



DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	5,461 SF
Lot Size:	0.33 Acres
Year Built:	1901
Zoning:	Central Business District
Submarket:	Downtown Oxford

PROPERTY OVERVIEW

Explore an exceptional investment opportunity at 121 Main St. in Historic Downtown Oxford. This property, constructed around 1901 in the elegant Italianate style, is a registered historic landmark. With approximately 5,461 SF, this versatile space is ideal for retail, office, residential, and various service ventures. The property caters to a range of business needs, featuring open floor layouts, lofty 12'+ ceilings, and charming tongue-and-groove hardwood flooring. Other characteristics include a 2nd-floor skylight/cupola, 2 dedicated rear parking spaces, and approximately 2,800 SF of unfinished basement space. Located in the Central Business District zoning, entrepreneurs and users have various options to work/live/play. Set on .33 acres with prominent visibility on Main St., this property offers convenient access to the Triangle Area and RTP.

Location Description:

Oxford offers a unique combination of small-town charm with an abundance of business opportunities. With easy access from I-85 exits 202, 204, and 206, and also via NC 15, NC 96, and NC 158, getting to and from Oxford is convenient. Positioned on the border of Durham and Wake Counties, as well as Virginia, Oxford provides a strategic setting for businesses to flourish and residents to enjoy a vibrant community steeped in history and natural beauty.

DEREK MANGUM, BROKER

919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

COMPLETE HIGHLIGHTS



DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

PROPERTY HIGHLIGHTS

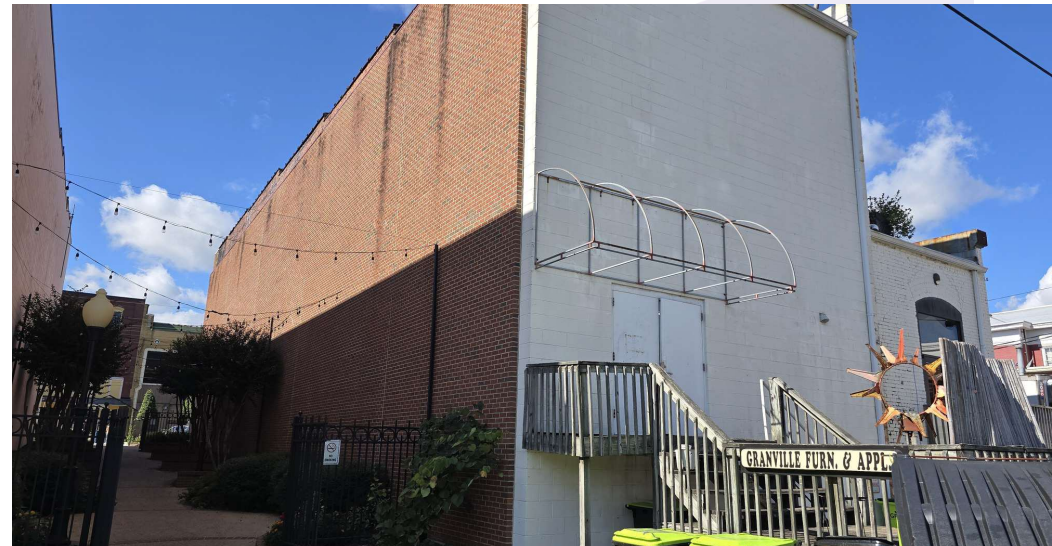
- Located in the heart of Historic Downtown Oxford
- Next door neighbor is award-winning Strong Arm Bakery
- End Cap with accessible courtyard
- 2 dedicated on-site parking spaces
- 12'+ Ceiling heights, clear span open space
- 1st fl space leased month-to-month by boutique
- 2nd-floor work/live loft space
- Italianate Design
- Circa 1901. Listed on the National Register of Historic Places
- Potential to utilize historical tax credits
- Adjacent to the Hugh M. Currin, Sr. Memorial Park
- Home to the North Carolina Hot Sauce Contest & Festival
- Zoned Central Business District which allows for a variety of uses

