

# COMMERCIAL SPACE FOR LEASE

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



711 N Madison Blvd, Roxboro, NC 27573



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$28.00 SF/yr (Plus TICAM)</b>
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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

# COMMERCIAL SPACE FOR LEASE

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



711 N Madison Blvd, Roxboro, NC 27573



Conceptual Plan



Outdoor Dining



Interior

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

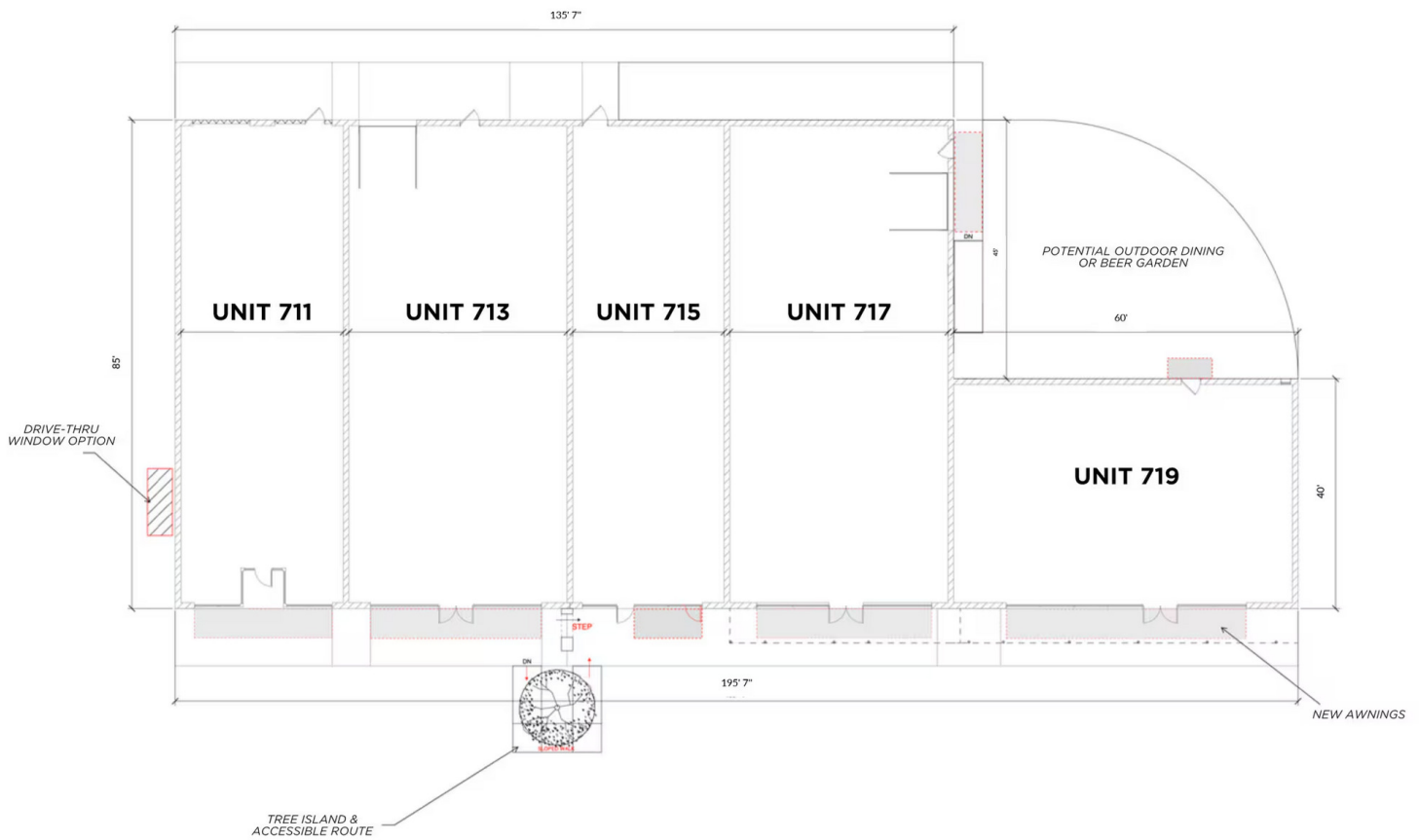
Each Office Independently Owned and Operated

