



Rare Opportunity to Own a Piece of Roxboro's History

THE FORMER COLE'S PHARMACY
117 N MAIN STREET, ROXBORO, NC 27573

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY



Own a piece of Roxboro history with the former Cole's Pharmacy, a landmark mixed-use property featuring a street-level retail/commercial space and a residential living area upstairs.

After serving the community for nearly 70 years, this iconic Main Street building offers exceptional potential for retail, office, restaurant, or adaptive reuse.

Located in Historic Uptown Roxboro, the property may qualify for Historic Preservation Tax Incentives, including potential federal rehabilitation tax credits for eligible projects, making it an outstanding value-add investment opportunity.

PROPERTY ADDRESS	117 N Main Street, Roxboro, NC 27573
COUNTY	Person
PARCEL	14193
ZONING	B-3 Uptown Business
SQFT	5,940
YEAR BUILT	1932
LOT SIZE	0.07
LISTING PRICE	\$525,000









● RETAIL

- | | |
|----|-------------------------------------|
| 1 | Sam Ezell Art & Antiques |
| 2 | Cry Freedom Missions Roxboro Shoppe |
| 3 | Electronic Solutions, Inc |
| 4 | Russell's Ltd Boutique |
| 5 | Specialty Design Company |
| 6 | Automotive Paints Unlimited |
| 7 | Roxboro Home Decor |
| 8 | 1792 Beer Co |
| 9 | Faith Thrift Store |
| 10 | Carol's Collectibles |
| 11 | The Exchange |
| 12 | Schewels Home |

● DINING

- | | |
|----|----------------------------------|
| 1 | Savannah Jack's Cafe |
| 2 | Dalton's Sports Bar & Grill |
| 3 | Butcher's Daughter Market & Deli |
| 4 | Black Creek Brewery |
| 5 | Tru Soul Food Kitchen |
| 6 | La Piazza |
| 7 | Cuppajoe Coffee |
| 8 | Incorrigible Cafe |
| 9 | Stuart's Family Grille |
| 10 | Doodle Crumbs |

● COMMUNITY

- | | |
|----|---------------------------------|
| 1 | The Courier-Times |
| 2 | Piedmont Community College |
| 3 | Kirby Art Park |
| 4 | Kirby Gallery |
| 5 | The Kirby Theater |
| 6 | Roxboro Court House |
| 7 | Person County Assessor's Office |
| 8 | Person County Courthouse |
| 9 | Roxboro City Hall |
| 10 | Roxboro Police Department |

Local Demographics

POPULATION

	2 Mile	5 Mile	10 Mile
2020 POPULATION	7,842	18,847	34,578
2025 POPULATION	8,276	19,561	35,732
2030 POPULATION PROJECTION	8,568	20,184	36,835
ANNUAL GROWTH 2020-2025	1.1%	0.8%	0.7%
ANNUAL GROWTH 2025-2030	0.7%	0.6%	0.6%
MEDIAN AGE	42.2	43.7	45.2
BACHELOR'S DEGREE OR HIGHER	16%	15%	16%
U.S. ARMED FORCES	12	12	14

AVERAGE HOUSEHOLD INCOME

\$63,446 2 MILE	\$72,753 5 MILE	\$82,346 10 MILE
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HOUSEHOLDS

	2 Mile	5 Mile	10 Mile
2020 HOUSEHOLDS	3,397	7,896	14,298
2025 HOUSEHOLDS	3,586	8,204	14,785
2030 HOUSEHOLD PROJECTION	3,714	8,468	15,246
ANNUAL GROWTH 2020-2025	1.3%	1.1%	0.8%
ANNUAL GROWTH 2025-2030	0.7%	0.6%	0.6%
OWNER OCCUPIED HOUSEHOLDS	1,854	5,155	10,786
RENTER OCCUPIED HOUSEHOLDS	1,860	3,313	4,459
AVG HOUSEHOLD SIZE	2.2	2.3	2.4
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL SPECIFIED CONSUMER SPENDING	\$86.3M	\$221.7M	\$445.2M

Roxboro, NC

Roxboro serves as the commercial and governmental center of Person County, strategically located along the **US 501** corridor between the **Research Triangle** and **Southern Virginia**.

The market benefits from convenient access to major employment centers while maintaining a lower-cost business environment.

As the county seat and primary retail hub for the region, Roxboro draws consumers from throughout Person County and neighboring communities, supporting a diverse mix of national retailers, local businesses, healthcare providers, and industrial employers.



RESEARCH TRIANGLE

Located approximately 30 miles south of Roxboro, the Research Triangle is one of the nation's leading centers for technology, healthcare, education, and innovation. Anchored by Raleigh, Durham, and Chapel Hill, the region continues to experience strong population and employment growth, expanding economic influence throughout central North Carolina.



PIEDMONT TRIAD

The Piedmont Triad, including Greensboro, Winston-Salem, and High Point, serves as a major manufacturing, logistics, and distribution hub. With access to interstate highways, rail infrastructure, and a skilled workforce, the region contributes significantly to North Carolina's economy and provides additional connectivity for businesses throughout Person County.



SOUTHERN VIRGINIA

Roxboro's proximity to Southern Virginia expands its trade area beyond state lines. Nearby communities such as Danville and South Boston contribute to regional commerce, healthcare, and employment activity, creating additional consumer demand and strengthening the area's role as a cross-border retail and service destination.

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