

RETAIL PROPERTY FOR LEASE

5234 NORTH ROXBORO STREET

5234 North Roxboro Street | Durham, NC 27712



ELENA STOYANOVA

919.802.8538

elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

5234 NORTH ROXBORO STREET

Durham, NC 27712

RETAIL PROPERTY FOR LEASE



TABLE OF CONTENTS

PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
ADDITIONAL PHOTOS	5
FLOOR PLANS	6
LOCATION MAP	7
DEMOGRAPHICS MAP & REPORT	8
CONFIDENTIALITY & DISCLAIMER	9

ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

5234 NORTH ROXBORO STREET

Durham, NC 27712

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Now available: 1,600 SF of versatile commercial space at **5234 N. Roxboro St., Durham**, located directly behind and adjacent to a newly opened Urgent Care, offering excellent visibility and customer traffic.

The open floor plan includes access to a **shared break room and restroom**, **two private entrances**, and a **large parking lot**. Ideal for retail, professional offices, medical-related services, wellness providers, beauty businesses, boutique retail, and many other service-oriented uses.

PROPERTY HIGHLIGHTS

- Spacious open floor plan -1600SF
- Common Bathroom and Kitchenette
- High visibility for business - VPD count 32435
- Modernized building with large windows
- Abundant parking for customers and employees
- Zoning: CN (Commercial Neighborhood)

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN) + TICAM \$7.55/SF
Number of Units:	2
Available SF:	1,600 SF
Lot Size:	0.93 Acres
Building Size:	4,378 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	639	2,307	18,343
Total Population	1,327	5,213	44,807
Average HH Income	\$76,532	\$88,929	\$91,679

ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com



5234 NORTH ROXBORO STREET

Durham, NC 27712

RETAIL PROPERTY FOR LEASE



ELENA STOYANOVA
| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

5234 NORTH ROXBORO STREET

Durham, NC 27712

RETAIL PROPERTY FOR LEASE



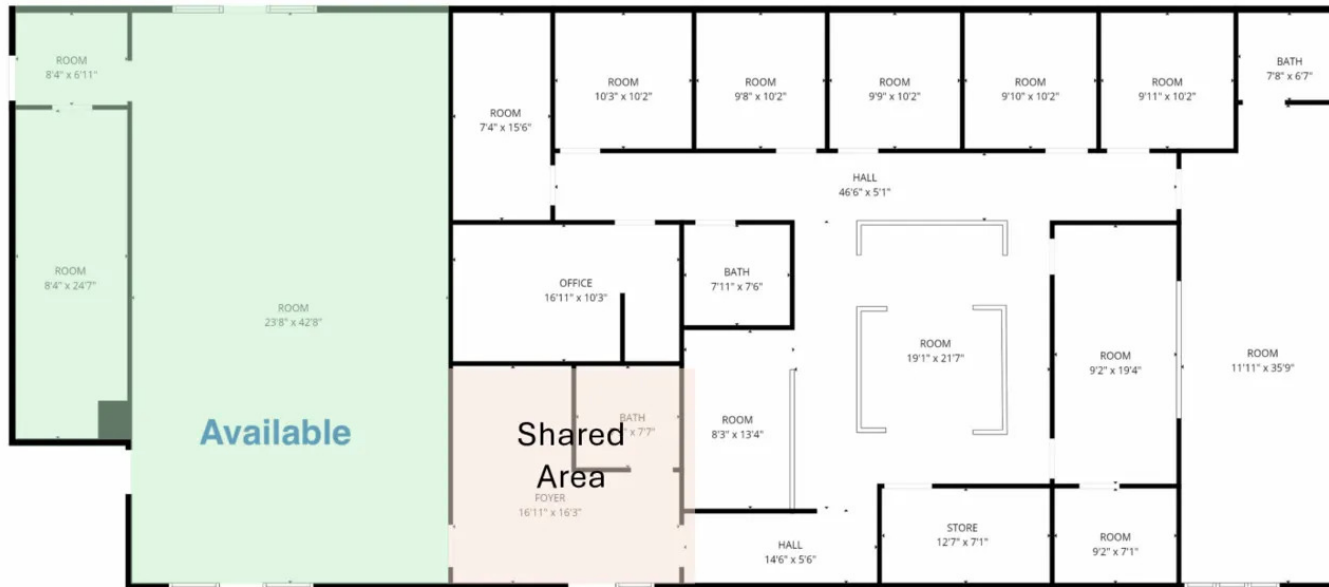
ELENA STOYANOVA
| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

