

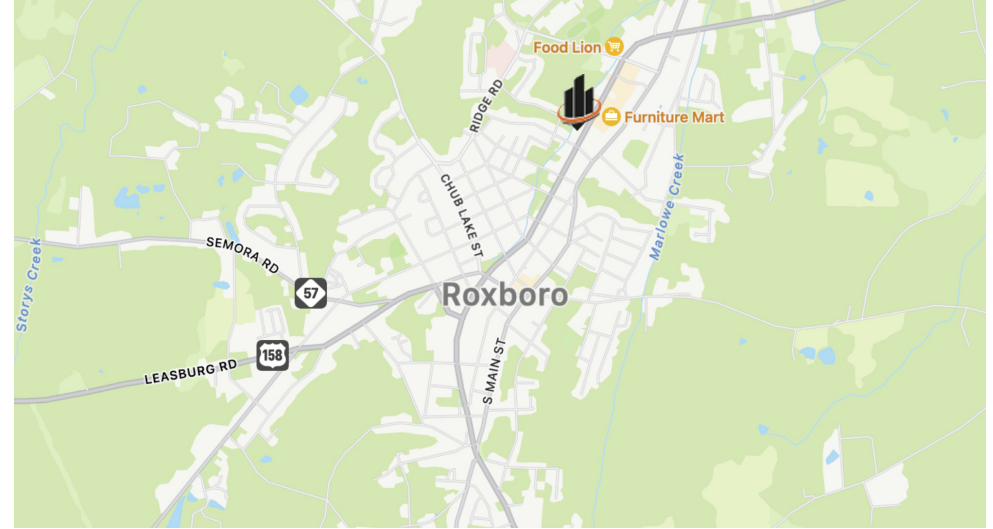


FOR LEASE

711-719 N. MADISON BLVD

ROXBORO, NC 27573

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±13,191 RSF
AVAILABLE SF:	±2,207 - 3,188 RSF
PARCEL ID:	15090
ZONING:	B-1
LEASE TYPE:	NNN
LEASE RATE:	Contact Broker(s)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease this **newly renovated retail strip center** located at 711-719 N. Madison Blvd in Roxboro, NC. **Featuring five separate units**, these spaces have great potential for retail, restaurant, medical, QSR, professional services, and more.

PROPERTY HIGHLIGHTS

- Spaces are **dark shells stubbed for plumbing with new 200-amp electrical** panels installed
- **Unit 711** has potential for a drive-thru window
- **Units 713 and 717** feature at-grade roll-up doors (10' x 11')
- **Unit 719** has potential for an outdoor dining or beer garden

