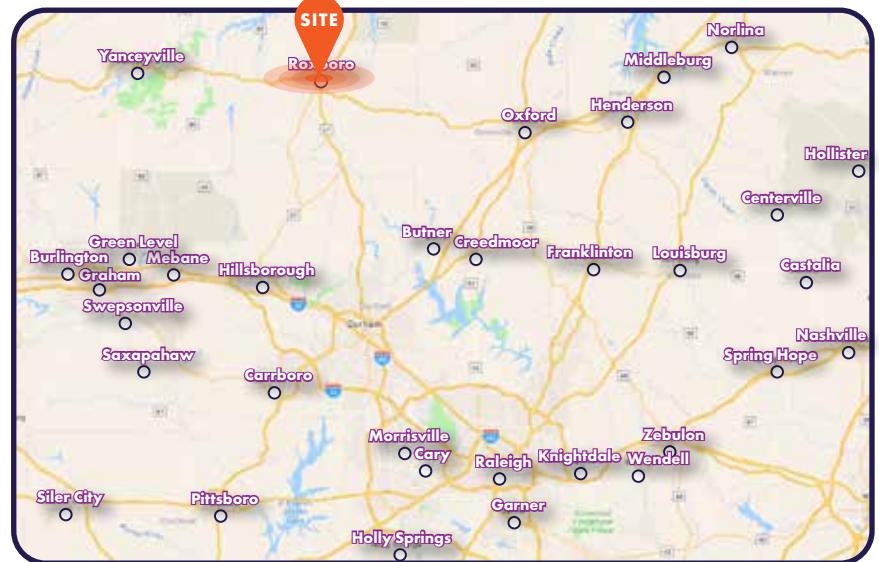


226 CHUB LAKE STREET
Roxboro, NC 27573

THE PROPERTY

ADDRESS	226 Chub Lake Street Roxboro, NC 27573
COUNTY	Person
PIN NUMBER	0906-14-33-9380.000
CITY LIMITS	City of Roxboro
LOT ACREAGE	±0.98 Acres
CURRENT ZONING	B-1, Highway Business District
SALE PRICE	\$620,000

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.


 HIGHLIGHTS

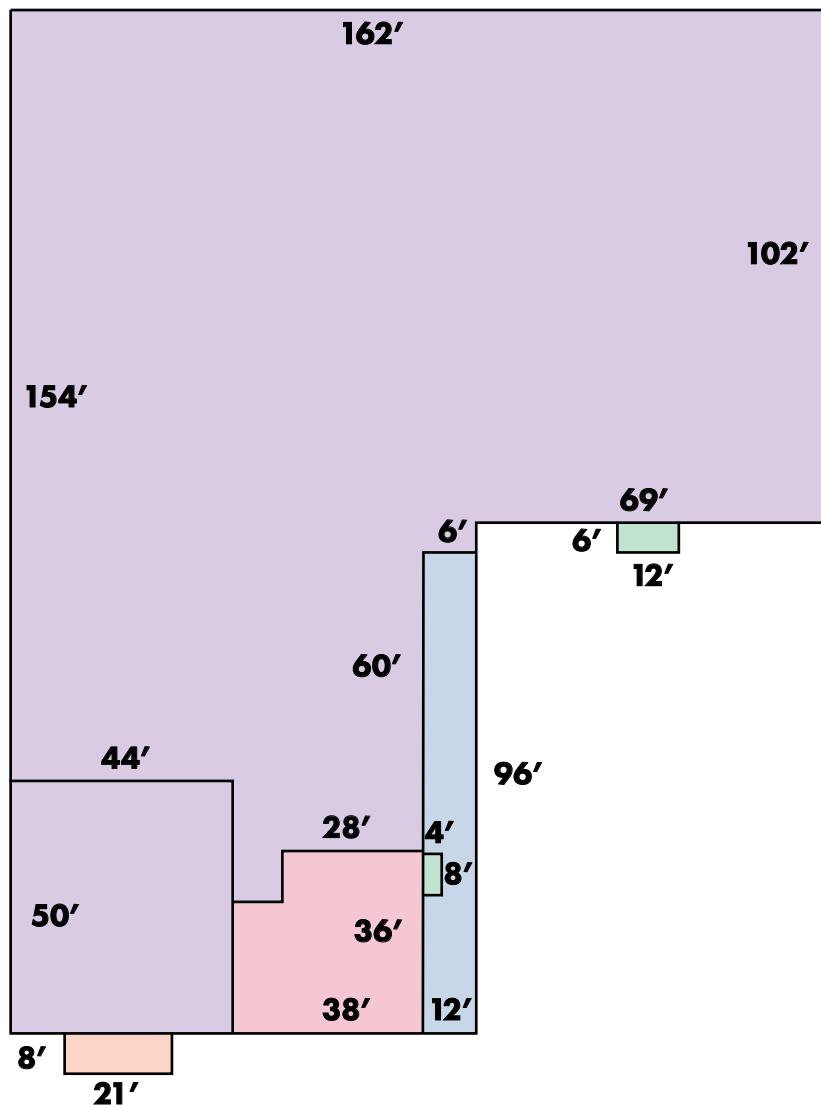
- Flexible B-1 zoning supporting a variety of commercial uses.
- Prime Roxboro location minutes from US-501, Madison Blvd. and Uptown Roxboro.
- Well-maintained commercial building with functional, adaptable layout.
- Strong owner-user or value-add investment opportunity in a growing commercial corridor.



