

COMMERCIAL SPACE FOR LEASE

HIGH-TRAFFIC ROXBORO RETAIL - JOIN GREAT CLIPS AND OTHER TOP TENANTS!



711 N Madison Blvd, Roxboro, NC 27573



OFFERING SUMMARY

Lease Rate:

**\$28.00 SF/yr
(Plus TICAM)**

Building Size:

13,191 SF

Unit 711: 28' wide x 83'-14ft ceilings

Unit 713: 38' wide x 83'-14ft ceilings

Unit 715: 28' wide x 83'-13.11ft ceilings

Unit 717: 38' wide x 83' 13.10ft ceilings

Unit 715 & 717: Combined - 5,509 Sq.ft

Unit 721: 1,261 Sq.ft

Zoning: B1

Market: Roxboro Retail Market

Submarket: N. Madison Blvd
Retail Corridor

County: Person County

PROPERTY OVERVIEW

This 13,191 SF retail center along Roxboro's prime Madison Boulevard/US Route 501 (21,500 VPD) delivers unmatched visibility and flexibility with spaces ranging from 1,037 SF to 8,500 SF. Unit 711 ($\pm 2,316$ SF) is a prime drive-thru/QSR site. Unit 713 ($\pm 1,261$ SF) features a roll-up door (10'x11'), ideal for service, fitness, or light industrial users, while Unit 715 ($\pm 1,261$ SF) provides an open layout ready for custom build-out. Unit 717 ($\pm 3,182$ SF) is well-suited for a medspa, studio, or brewpub and includes a roll-up door, while Units 715 and 717 may be combined for a total of $\pm 5,508$ SF—perfect for a restaurant or bar concept. Unit 719 (1,037 SF) is currently leased to GREAT CLIPS and offers outdoor dining potential, and the adjoining Unit 721 ($\pm 1,261$ SF) is available for lease, ideal for a salon or boutique retail user.

Each space offers approximately 15' ceilings, dark shell delivery stubbed for plumbing, and new 200-amp panels. The landlord has installed new gas, sewer, and electric lines, plus a roof less than 3 years old. HVAC (split units) and three-phase power are available. Zoned B1 and strategically located, this property is ideal for QSRs, medspas, salons, fitness concepts, and more, secure your space today in Roxboro's top retail corridor!

PROPERTY HIGHLIGHTS

- Flexible Spaces: From 1,037 SF to 8,500 SF, ideal for retail, QSR, fitness, or service uses.
- Prime Exposure: Along Madison Blvd/US 501 with 21,500+ vehicles per day.
- Upgraded Infrastructure: New gas, sewer, and electric lines, plus 200-amp panels and a new roof (<3 yrs).
- Versatile Features: Units include roll-up doors (10'x11'), 15-ft ceilings, and landlord-installed split HVAC units.
- Strong Tenant Mix: GREAT CLIPS joining the center; Unit 711 perfect for drive-thru/QSR, Unit 721 offers outdoor dining potential.