REGGIE OAKLEY
O: 919.287.3213
reggie.oakley@svn.com

BRIAN FABRICATORE, GRI
O: 919.287.3214
brian.fabricatore@svn.com

711-719 N. MADISON BLVD | Roxboro, NC 27573



AREA OVERVIEW & TRAFFIC COUNTS



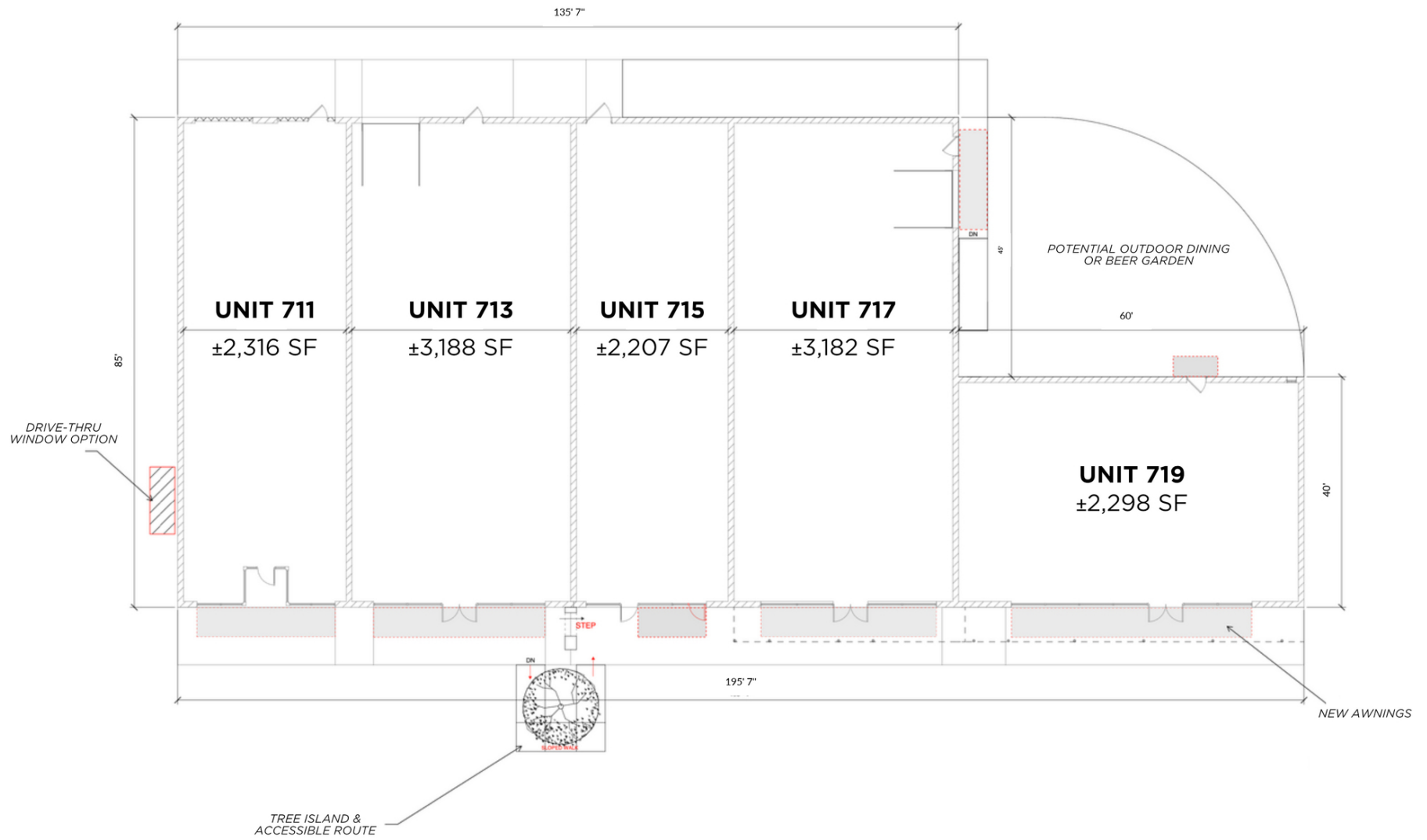
REGGIE OAKLEY
O: 919.287.3213
reggie.oakley@svn.com

