



±18.3 ACRES

INDUSTRIAL DR.

DURHAM RD.

FOR SALE

DURHAM ROAD & INDUSTRIAL DRIVE LAND

ROXBORO, NC 27573

PRESENTED BY:

BRIAN FABRICATORE, GRI
919.287.3214 | brian.fabricatore@svn.com

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OFFERING SUMMARY

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ROXBORO, NC 27573

OFFERING SUMMARY

LOT SIZE:	±18.3 Acres
ZONING:	B-1
COUNTY:	Person
ASKING PRICE:	\$2,775,000

PROPERTY OVERVIEW

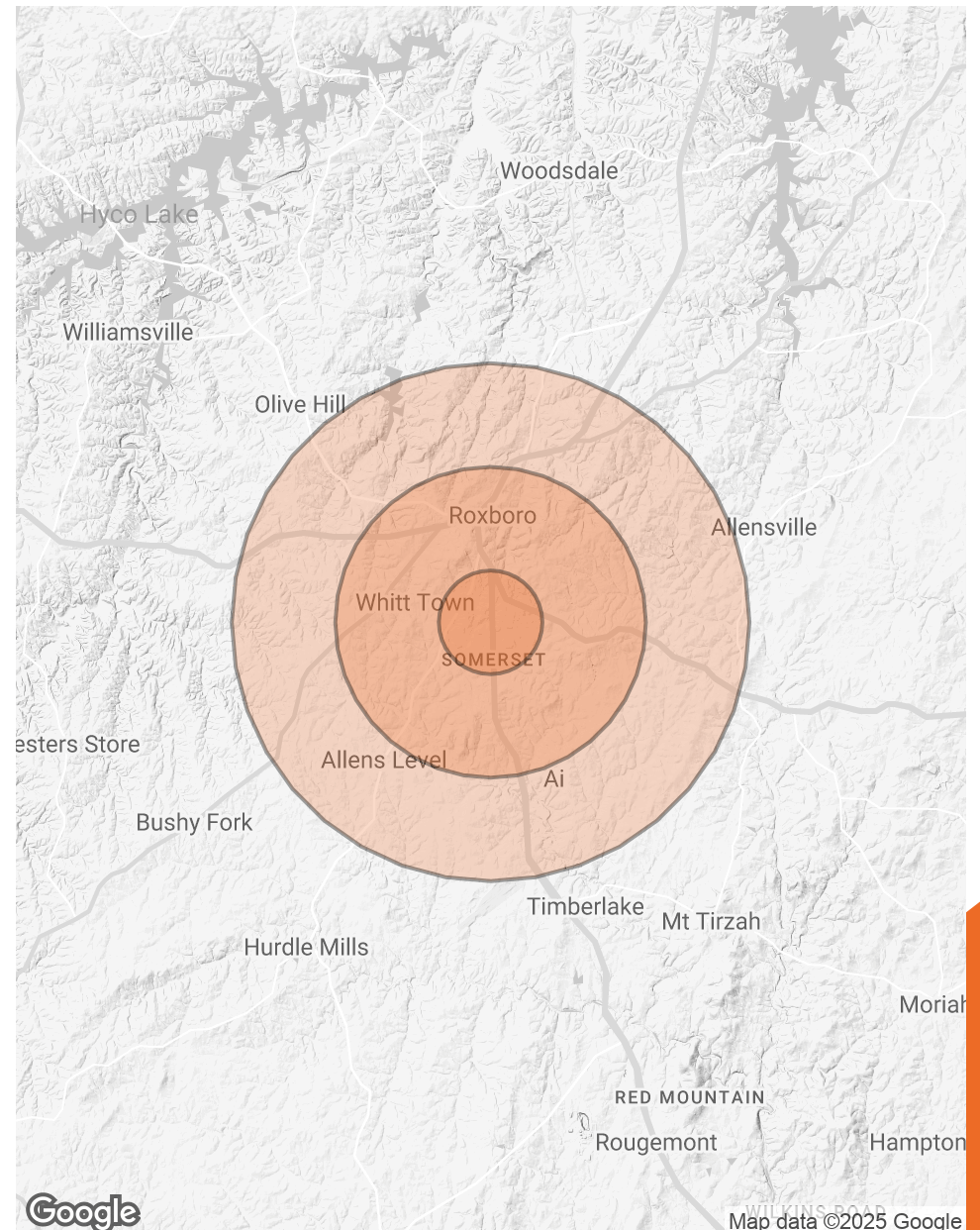
SVN | Real Estate Associates, as exclusive listing agent, is pleased to present for sale this ±18.3-acre parcel of land in Roxboro, NC. Offering roughly 600 feet of frontage, the ideal use for this site would be retail. The site is located next to Lowe's Home Improvement, KFC, and Taco Bell at the intersection of Durham Road and Industrial Drive, just minutes south of uptown Roxboro (±2 miles) and ±18 miles north of Durham.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,067	9,880	18,111
AVERAGE AGE	42	42	43
AVERAGE AGE (MALE)	39	39	41
AVERAGE AGE (FEMALE)	44	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	457	4,274	7,636
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$59,725	\$65,738	\$73,495
AVERAGE HOUSE VALUE	\$177,037	\$180,112	\$197,640

Demographics data derived from AlphaMap





BRIAN FABRICATORE, GRI

Advisor

brian.fabricatore@svn.com

Direct: **919.287.3214** | Cell: **919.323.1689**

PROFESSIONAL BACKGROUND

Brian brings many years of experience in business brokerage and commercial real estate to SVN | REA, where he primarily focuses on the retail sector. Being a past business and commercial property owner himself with decades of hands-on experience, including restaurant ownership, retail management, and commercial real estate sales and leasing, Brian knows and understands the needs, challenges, and concerns of business and property owners. This background gives him a unique advantage to navigate through all stages of the selling process.

Selling, buying, or leasing a property is often the most important financial event in an owner's life, which is why you need an experienced broker you can trust. Brian will assist you every step of the way - from listing to closing - with exceptional integrity and professionalism and looks forward to helping you achieve your goals.

EDUCATION

- Licensed Real Estate Broker, North Carolina
- Graduate Real Estate Institute, GRI

MEMBERSHIPS

- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®
- Member, National Association of REALTORS®
- Past Volunteer, Meals on Wheels, Durham, NC
- Past Treasurer, Italian American Business and Professional Societ , Richmond, VA



Local Expertise.
National Reach.

SVN | Real Estate Associates

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