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Conceptual Plan



Outdoor Dining



Interior

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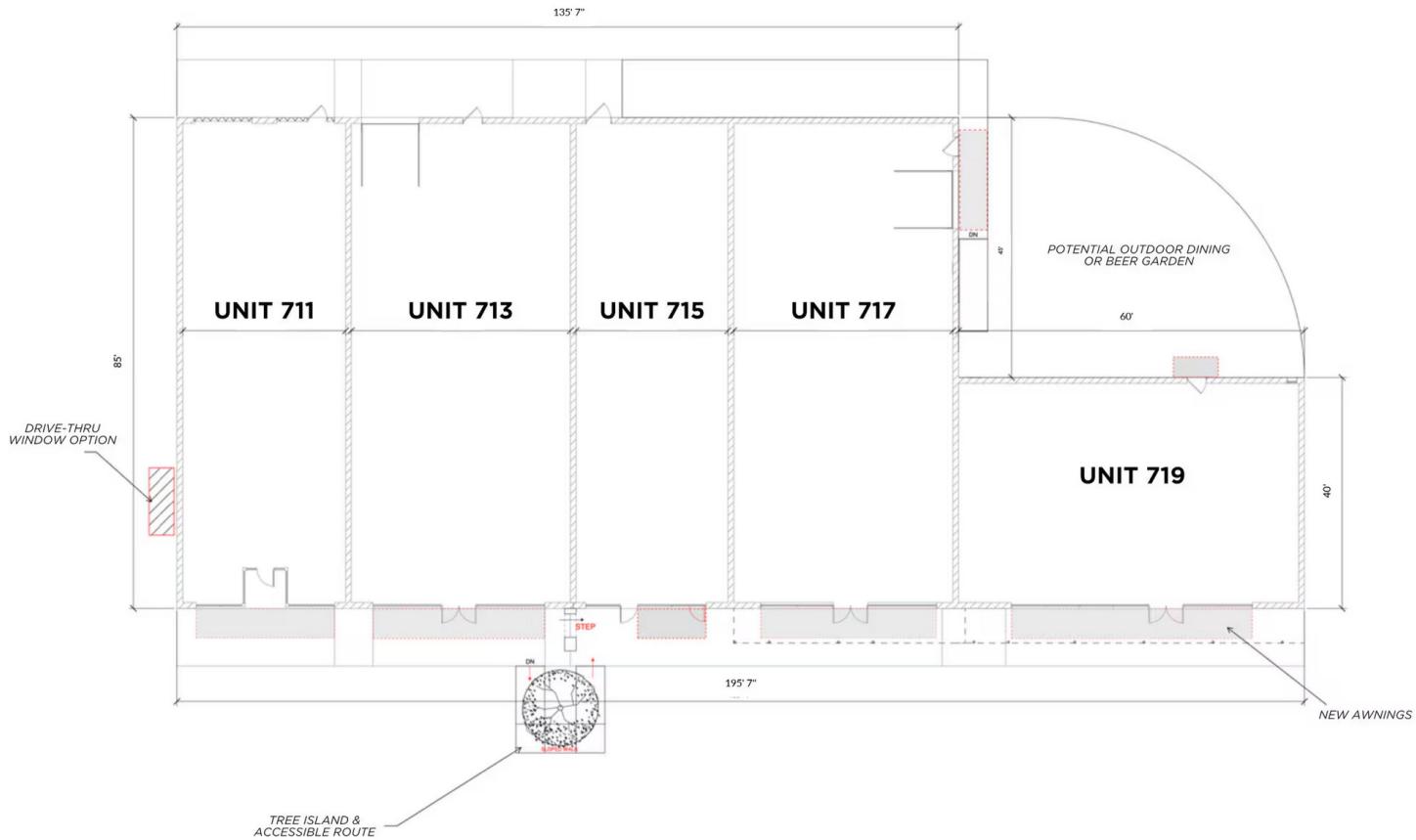
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