PHOTOS



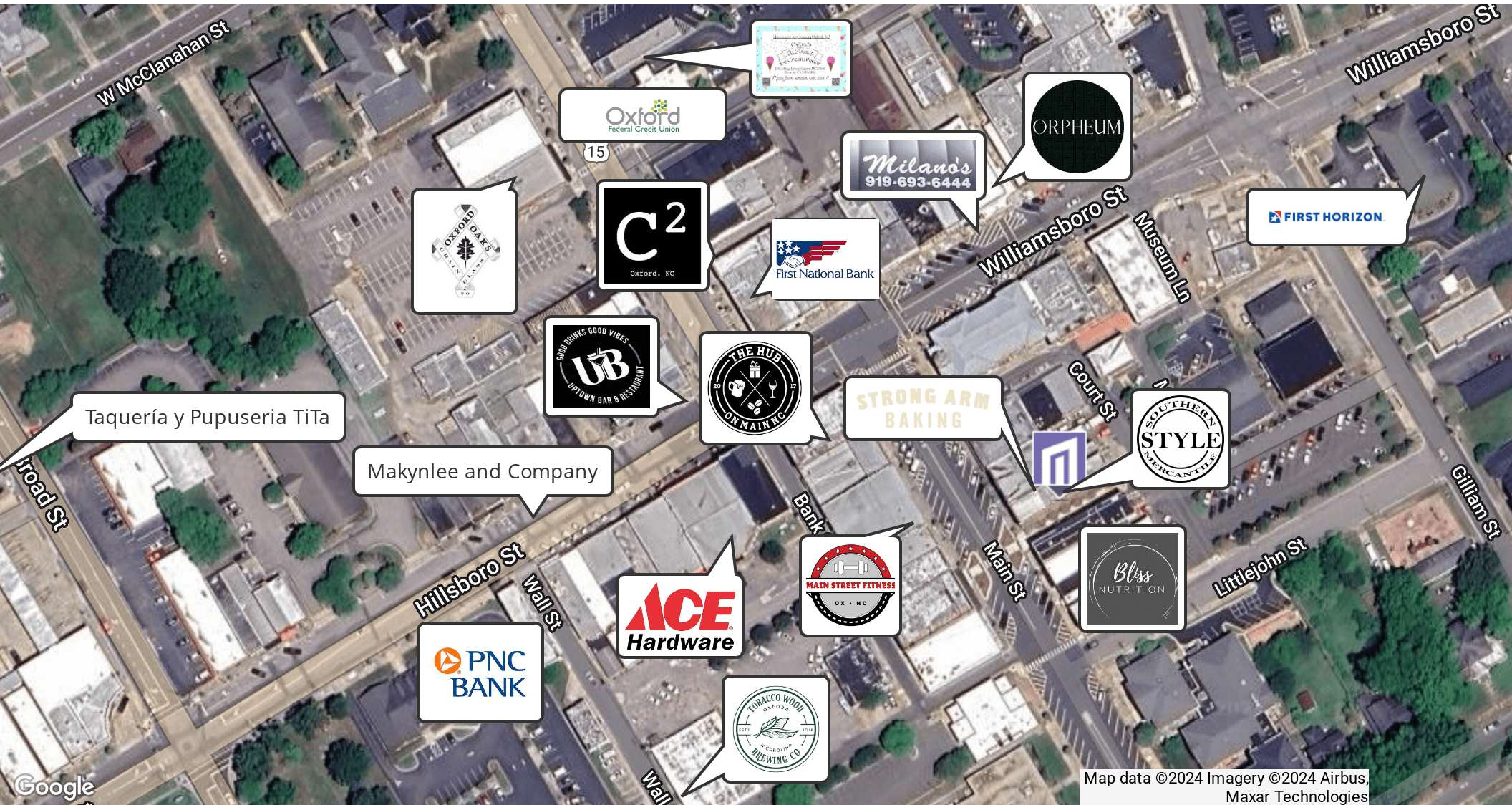
DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