5234 NORTH ROXBORO STREET

Durham, NC 27712

RETAIL PROPERTY FOR LEASE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ELENA STOYANOVA

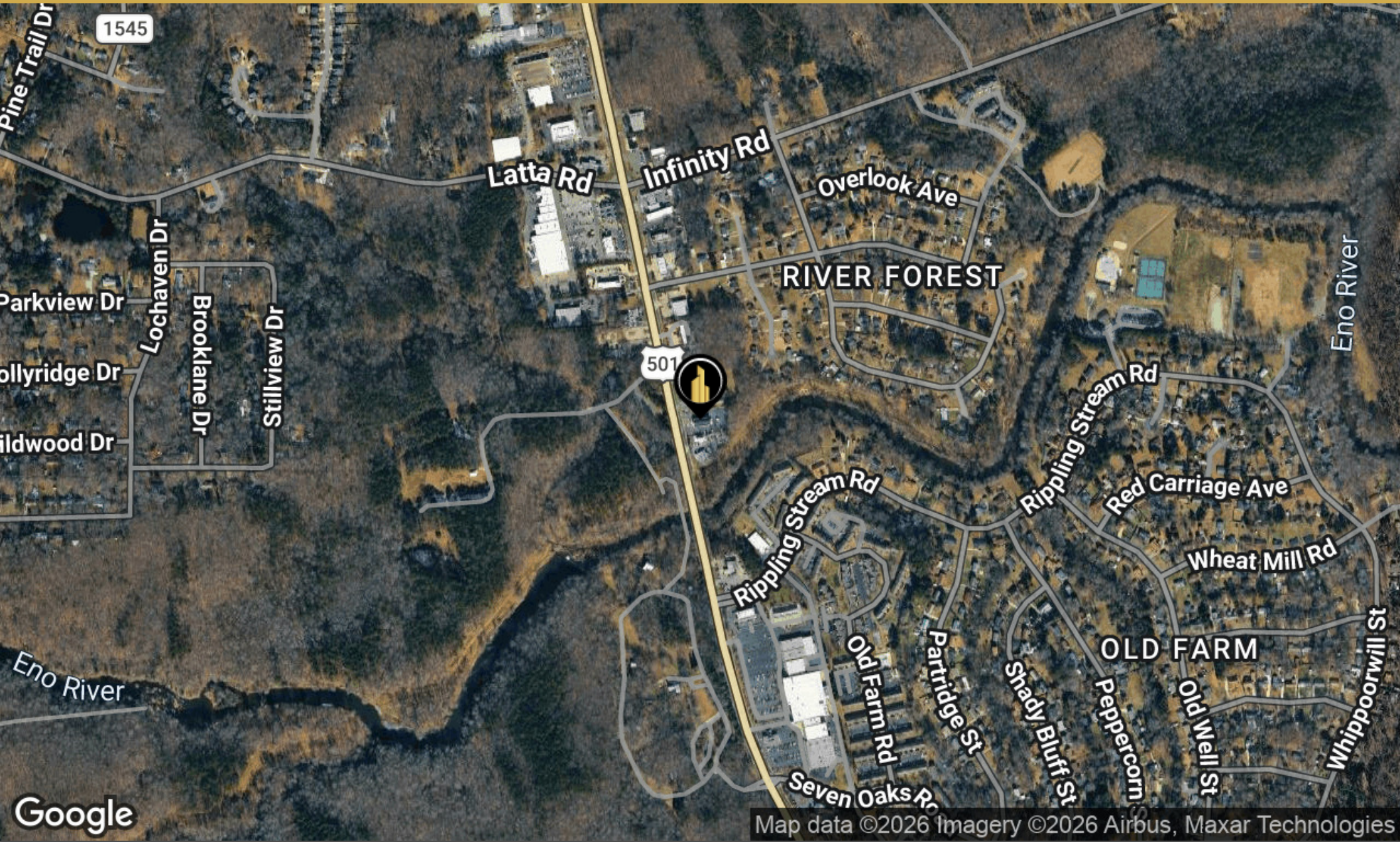
| 919.802.8538 | elena@cityplat.com



5234 NORTH ROXBORO STREET

Durham, NC 27712

RETAIL PROPERTY FOR LEASE



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com



5234 NORTH ROXBORO STREET

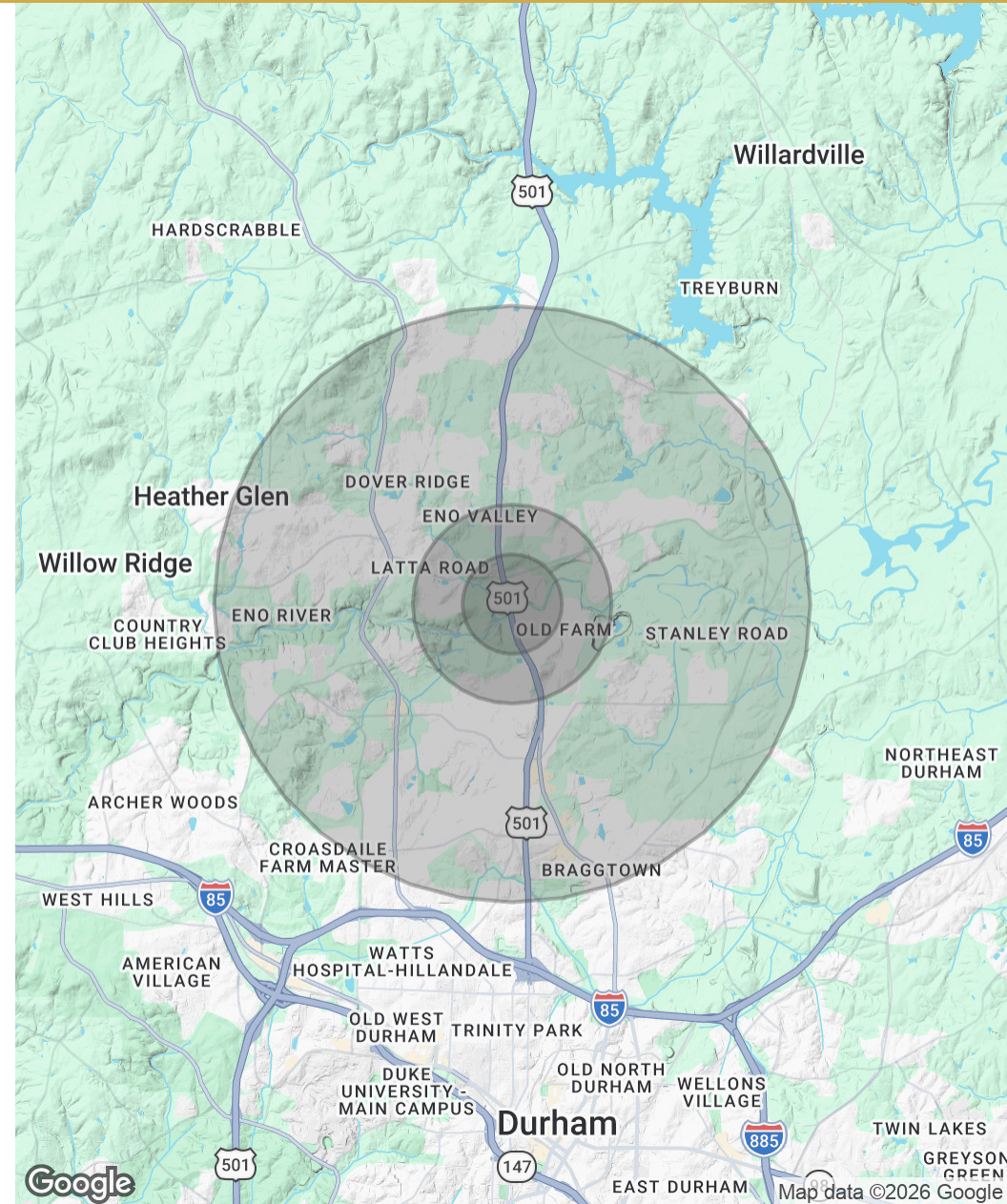
Durham, NC 27712

RETAIL PROPERTY FOR LEASE

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,327	5,213	44,807
Average Age	40.4	40.3	39.4
Average Age (Male)	39.2	39.2	37.7
Average Age (Female)	44.2	42.7	40.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	639	2,307	18,343
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$76,532	\$88,929	\$91,679
Average House Value	\$296,497	\$292,723	\$308,457

2023 American Community Survey (ACS)



ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE



5234 NORTH ROXBORO STREET

Durham, NC 27712

RETAIL PROPERTY FOR LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat Brokerage, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CityPlat Brokerage, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CityPlat Brokerage, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

ELENA STOYANOVA

| 919.802.8538 | elena@cityplat.com


COMMERCIAL REAL ESTATE