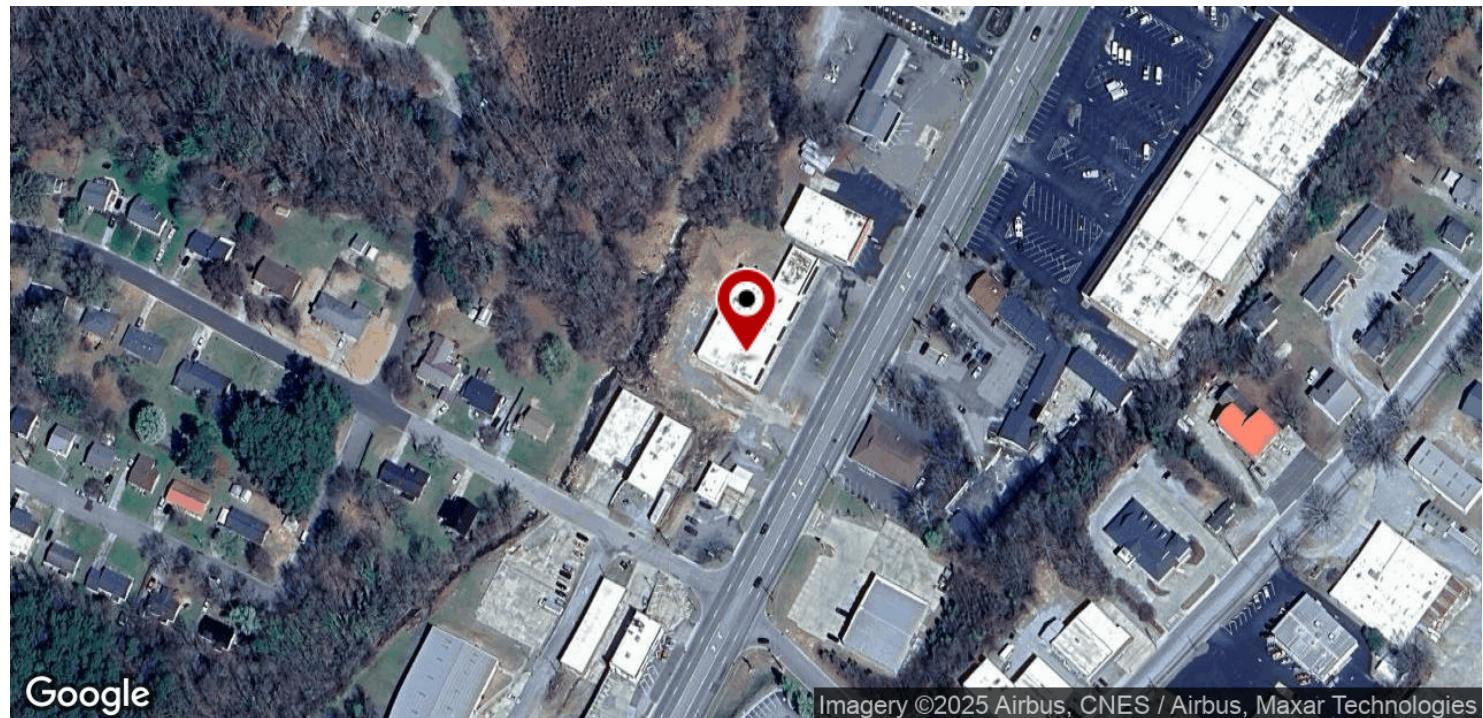
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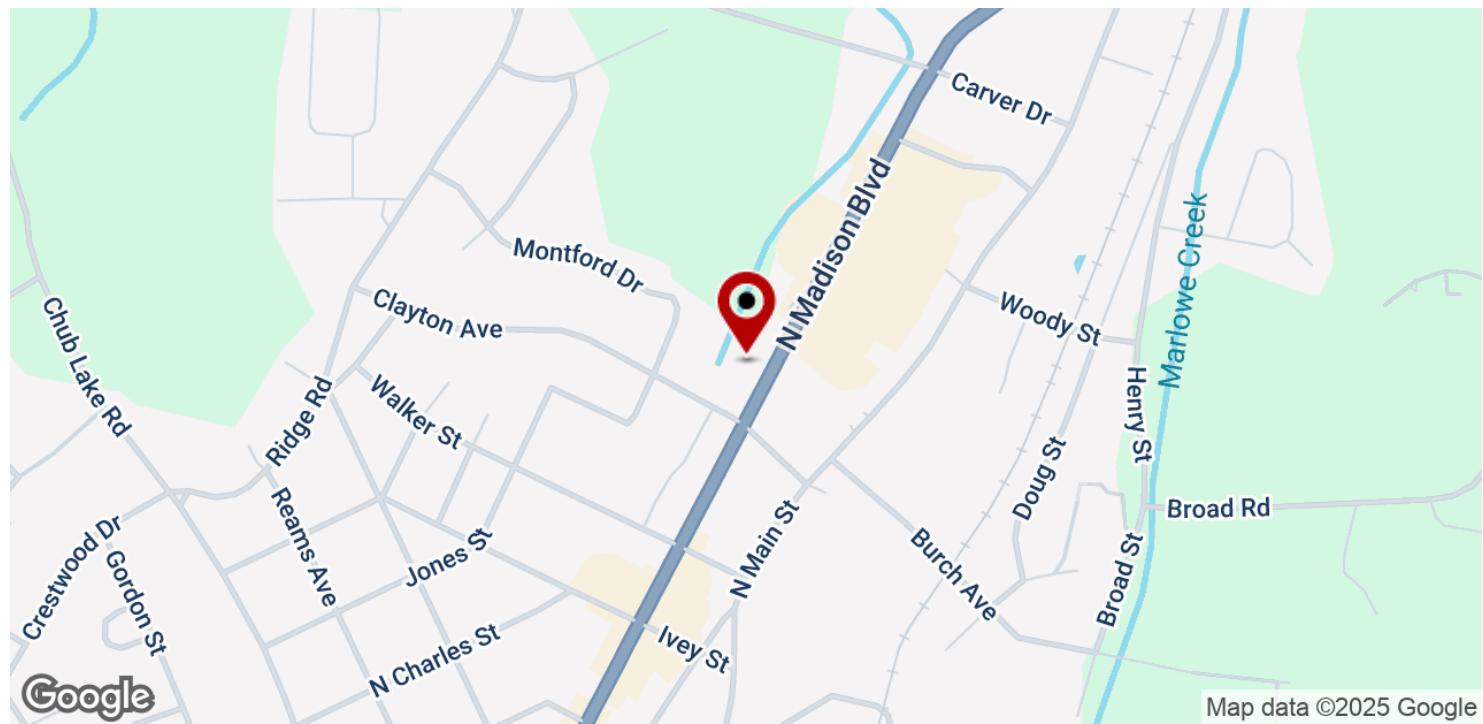
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Map data ©2025 Google

