

MIXED USE BUILDING FOR SALE

225 S MADISON BLVD

225 S Madison Blvd | Roxboro, NC 27573



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CITYPLAT
COMMERCIAL REAL ESTATE

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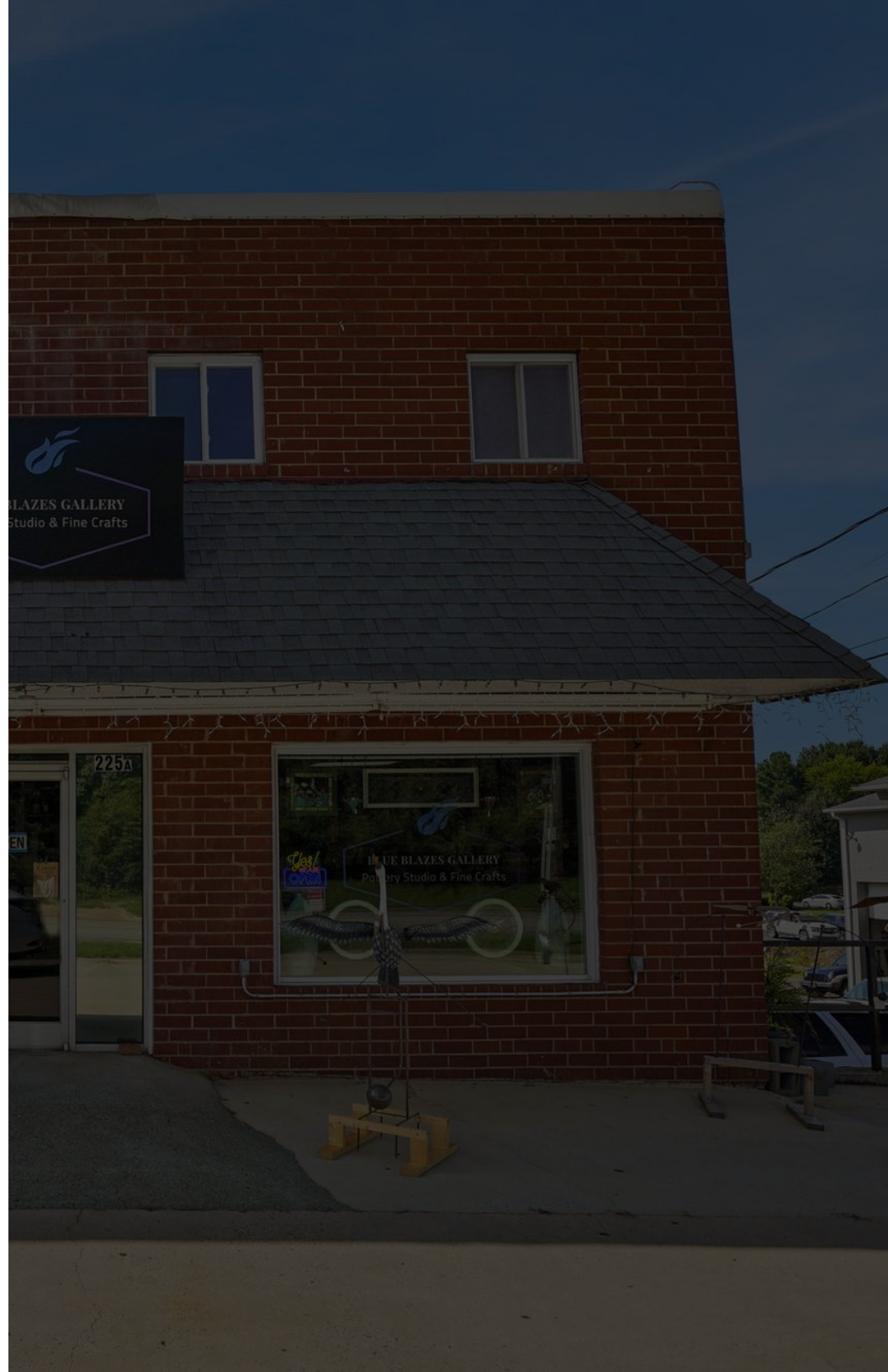
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SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY

Roxboro, NC 27573

MIXED USE BUILDING FOR SALE



PROPERTY DESCRIPTION

±11,000 SF mixed use building with six bays across three levels, located at the signalized intersection of S Madison Blvd and Long Ave, the busiest commercial corridor in Roxboro. The property includes two tenants on short term leases and an extra 0.25 acre parcel for expanded parking or additional use. Excellent visibility and access from both roads. With cosmetic improvements and active leasing, this property offers immediate upside for owner users or investors.

OFFERING SUMMARY

Sale Price:	\$795,000
Number of Units:	6
Lot Size:	31,979 SF
Building Size:	11,016 SF

DEMOGRAPHICS	5 MILES	10 MILES	30 MILES
Total Households	7,993	14,037	147,210
Total Population	18,921	33,718	364,838
Average HH Income	\$76,323	\$83,826	\$89,453

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PROPERTY DESCRIPTION

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MIXED USE BUILDING FOR SALE



PROPERTY DESCRIPTION

Sales Description

This ±11,000 square foot mixed use building offers a rare opportunity at one of the most visible intersections in Roxboro. Located at the signalized intersection of S Madison Blvd and Long Avenue, with access from both roads, the property sits on the city's highest traffic commercial corridor, surrounded by new construction including a Burger King and SECU Credit Union.

The building spans three levels and is currently configured into six bays, offering flexible options for retail, office, and light service uses. Two tenants are in place, generating gross income of \$3,000 per month. Both are on short term flexible leases, giving a new owner the ability to reposition the property as needed.

Interior condition varies by bay — some are more functional than others — but the layout and structure provide a strong foundation for a creative owner or investor. An additional 0.25 acre parcel is included in the offering, providing room for expanded parking or future improvements.

With high visibility, multi tenant potential, and long term upside, this is a compelling opportunity in a growing market.

LOCATION DESCRIPTION

225 S Madison Blvd is strategically positioned at the signalized intersection of Madison Boulevard and Long Avenue — the busiest commercial corridor in Roxboro, NC. The property benefits from excellent visibility and dual ingress/egress, with access from both Madison and Long.

Located less than 30 miles from downtown Durham, this site sits in the heart of Person County, a vibrant and growing region. Recent investments in the area, including Microsoft's \$27 million purchase of 1,350 acres at the nearby Person County Mega Park, signal strong future growth and employment potential.

Surrounding developments reinforce the property's commercial strength, with a newly constructed Burger King directly across the street and a new SECU Credit Union just behind the property. This location offers an ideal combination of high traffic (over 20,000 vehicles per day), regional accessibility, and proximity to ongoing economic development.

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COMPLETE HIGHLIGHTS

Roxboro, NC 27573

MIXED USE BUILDING FOR SALE



PROPERTY HIGHLIGHTS

- ±11,000 SF across three levels: retail, professional office, and lower level bays
- Six existing bays with flexible layouts, potential for multi tenant setup
- Two tenants in place on short term leases generating \$3,000 per month gross
- Included 0.25 acre rear parcel ideal for expanded parking or future use
- Located at signalized intersection with access from both Madison Blvd and Long Ave
- Surrounded by new development including Burger King and SECU Credit Union
- 20,500 vehicles per day on Roxboro's busiest commercial corridor
- Less than 30 miles from downtown Durham
- Interior condition varies by space, with solid structure and layout
- Ideal for an owner user or investor with a vision for repositioning