# COMMERCIAL FOR LEASE

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



711 N Madison Blvd, Roxboro, NC 27573



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

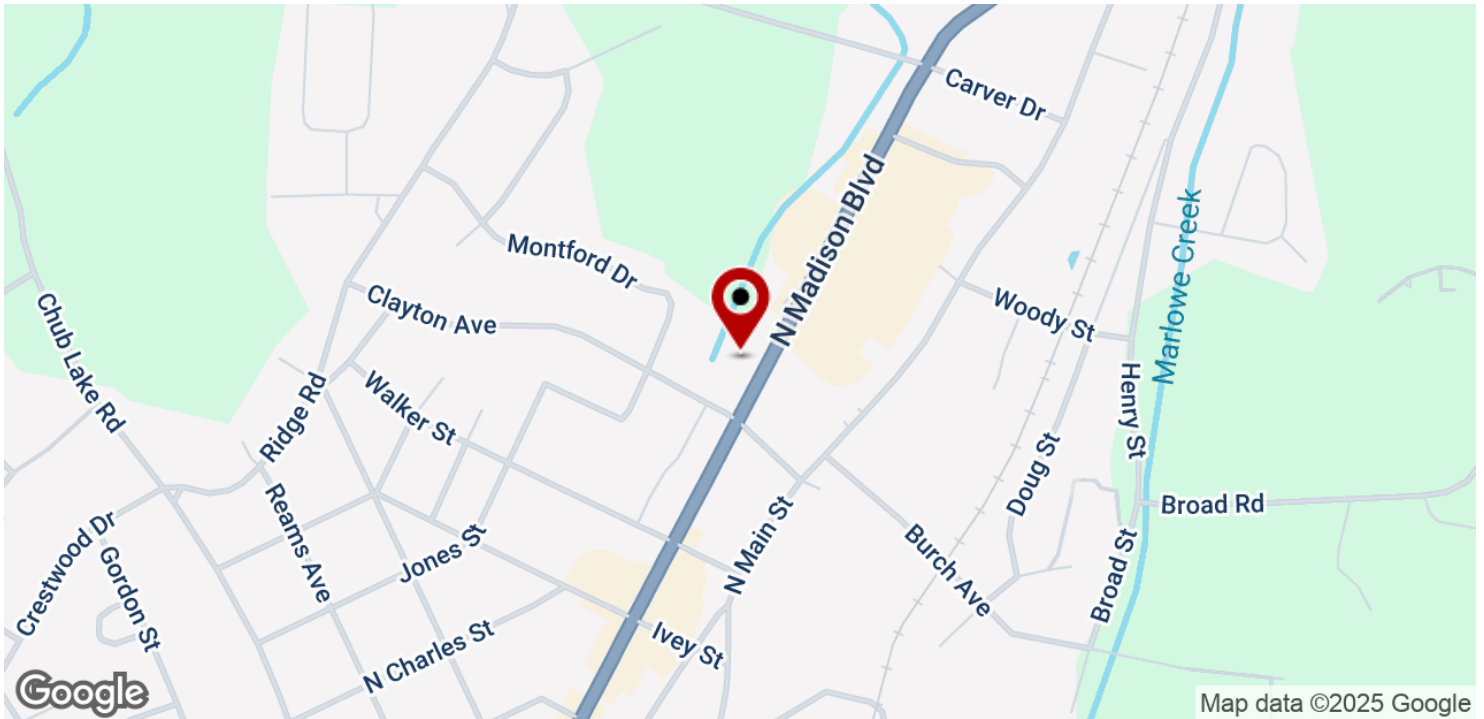
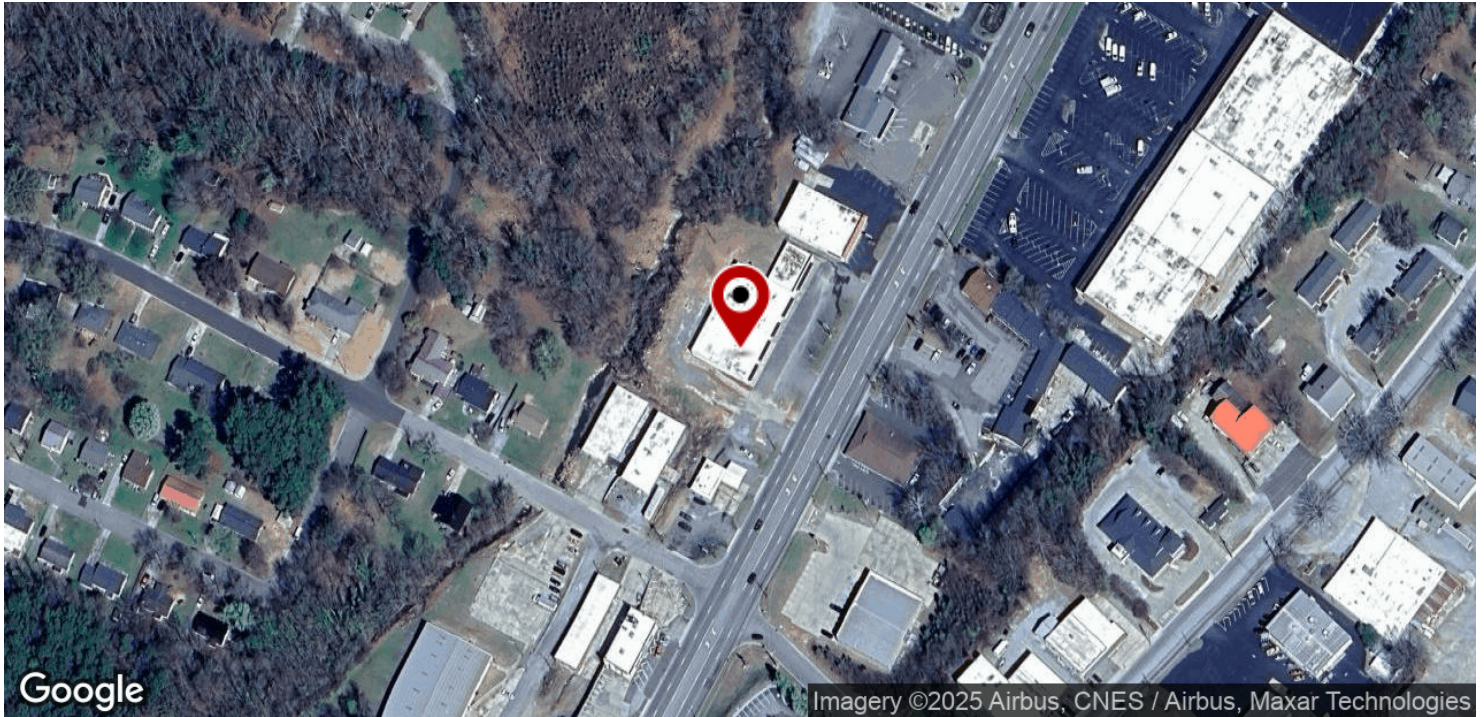


