

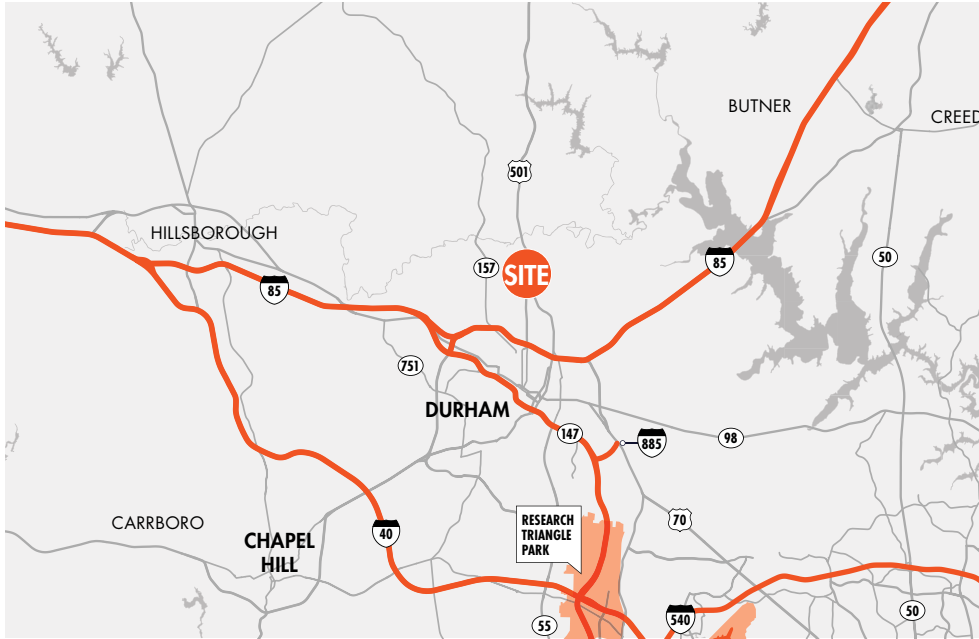
±1,221 SF

FIREHOUSE
SUBS

4201


4201 NORTH ROXBORO STREET
DURHAM, NC 27704

FOR LEASE | ±1,221 SF
NO TOBACCO, VAPE, OR HEMP STORES PERMITTED



- **No tobacco, vape, or hemp stores permitted**
- Rare small shop space adjacent to Starbucks in North Duke Crossing front outparcel building
- Lease Rate: Base \$30/SF, TICAM \$15.99/SF
- Well-positioned only one mile from Duke Regional Hospital (369 licensed beds)
- Excellent visibility on North Roxboro Street with Fairfield Street connection to North Duke Street
- Northern High School is one mile north

1 MILE RADIUS

 8,763
ESTIMATED POPULATION

 36.6
MEDIAN AGE


 \$62,911
MEDIAN HOUSEHOLD INCOME



7,107
TOTAL EMPLOYEES

 \$389,716
MEDIAN HOME VALUE

3 MILE RADIUS

 64,351
ESTIMATED POPULATION

 36.7
MEDIAN AGE


 \$78,774
MEDIAN HOUSEHOLD INCOME



22,381
TOTAL EMPLOYEES

 \$433,762
MEDIAN HOME VALUE

5 MILE RADIUS


 147,829
ESTIMATED POPULATION

 35.9
MEDIAN AGE

 \$77,299
MEDIAN HOUSEHOLD INCOME



61,380
TOTAL EMPLOYEES

 \$420,486
MEDIAN HOME VALUE

AREA RETAILERS

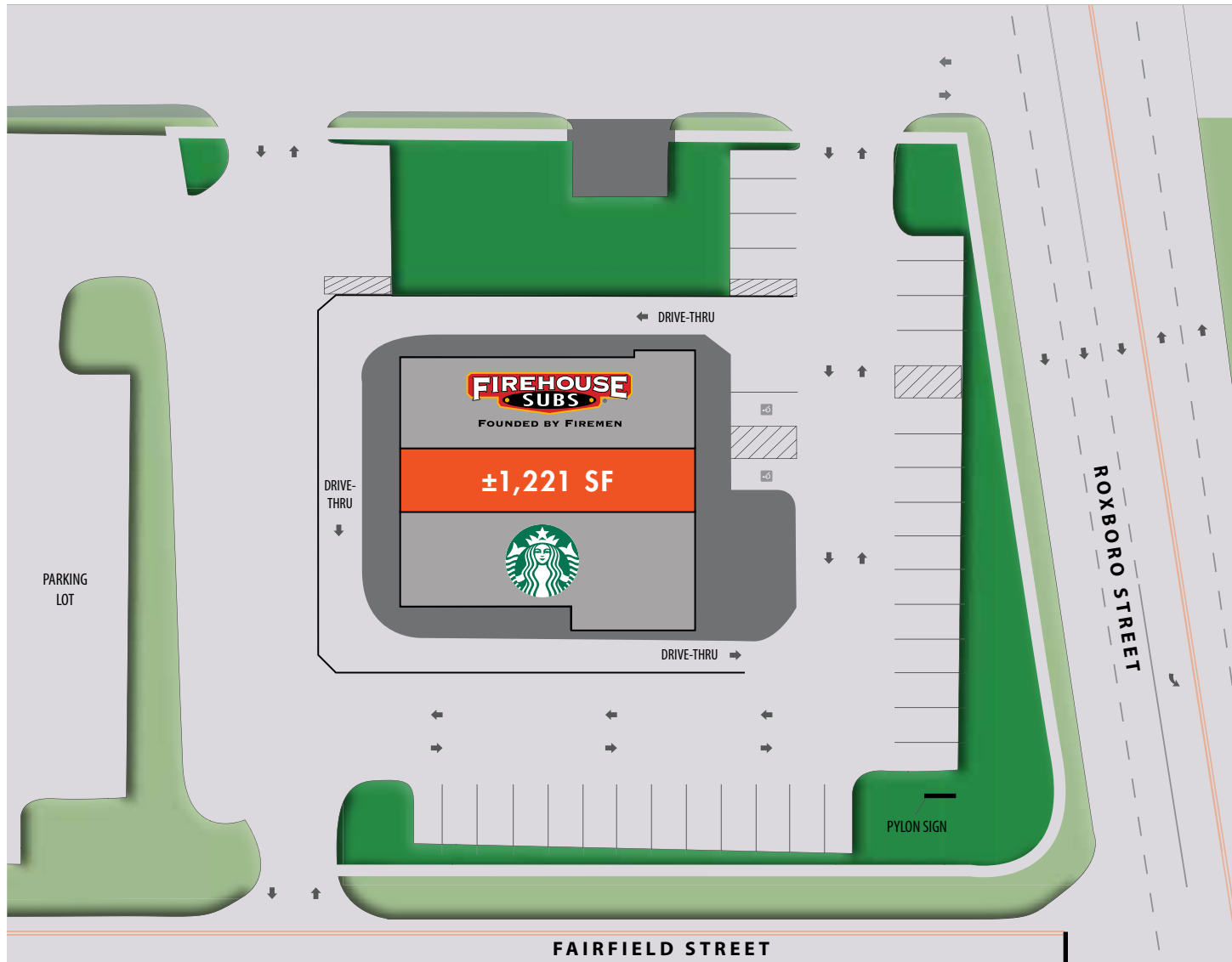


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