

# 2473 Durham Rd

ROXBORO, NC 27573

FOR LEASE



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# Leasing Summary



**\$4.50 NNN**  
Lease Rate

**93,876 SF**  
Available Space &  
Total Building Size

## Space Details

Address	2473 Durham Road
City	Roxboro
County	Person
Lot Size	5.73 Acres
Zoning	I-2
Year Built	1970

## Property Overview:

2473 Durham Rd. is a 93,876 SF building located in Roxboro, NC. The building is positioned on Hwy 501 with (21,500 VPD). The property has direct access to the highway along with being a short drive from downtown Roxboro.

## Property Highlights:

- Located on Hwy 501, (21,500 VPD)
- Direct access to Hwy 501
- Close to downtown Roxboro, NC



# Aerial



DURHAM RD



# Exterior Photos





# Interior Photos



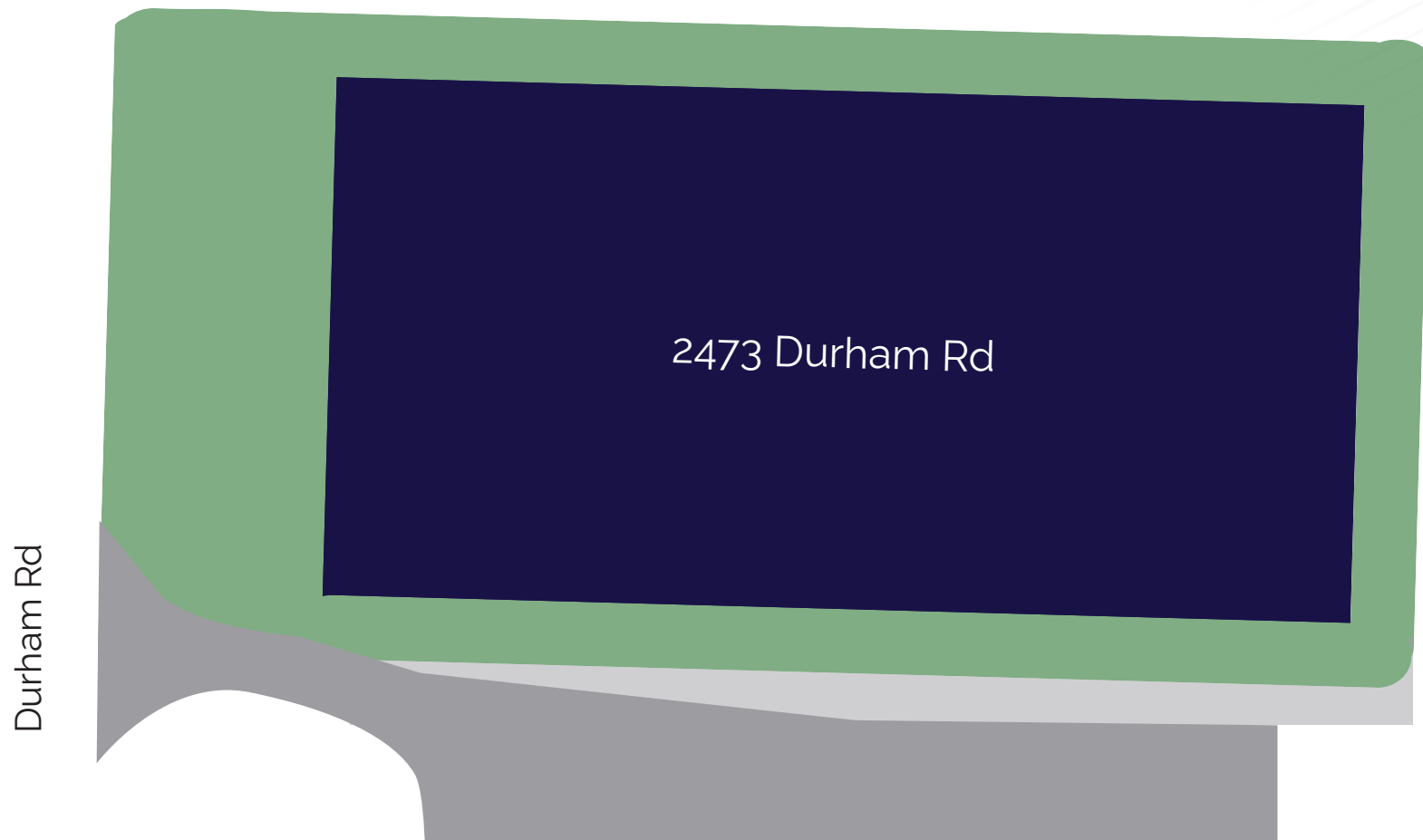


# Interior Photos

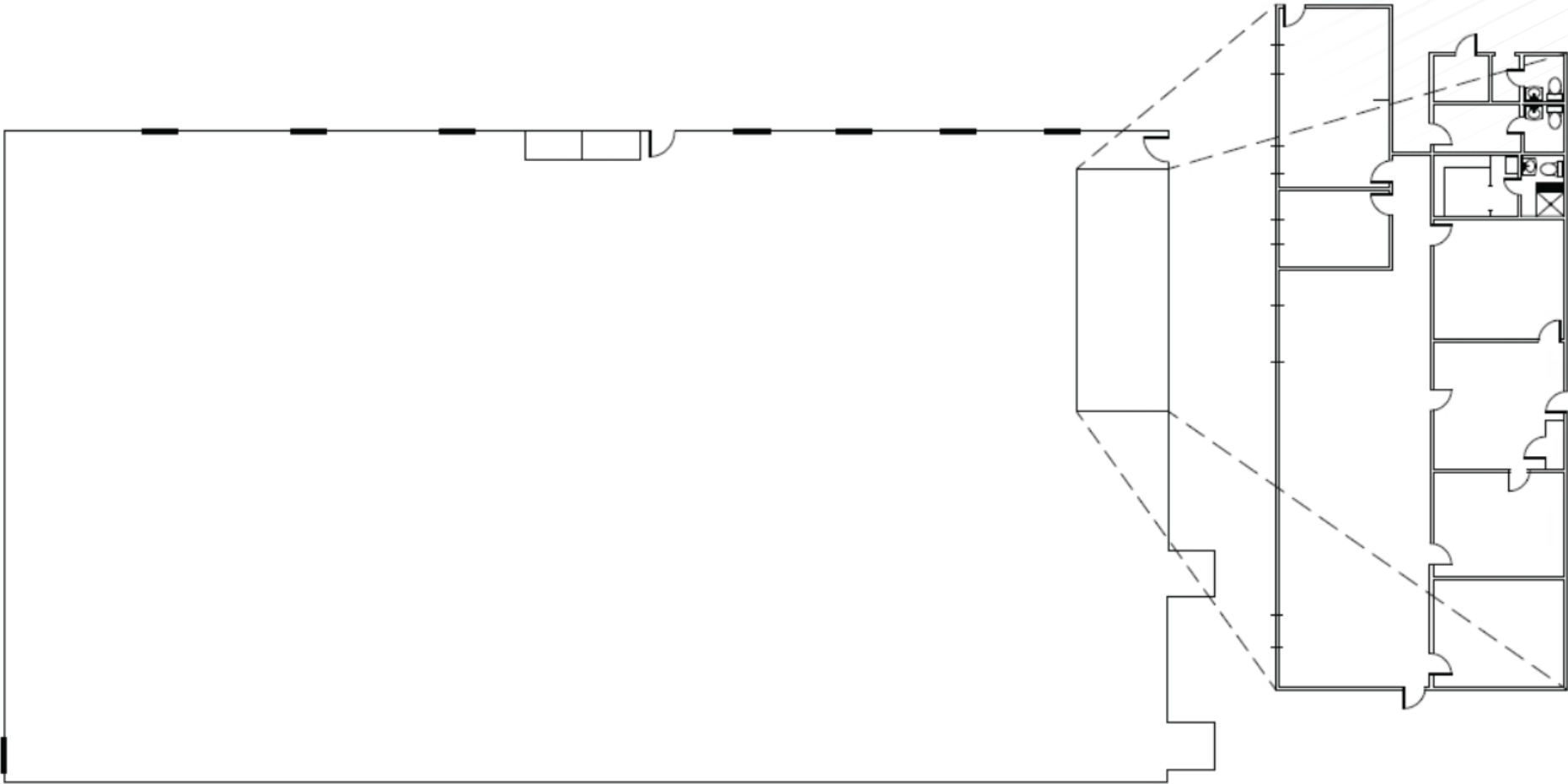




# Site Plan



# Floor Plan





# Market Overview

Roxboro, Person County, North Carolina is strategically located in the heart of the Piedmont region. Roxboro is located approximately 30 miles north of Durham and the world-renowned Research Triangle Park (RTP), a hub for innovation, manufacturing, and logistics. The city's proximity to the RTP and larger urban areas like Raleigh and Greensboro makes it an attractive option for industrial tenants needing workforce accessibility and collaboration opportunities while enjoying the lower costs and logistical advantages of a smaller community.