BRIAN FABRICATORE, GRI
O: 919.287.3214
brian.fabricatore@svn.com

711-719 N. MADISON BLVD | Roxboro, NC 27573



FLOOR PLAN



REGGIE OAKLEY
O: 919.287.3213
reggie.oakley@svn.com

BRIAN FABRICATORE, GRI
O: 919.287.3214
brian.fabricatore@svn.com

711-719 N. MADISON BLVD | Roxboro, NC 27573

PHOTOS



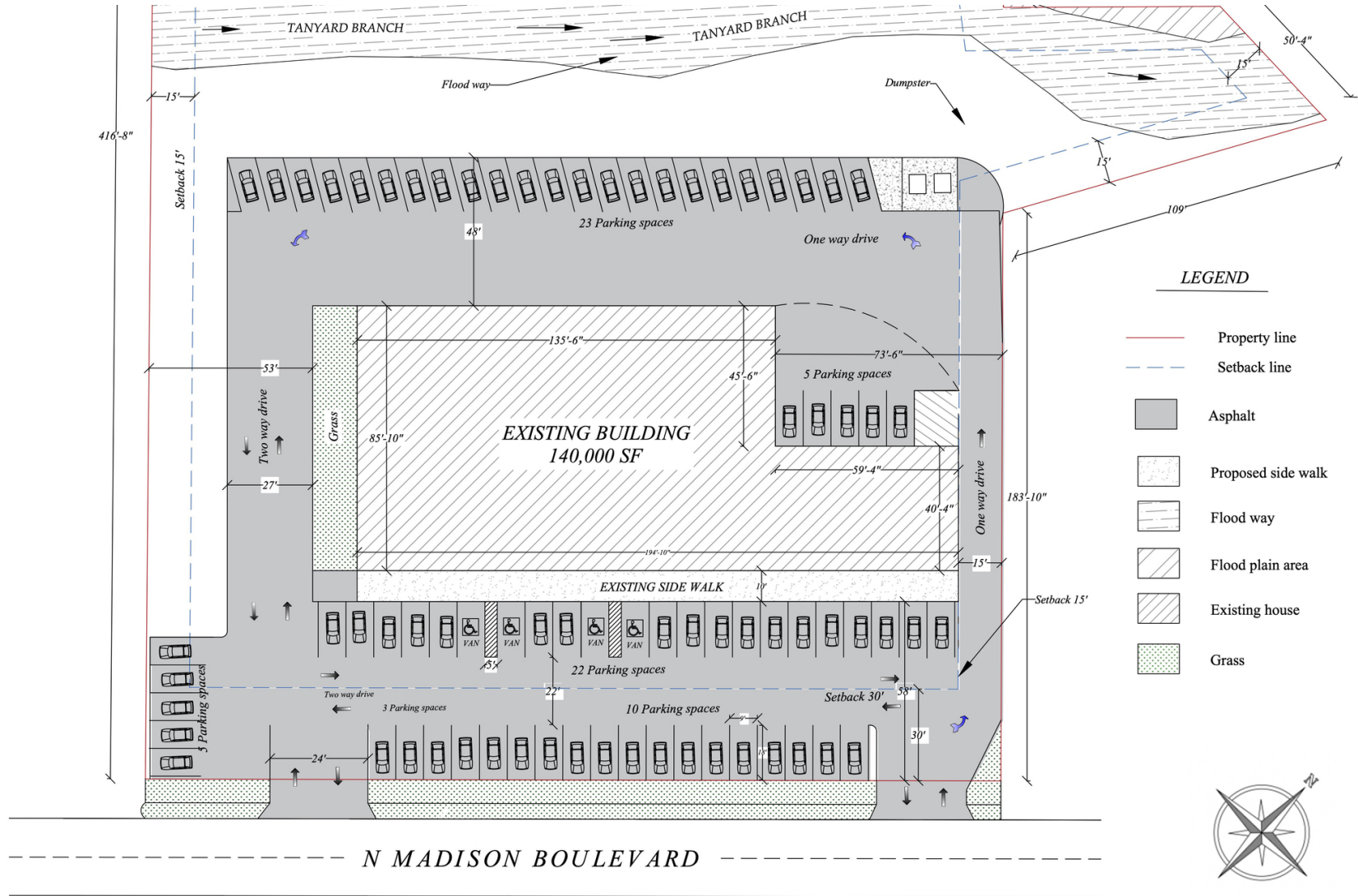
REGGIE OAKLEY
O: 919.287.3213
reggie.oakley@svn.com