ADDITIONAL PHOTOS



DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

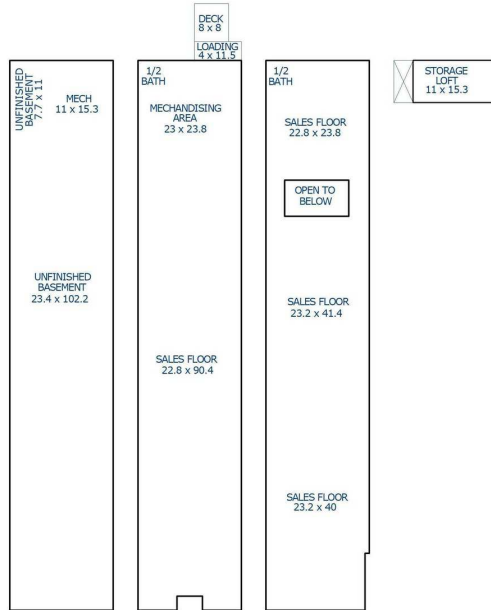
RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

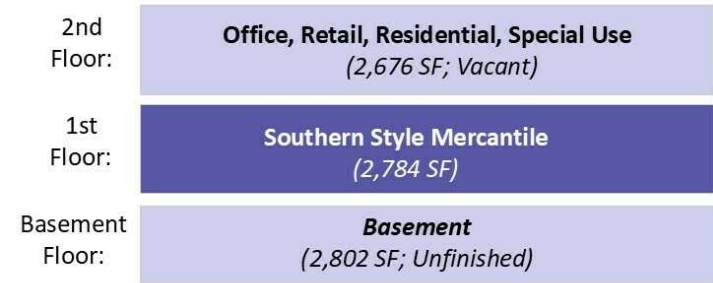
DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

FLOOR PLANS



Sketch by Apex Sketch v5 Standard™
Comments: **Dimensions are approximate**Drawing is not to scale**This sketch is the property of the company creating it and the requesting party listed in the header above**

Stacking Plan



<https://www.instagram.com/southern.style.mercantile/>

Discover a delightful boutique experience at Southern Style Mercantile in the heart of Historic Downtown Oxford, where you can enjoy the latest fashion trends and products in a cozy and inviting environment. From trendy clothing and accessories to scented candles and now convenient grab-and-go cupcakes, there is something to suit everyone's taste.

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2784.36	2784.36
GLA2	Second Floor	2790.36	
	Open to Below	-114.00	2676.36
BSPM	Unfinished Basement	2802.36	2802.36
OTH	Storage Loft	175.33	175.33
Net LIVABLE Area		(rounded)	5461

