



PROPERTY DESCRIPTION

Office condo for sale/lease in Roxboro Road Professional Center

PROPERTY OVERVIEW

- Suite 140: 2,408 SF Available
- Single-story medical office condo
- Constructed in 2004
- 3 sides of windows on end-bay unit
- Great parking ratio of 5.5/1,000
- Current use is ENT
- Building signage
- Lease rate: \$20.50/SF, NNN
- **REDUCED PRICE: \$679,000**

LOCATION DESCRIPTION

Roxboro Road Professional Center is located approximately 2 miles north of the intersection of I-85 and US 501 and 1 mile from Duke Regional Hospital.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,806	62,412	142,706
Daytime Population	14,970	60,237	174,260
Median HH Income	\$66,495	\$102,672	\$100,040
Median Age	36.6	35.8	34.3
Median Home Value	\$298,846	\$365,589	\$371,748

Source: ESRI 2024

Brian Farmer, SIOR
bfarmer@lee-associates.com
D 919.576.2503
O 919.730.6584

Jonathon Harriss
jharriss@lee-associates.com
D 919.591.2278
O 980.226.6738



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

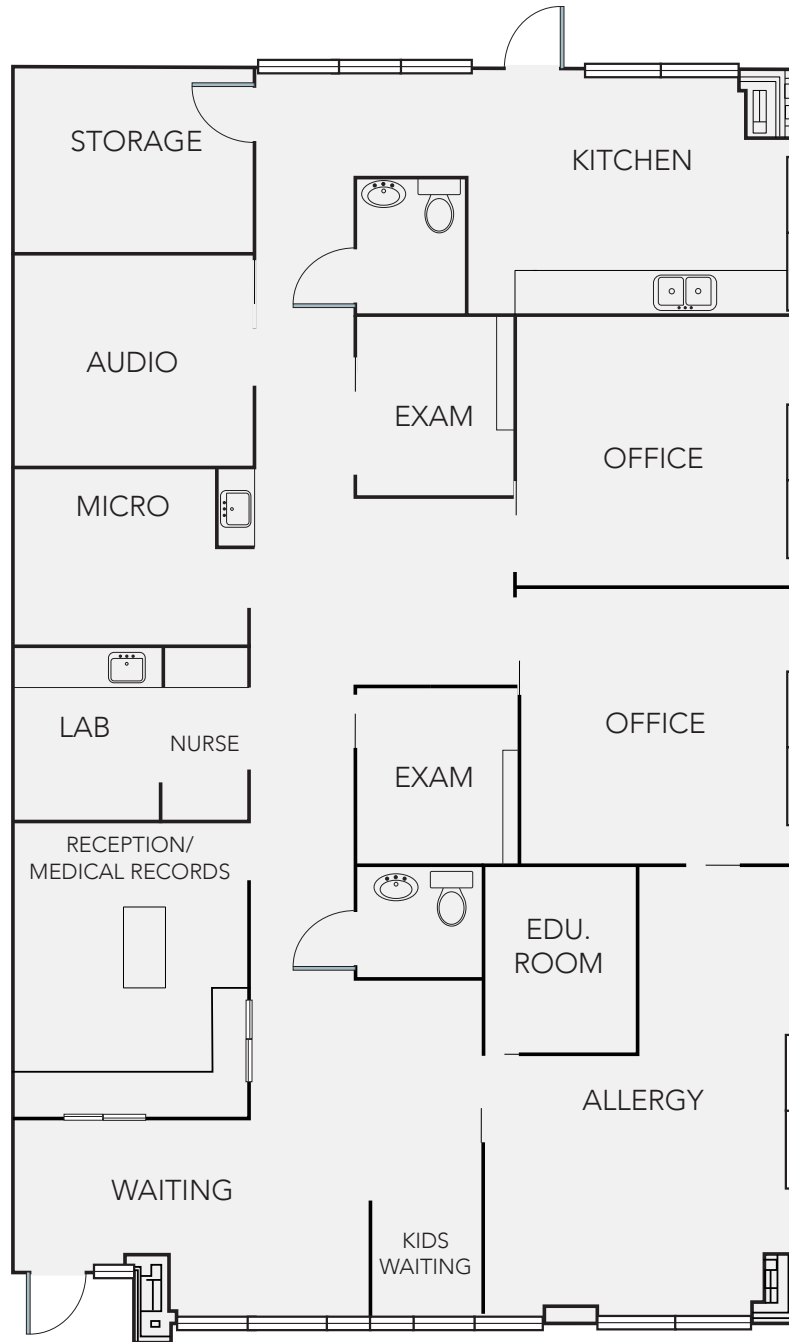


Brian Farmer, SIOR
bfarmer@lee-associates.com
D 919.576.2503
O 919.730.6584

Jonathon Harriss
jharriss@lee-associates.com
D 919.591.2278
O 980.226.6738



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



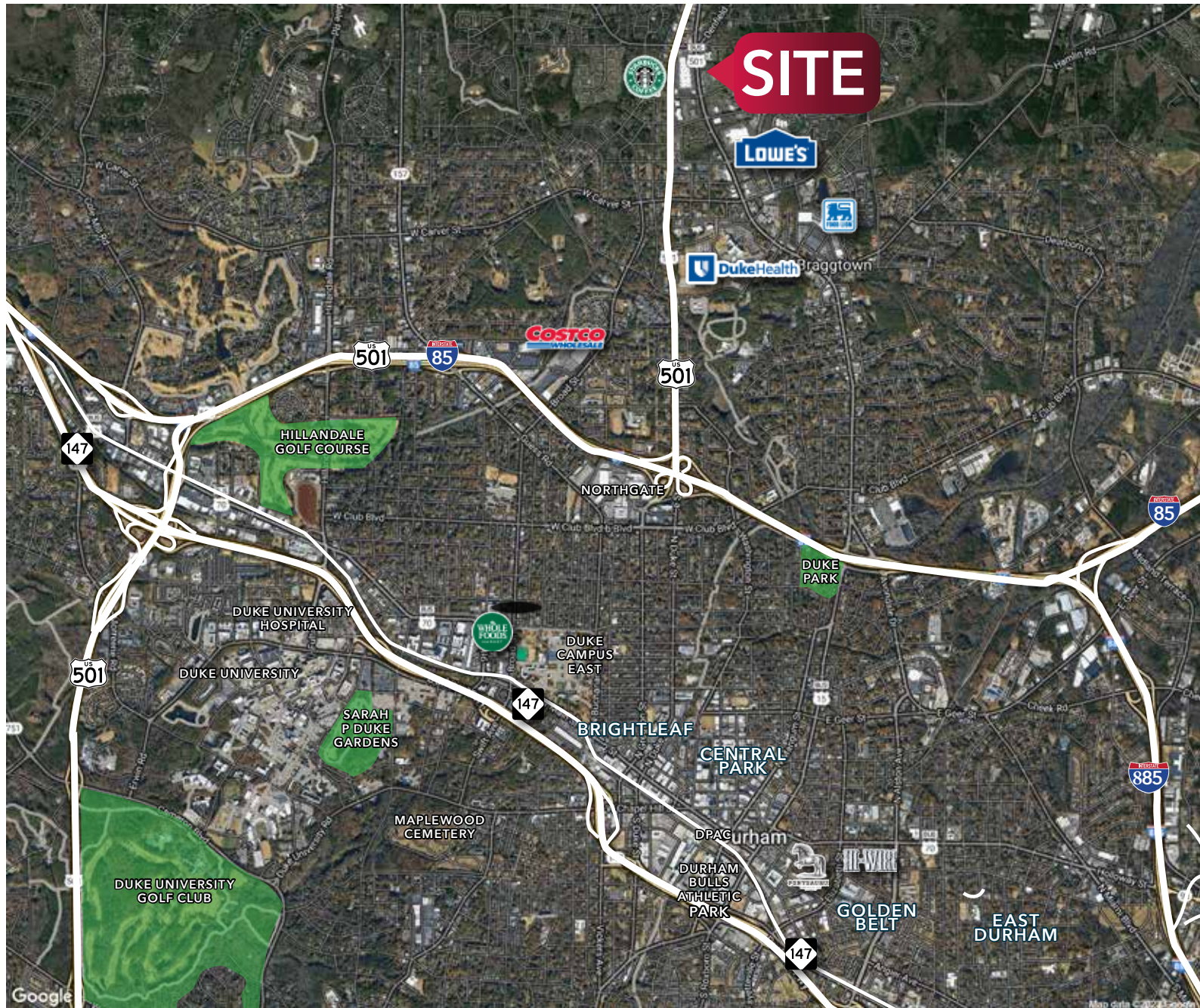
SUITE 140
2,408 SF

Brian Farmer, SIOR
bfarmer@lee-associates.com
D 919.576.2503
O 919.730.6584

Jonathon Harriss
jharriss@lee-associates.com
D 919.591.2278
O 980.226.6738



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Brian Farmer, SIOR
bfarmer@lee-associates.com
D 919.576.2503
O 919.730.6584

Jonathon Harris
jharris@lee-associates.com
D 919.591.2278
O 980.226.6738



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.