BUILDING INFORMATION

BUILDING TYPE	Flex/Industrial
TOTAL SQ FT	±24,954 SF
OFFICE SQ FT	±1,250 SF
WAREHOUSE DETAILS	±23,686 SF Heated but not sprinklered
STORIES	1
YEAR BUILT	1945
CURRENT USE	Warehouse/Distribution
CEILING HEIGHT	12' clear
CONSTRUCTION	Masonry
DOCK DOORS	(2) 8' x 9" dock doors
DRIVE IN DOORS	(1) 12' x 12' drive in doors
TENANCY	Single Tenant



FLOOR PLAN


COLOR	DETAILS	SQUARE FOOTAGE
Light Purple	Warehouse	±23,686
Light Red	Office	±1,250
Light Blue	Canopy	±1,152
Light Green	Deck	±104
Light Orange	Patio	±168



Location Map

LINKS
[City of Roxboro Planning & Zoning](#)
[Person County Inspections](#)
[Person County Economic Development](#)
[Person Co. Tourism Development Authority](#)
[Person Co. RFP Available](#)
[Uptown Roxboro](#)
EASE OF ACCESS

S Madison Blvd/US-501 0.1 miles

US Hwy 158 0.1 miles

I-85 27.8 miles

	5-Mile	15-Mile	25-Mile
2025 Population	18,911	50,551	225,841
Median Household Income	\$63,020	\$74,176	\$83,757
Median Age	44.6	46.5	44.7

Source: STDB


 Visit our website for
more information.