BRIAN FABRICATORE, GRI
O: 919.287.3214
brian.fabricatore@svn.com

711-719 N. MADISON BLVD | Roxboro, NC 27573



CONCEPTUAL SITE PLAN #1

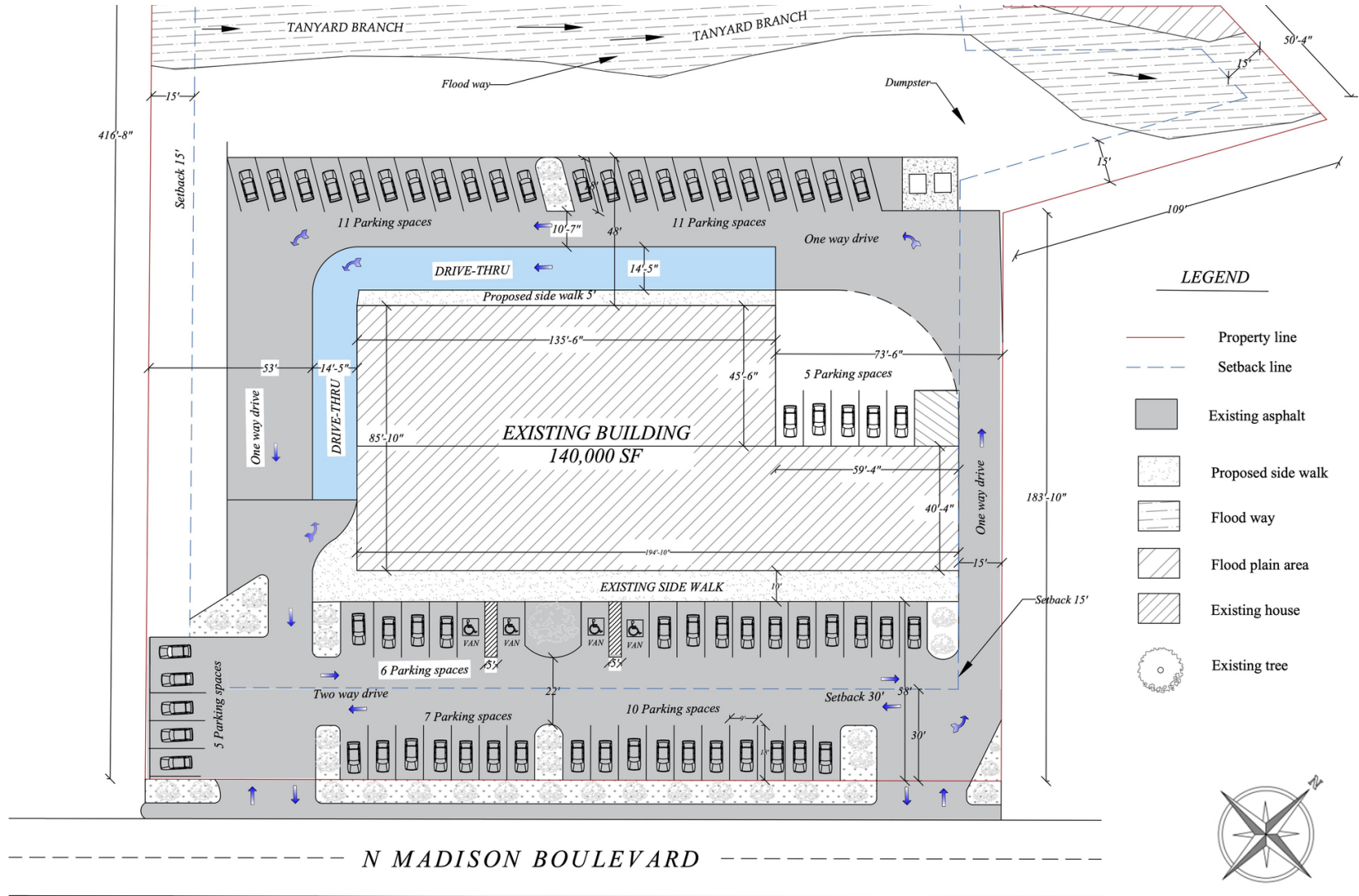


REGGIE OAKLEY **BRIAN FABRICATORE, GRI**
 O: 919.287.3213 O: 919.287.3214
 reggie.oakley@svn.com brian.fabricatore@svn.com

711-719 N. MADISON BLVD | Roxboro, NC 27573



CONCEPTUAL SITE PLAN #2 (WITH DRIVE-THRU)



LEGEND

- Property line
- - - Setback line
- Existing asphalt
- Proposed side walk
- Flood way
- Flood plain area
- Existing house
- + Existing tree



REGGIE OAKLEY **BRIAN FABRICATORE, GRI**
 O: 919.287.3213 O: 919.287.3214
 reggie.oakley@svn.com brian.fabricatore@svn.com