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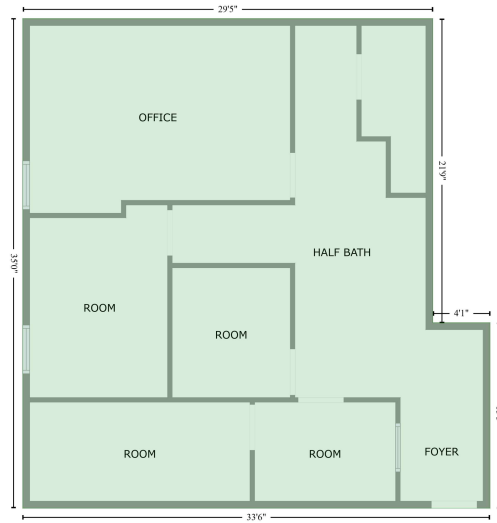
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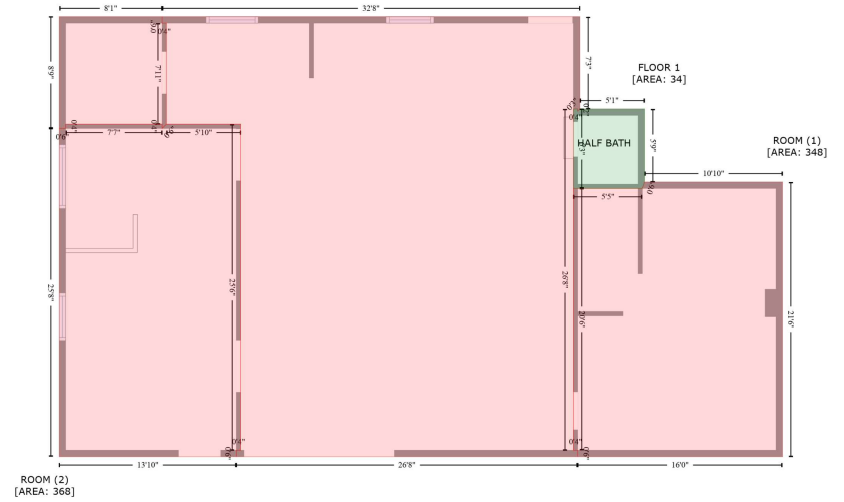
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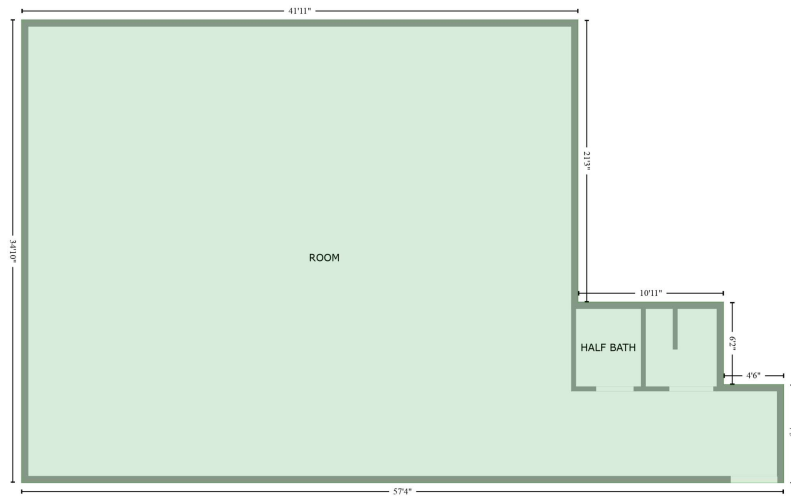
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[AREA: 1083]



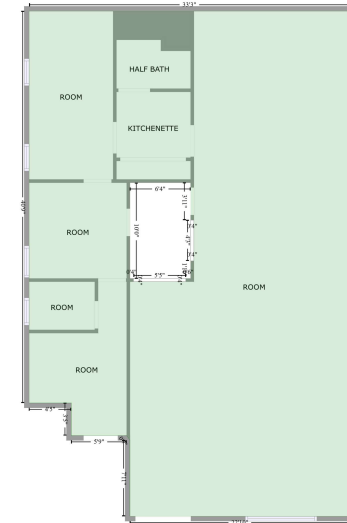
UTILITY (3)
[AREA: 70] GARAGE (4)
[AREA: 948]



FLOOR 1
[AREA: 1641]



FLOOR 1
[AREA: 1580]