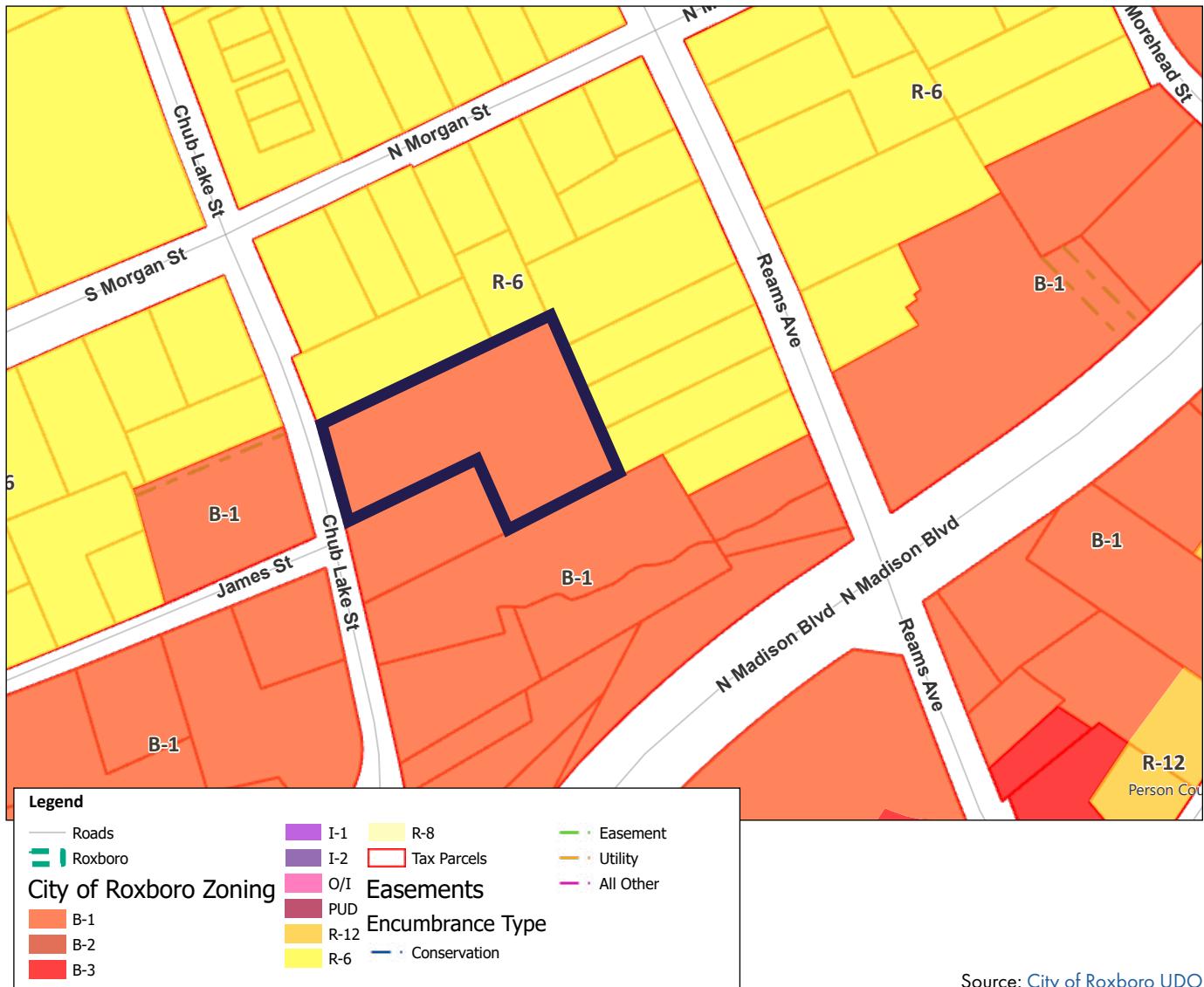
Zoning Map

B-1 Highway Business District

The B-1 district is established as a district in which to accommodate highway-oriented retail and commercial service businesses which generally have as their market area the entire city and surrounding area. The major objectives of this district are to (i) encourage planned commercial and office parks; (ii) encourage vehicular access from service drives and other local commercial streets rather than directly from arterial streets; and (iii) provide a location for major shopping facilities and land uses requiring large outdoor spaces for accessory support such as parking.

Permitted uses include:

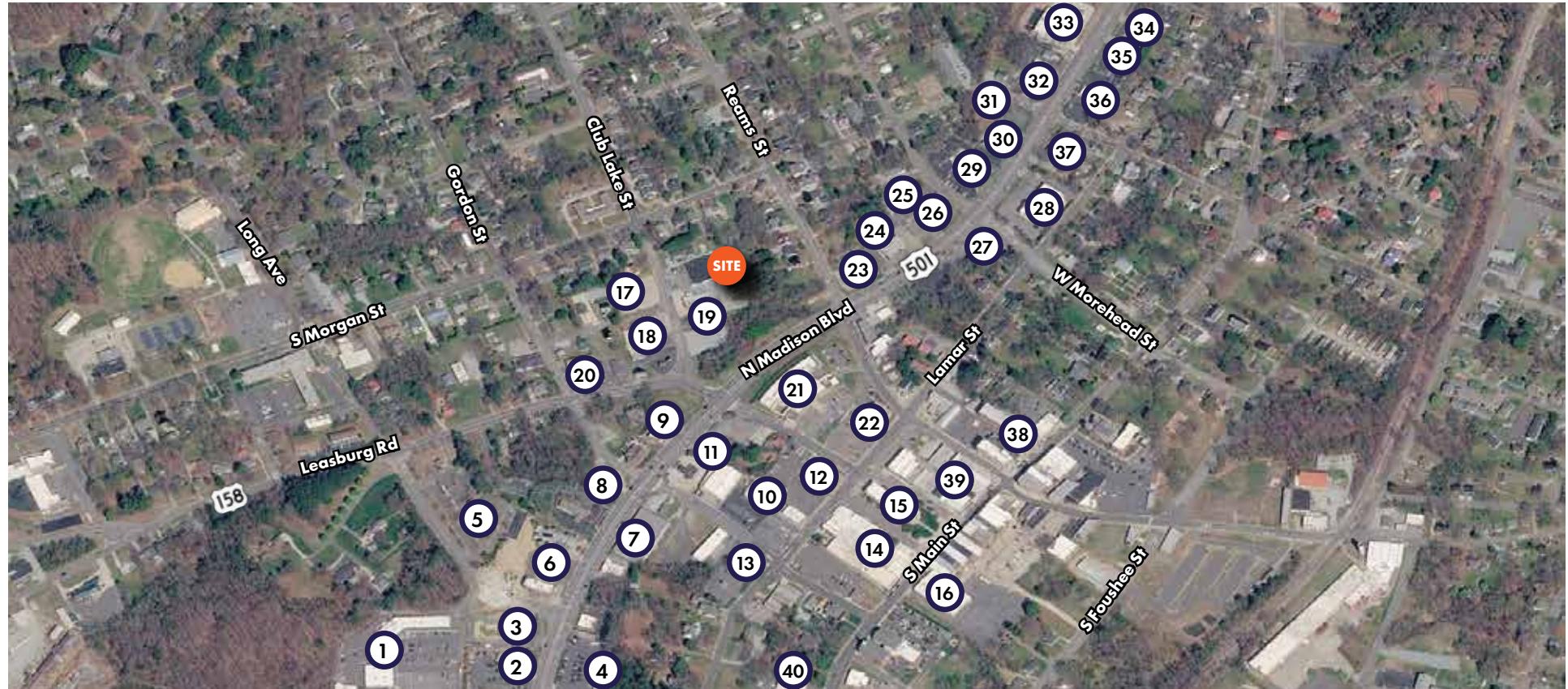
- Accessory buildings/structures and uses
- Institutional (government buildings/offices)
- Offices, professional and services
- Specific recreational establishments
- Retail sales and services
- Wholesale sales and warehousing
- Agriculturally-related business
- Storage (inside completely enclosed structure)



Source: [City of Roxboro UDO](#)



NEIGHBORHOOD MAP



1. Roxboro Square	8. First Horizon Bank	15. Person County Courthouse	22. Roxboro Police Department	29. Hardee's	36. Biscuitville
2. La Cocina Mexican Restaurant	9. Blazing Cutz	16. Yesterday's Interiors	23. Shell	30. O'Kelly's Deli & Pastries	37. Roxboro Presbyterian Church
3. Burger King	10. Schewels Home	17. Total Fitness Xtreme	24. Sherwin-Williams Paint Store	31. Tony's Pizza	38. The Kirby Theater
4. CBS Quality Cars Roxboro	11. Stuart's Family Grille	18. Alan Lawson Mortuary	25. Hardees	32. Winners Convenience Store	39. The Courier-Times
5. State Employees' Credit Union	12. Roxboro Fire State & City Hall	19. American Legion Post 138	26. Xpress Lube	33. Whistle Express Car Wash	40. United States Postal Service
6. Madison Marketplace	13. Fidelity Bank	20. Roxboro Glass	27. Hopper's Poppers	34. Papa John's Pizza	
7. Discount Depot Superstore	14. Shops of Hall's Way	21. Person County Sheriff's Dept.	28. Walgreens	35. Mr. Tire	



PERSON COUNTY QUICK FACTS

Community Profile

Person County is a growing part of the Research Triangle region of North Carolina, with proximity to the Piedmont Triad and Southern VA, providing direct access through US Highways 501 and 158. Local residents enjoy an excellent quality of life through the two recreational lakes, a vibrant Uptown Roxboro, vineyards, breweries, boutiques and close proximity to urban amenities.

Demographics

Population	39,294
Labor Force	20,338
Unemployment Rate	4.3%
Bachelors Degree or Higher	21.3%
County Land Area	404 Sq Miles
2025 Housing Units	19,341
Owner-Occupied Housing Units	67.0%
Renter-Occupied Housing Units	21.8%
Vacant Housing Units	11.1%
2025 Average Household Income	\$72,607
Average Work Commute Time	25 minutes



Top Employers



Sources: zoomprospector.com; researchtriangle.org., STDB.com



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more information.