

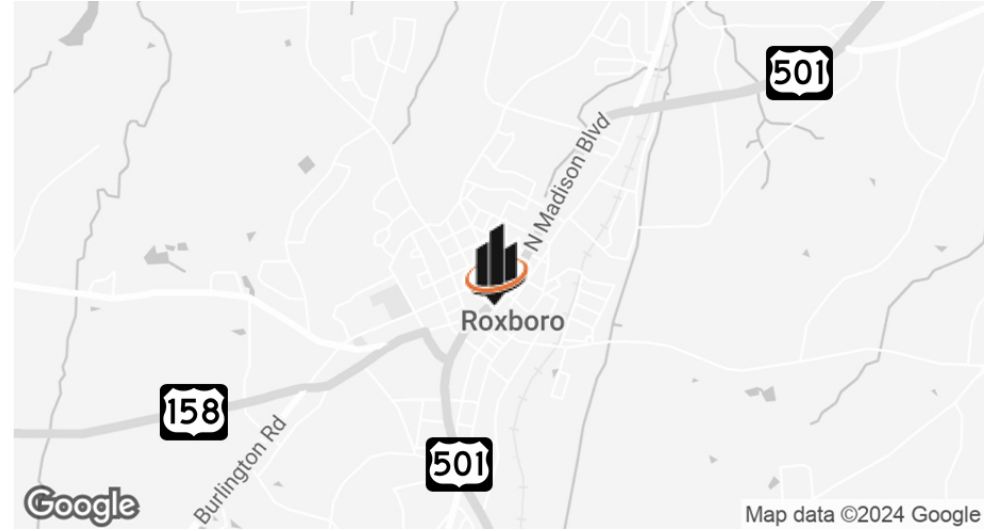


FOR LEASE

223 N. LAMAR STREET

ROXBORO, NC 27573

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±1,170 SF
ZONING:	R-12 & B-1
COUNTY:	Person
LEASE RATE/TYPE:	\$36,000/yr (NNN)

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **223 N. Lamar Street, a ±1,170 SF automotive service building in Roxboro, NC**. Located in a growing community with a small-town feel, **the building sits within walking distance from uptown and is just seconds from Roxboro's bustling retail corridor** on N. Madison Blvd.

PROPERTY HIGHLIGHTS

- **Two-bay automotive shop with an office**, bathroom, and dedicated parking lot with street frontage
- **Commercial air compressor and two above ground lifts** included as part of lease
- Potential opportunity to **lease additional machine shop next door** (contact broker for more info)

BRIAN FABRICATORE, GRI

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brian.fabricatore@svn.com

223 N. LAMAR STREET | Roxboro, NC 27573



PROPERTY PHOTOS



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AERIAL SITE PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

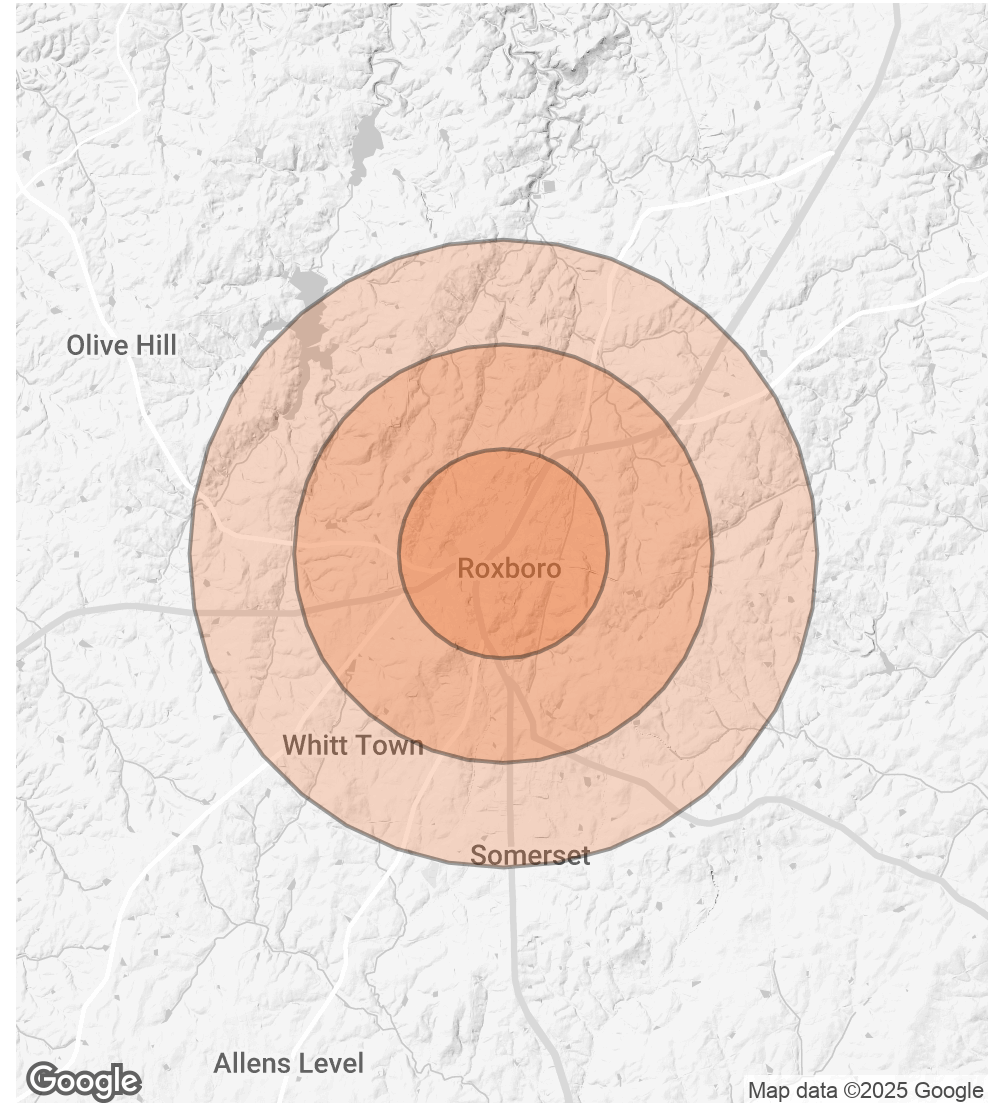
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,997	8,169	11,765
AVERAGE AGE	41	42	43
AVERAGE AGE (MALE)	38	40	40
AVERAGE AGE (FEMALE)	44	44	44

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,774	3,563	5,053
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$64,189	\$65,895	\$70,350
AVERAGE HOUSE VALUE	\$150,277	\$159,353	\$172,225

Demographics data derived from AlphaMap



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ADVISOR BIO



BRIAN FABRICATORE, GRI

Advisor

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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 the business or property owner. 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 Society, Richmond, VA

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