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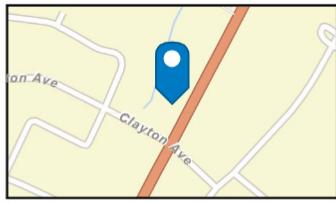
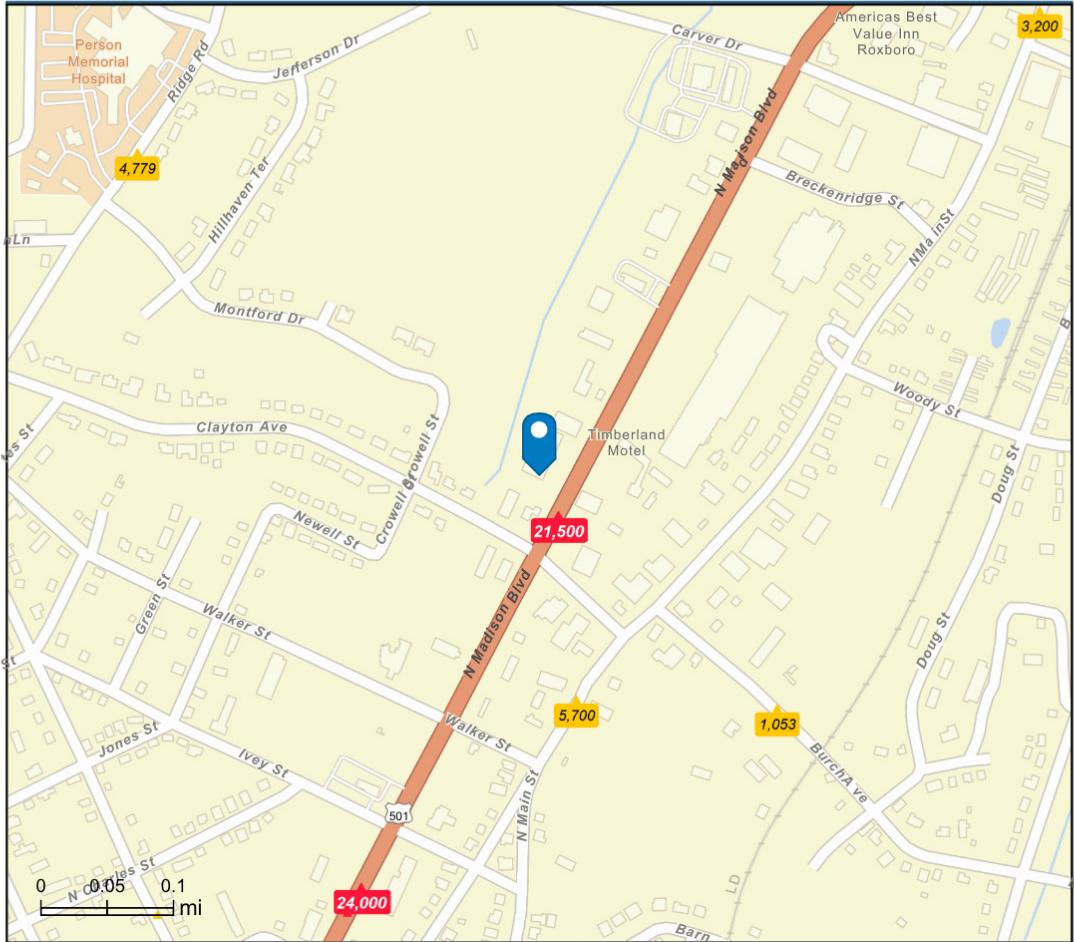
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Traffic Count Map - Close Up