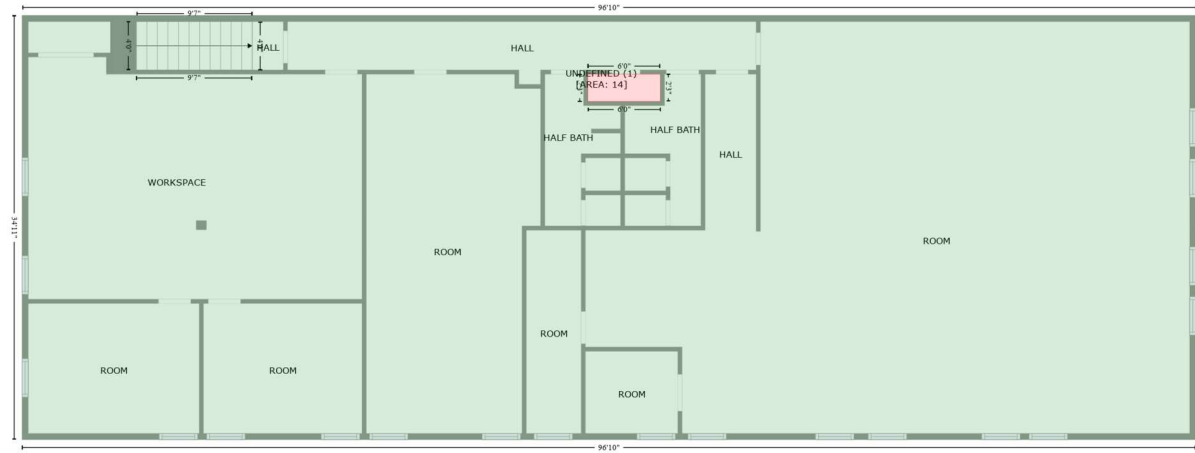


FLOOR PLANS

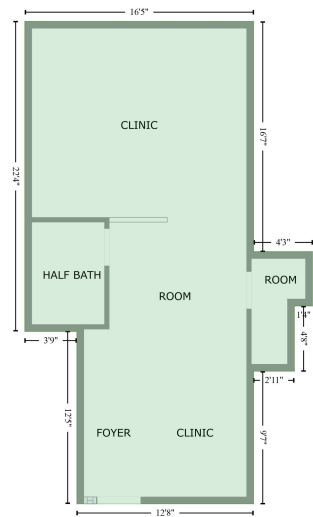
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FLOOR 2
[AREA: 3371]



FLOOR 1
[AREA: 555]