## Key Features

- Direct access to US Highway 501, with connectivity to major interstates (I-85 and I-40).
- Proximity to Research Triangle Park, Raleigh-Durham International Airport, and Piedmont Triad International Airport.
- Access to skilled labor and training programs through Piedmont Community College.
- Strong utility infrastructure and industrial park resources via Person County Business and Industrial Center.
- Efficient rail connections and intermodal options for logistics operations.





# Regional Map



NORFOLK, VA  
174 MILES



GREENSBORO, NC  
60 MILES



RALEIGH, NC  
50 MILES



CHARLOTTE, NC  
150 MILES

FAYETTEVILLE, NC  
120 MILES



WILMINGTON, NC  
180 MILES

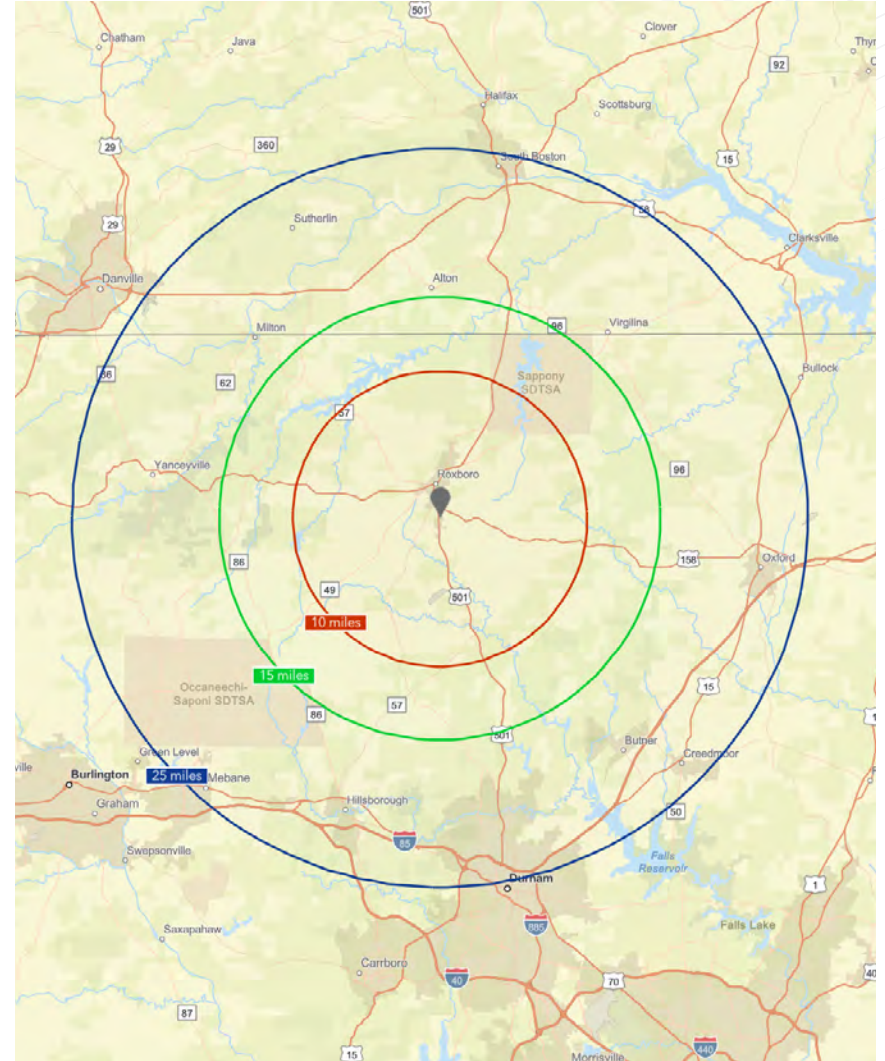


# Demographics

Population	5 Miles	10 Miles	20 Miles
Total Population	36,423	53,641	296,224
Median Age	45.0	46.3	40.4

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	15,237	22,500	117,341
# of Persons per HH	2.37	2.35	2.37
Average HH Income	\$78,954	\$88,681	\$98,467
Average Home Value	\$253,533	\$294,222	\$355,920

Demographics data derived from ESRI (2025)





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## THE OVERTON GROUP TEAM

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