# COMMERCIAL SPACE FOR LEASE

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



711 N Madison Blvd, Roxboro, NC 27573



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

COMMERCIAL SPACE FOR LEASE

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



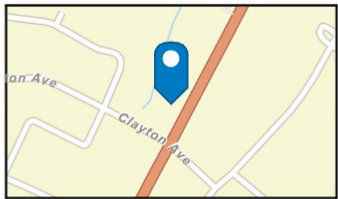
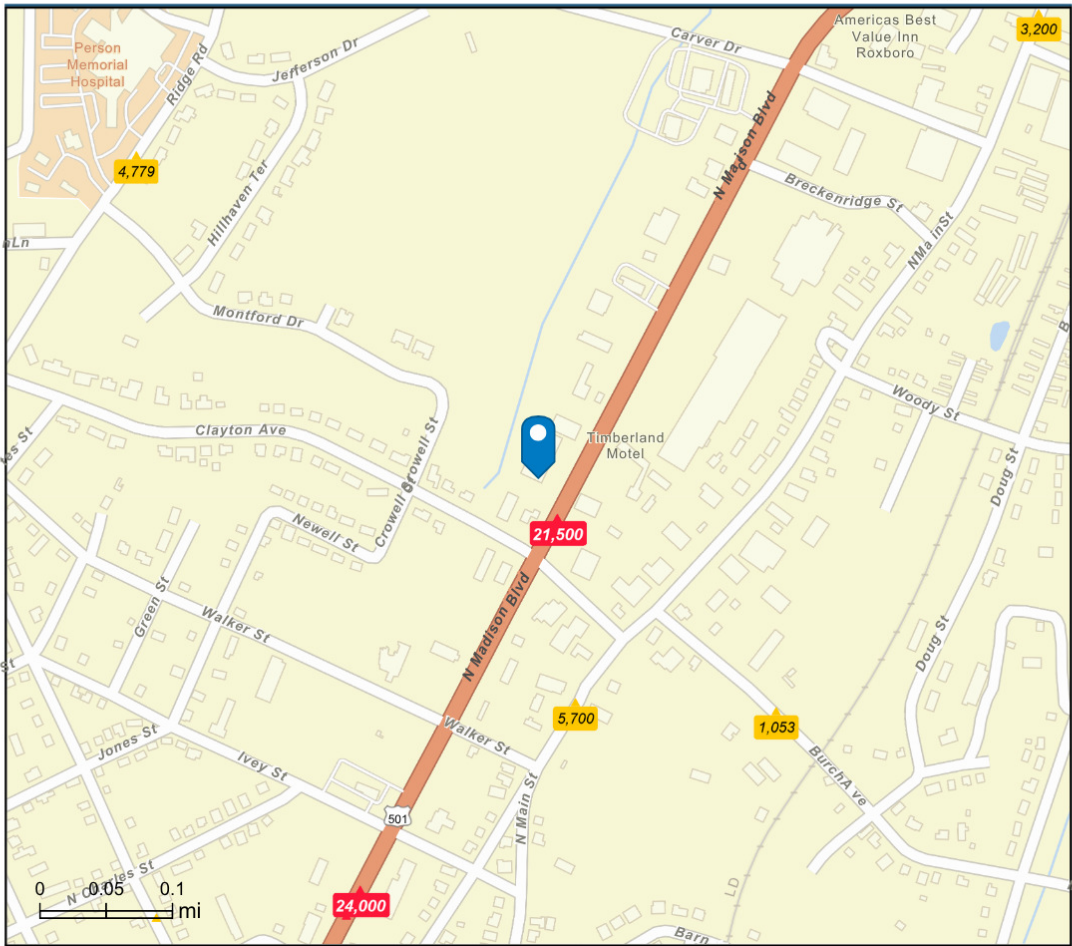
711 N Madison Blvd, Roxboro, NC 27573