ADDITIONAL PHOTOS

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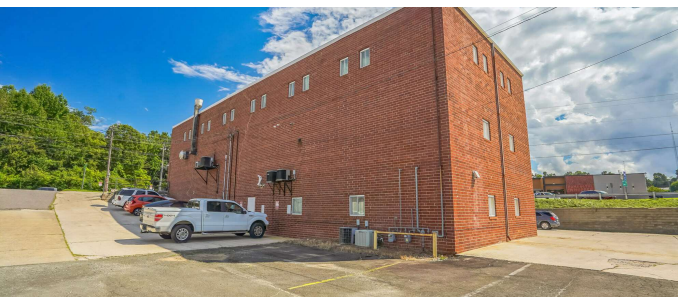
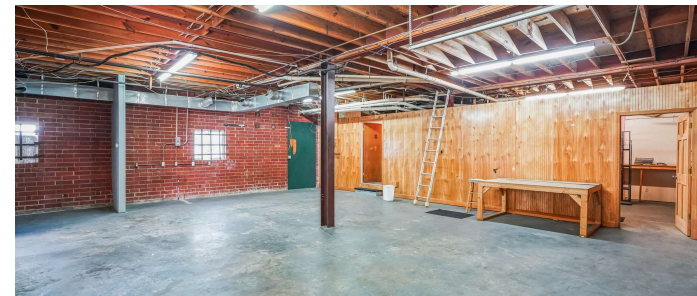
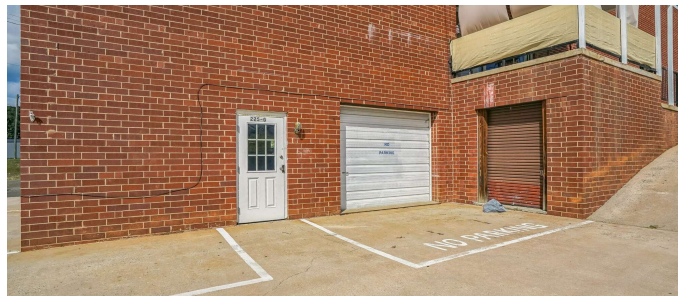
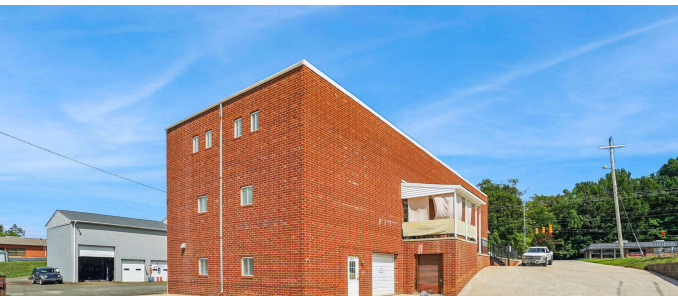
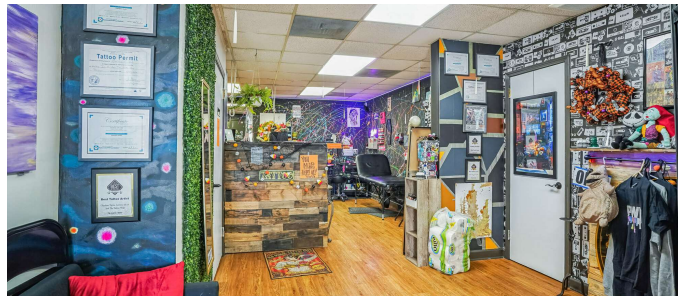
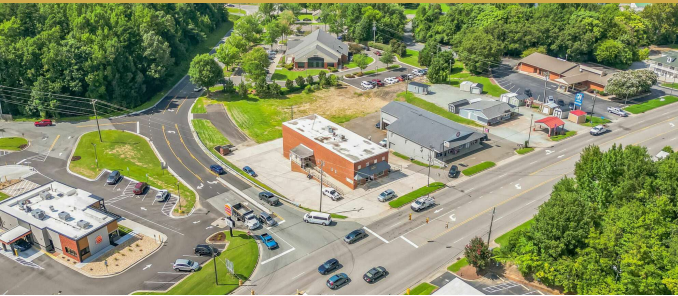
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ADDITIONAL PHOTOS