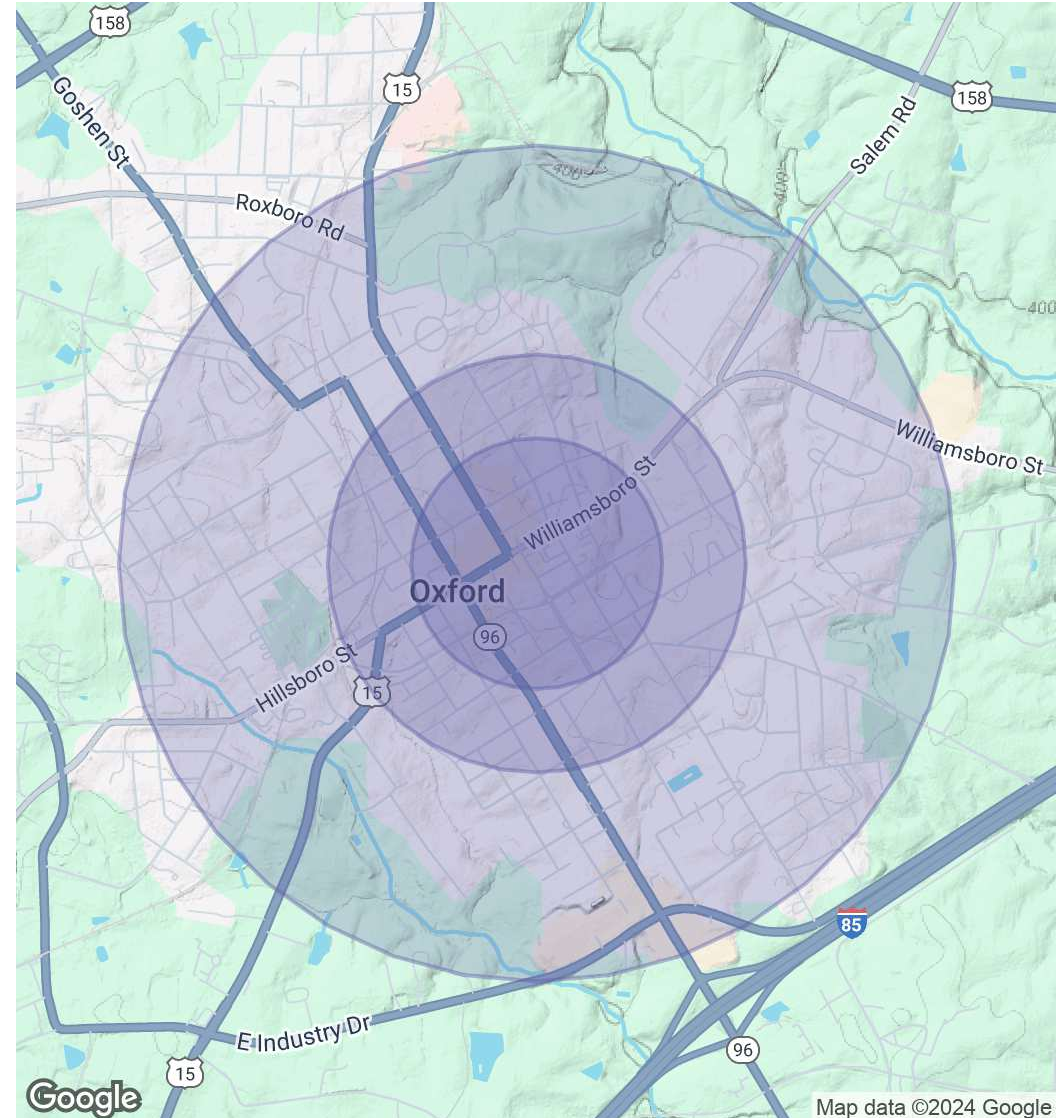
LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	3.0 x	9.1	27.30
	3.0 x	9.1	27.30
	112.8 x	24.2	2729.76
Second Floor			
	24.2 x	103.8	2511.96
	12.0 x	23.2	278.40
Open to Below			
	15.0 x	7.6	-114.00
6 Items			(rounded) 5461

DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	423	1,256	5,460
Average Age	46	44	43
Average Age (Male)	43	41	40
Average Age (Female)	48	46	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	178	527	2,296
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$84,217	\$75,897	\$73,405
Average House Value	\$284,136	\$264,393	\$264,387

Demographics data derived from AlphaMap



DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com

DISCLAIMER

All materials and information received or derived from Maverick Partners Realty Services, Inc. its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, integrity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Maverick Partners Realty Services, Inc. its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, regarding the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its due diligence to determine these and other matters of significance to such party. Maverick Partners Realty Services, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.



DEREK MANGUM, BROKER
919.682.0501 X3 | 919.819.9223
dmangum@maverickpartners.com