Traffic Count Map - Close Up

711N Madison Blvd, Roxboro,NorthCarolina,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).

October 15, 2025

©2025 Esri

Page 1 of 1

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM  
Commercial Broker  
O: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

KW COMMERCIAL  
245 NC-54 Suite 101  
Durham, NC 27713

Each Office Independently Owned and Operated

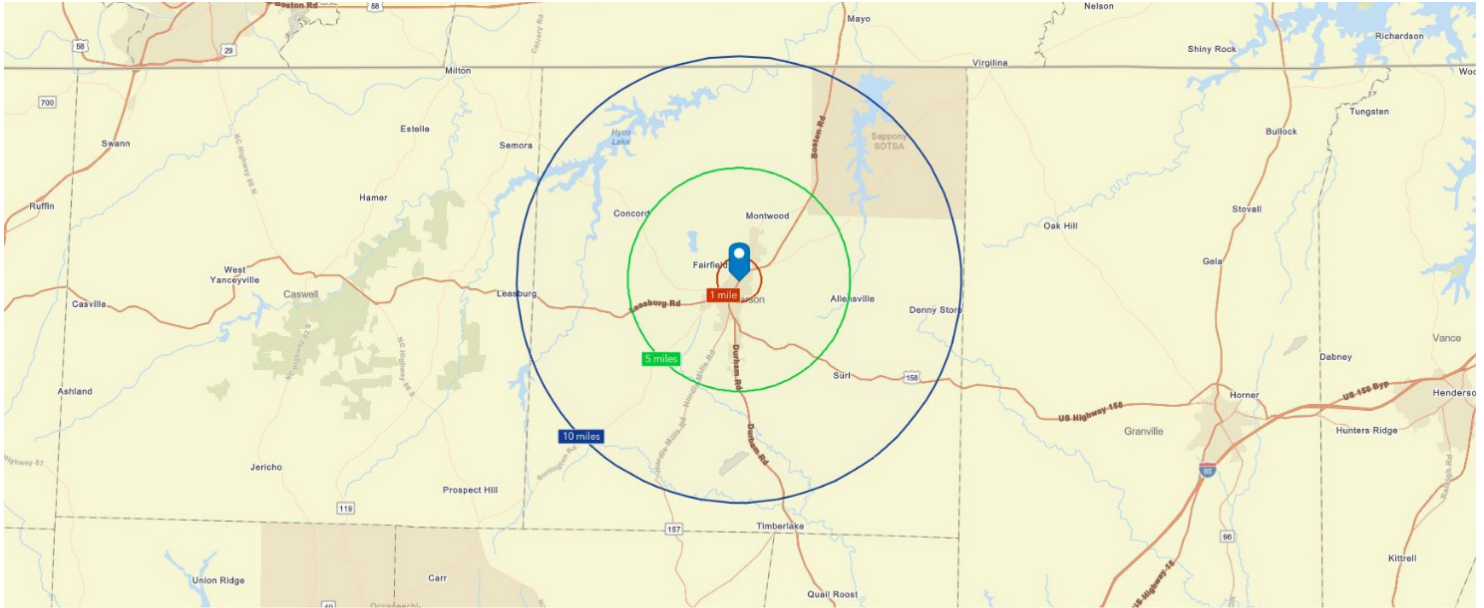


# COMMERCIAL SPACE FOR LEASE

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



711 N Madison Blvd, Roxboro, NC 27573



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**VANDAN GANDHI, CCIM**  
 Commercial Broker  
 O: 919.475.5769  
 van.kwcommercial@gmail.com  
 NC #247850

**KW COMMERCIAL**  
 245 NC-54 Suite 101  
 Durham, NC 27713

Each Office Independently Owned and Operated