711-719 N. MADISON BLVD | Roxboro, NC 27573



RETAILER MAP



REGGIE OAKLEY
O: 919.287.3213
reggie.oakley@svn.com

BRIAN FABRICATORE, GRI
O: 919.287.3214
brian.fabricatore@svn.com

711-719 N. MADISON BLVD | Roxboro, NC 27573

DEMOGRAPHICS MAP & REPORT

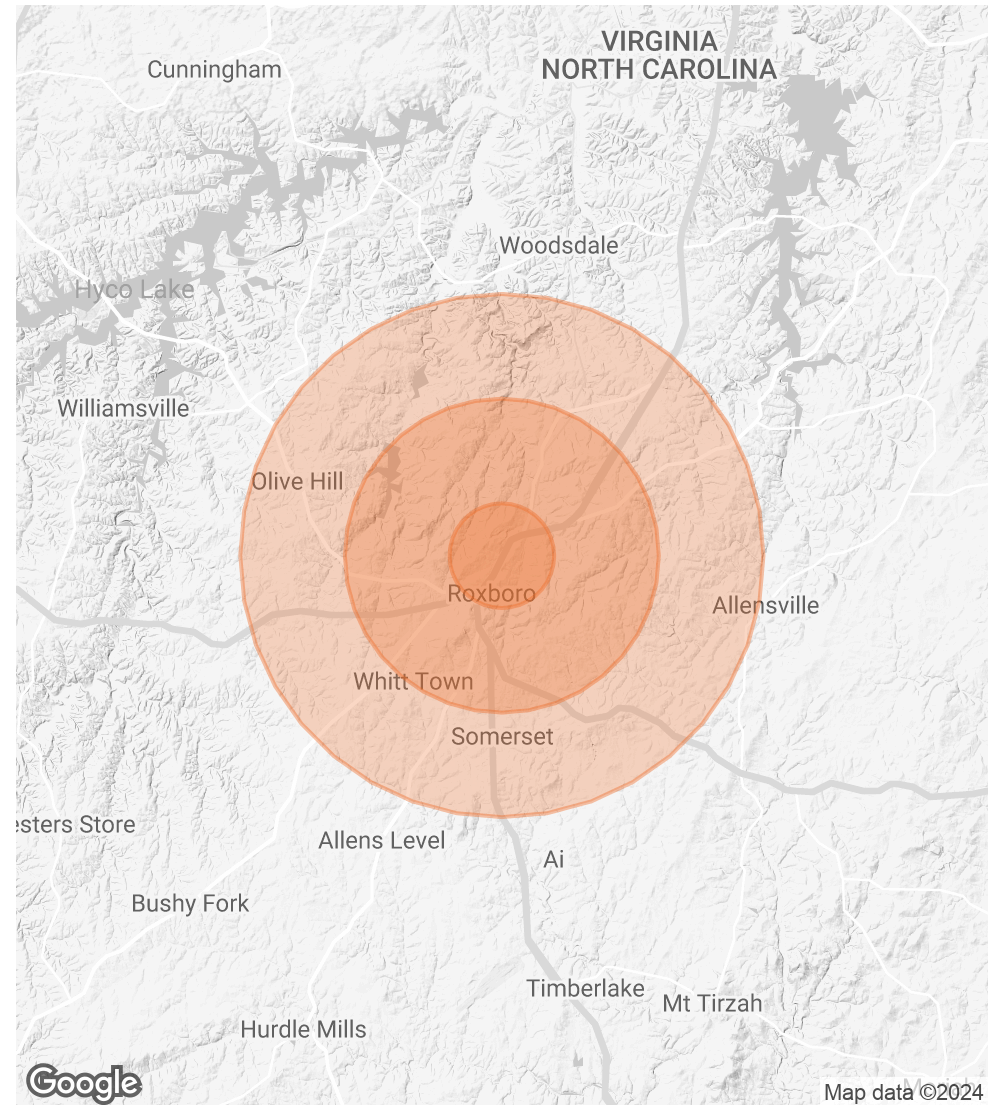
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,831	12,105	18,892
AVERAGE AGE	41	43	43
AVERAGE AGE (MALE)	38	41	41
AVERAGE AGE (FEMALE)	43	44	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,687	5,159	7,963
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$61,542	\$73,195	\$77,171
AVERAGE HOUSE VALUE	\$134,512	\$173,203	\$196,781

Demographics data derived from AlphaMap



REGGIE OAKLEY

O: 919.287.3213

reggie.oakley@svn.com

BRIAN FABRICATORE, GRI

O: 919.287.3214

brian.fabricatore@svn.com

711-719 N. MADISON BLVD | Roxboro, NC 27573