711 N Madison Blvd, Roxboro, North Carolina, 27573
Rings: 1,5,10 mile radii

Prepared by Esri
Latitude: 36.40382
Longitude: -78.97955



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

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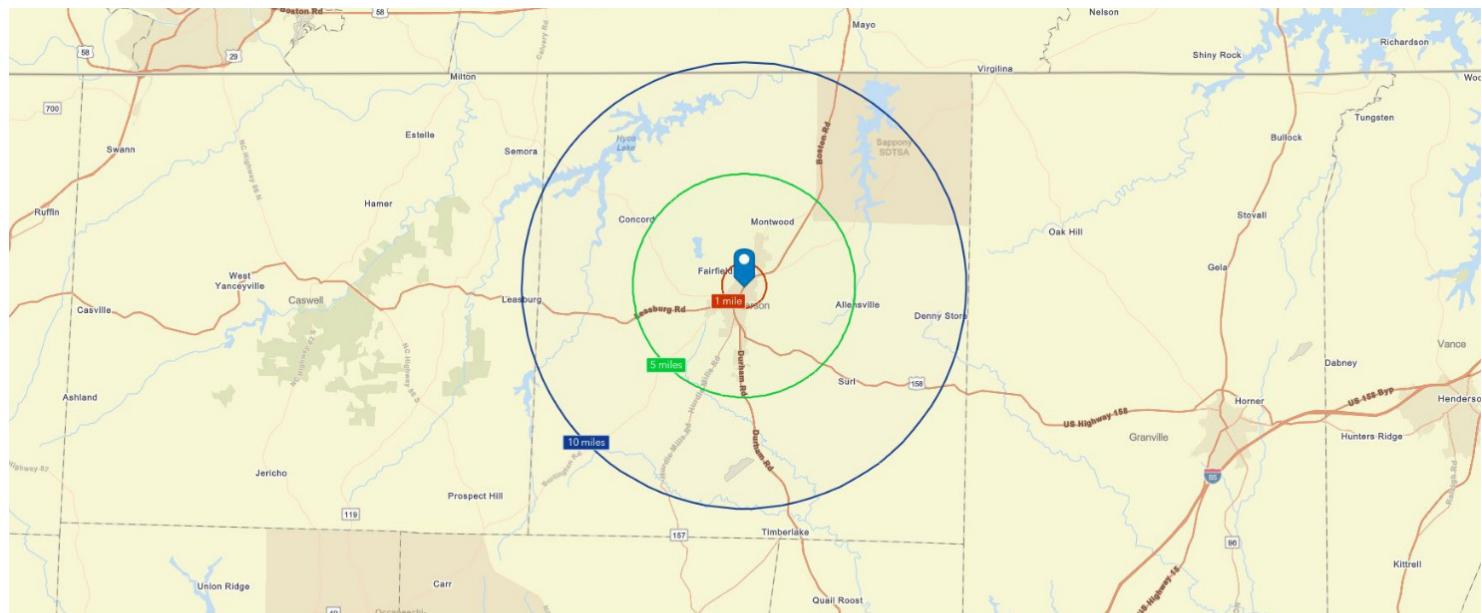
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1 MILE

5 MILES

10 MILES

	1 MILE	5 MILES	10 MILES	POPULATION
2025 Estimated Population	3,808	18,286	32,438	 POPULATION
2030 Projected Population	3,774	18,264	32,463	
	1 MILE	5 MILES	10 MILES	HOUSEHOLD
2025 Estimated Household	1,644	7,952	13,905	 HOUSEHOLD
2030 Projected Household	1,662	8,104	14,215	
	1 MILE	5 MILES	10 MILES	HOUSING
2025 Estimated Owner Occupied Housing	713	4,991	9,911	 HOUSING
2025 Estimated Renter Occupied Housing	931	2,961	3,994	
	1 MILE	5 MILES	10 MILES	BUSINESS
2025 Estimated Total Business	380	831	1,050	 BUSINESS
2025 Estimated Total Employees	3,792	9,014	10,734	 EMPLOYEES

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