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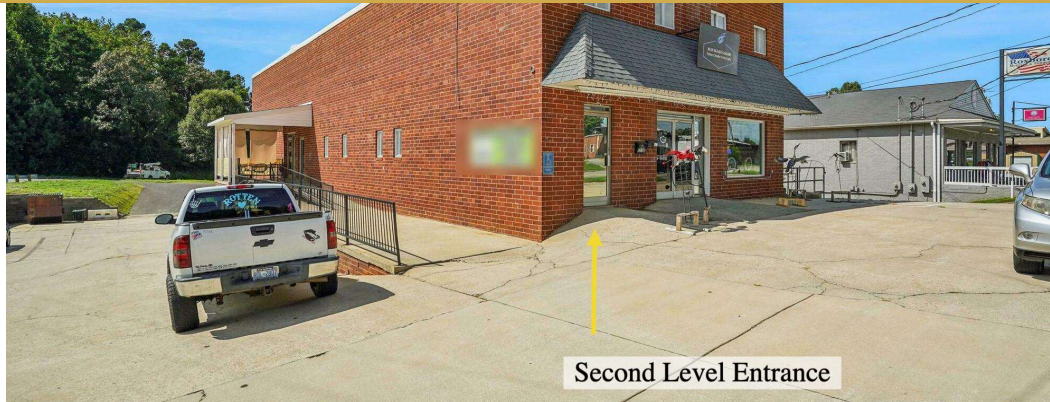
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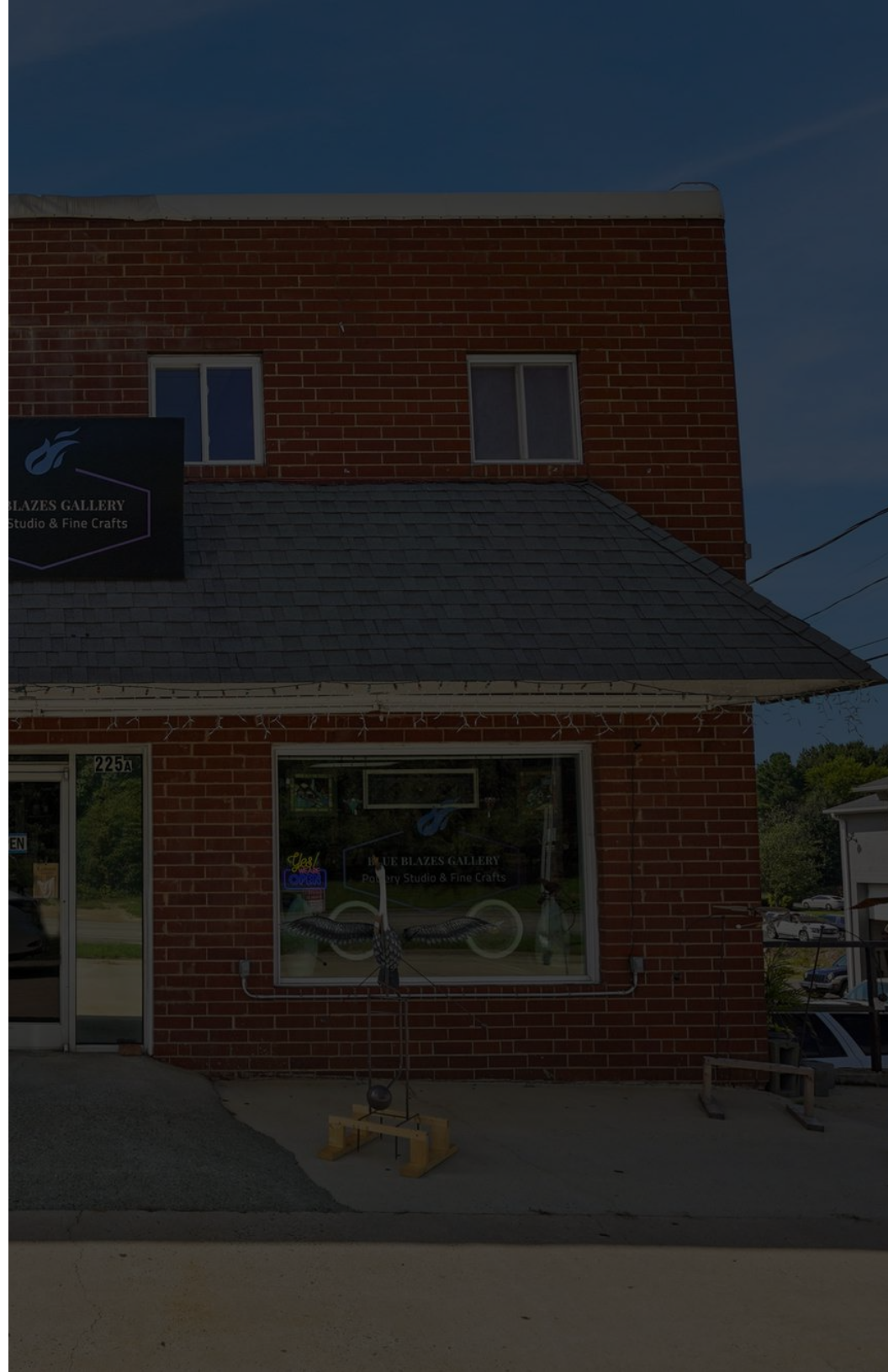
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SECTION 2

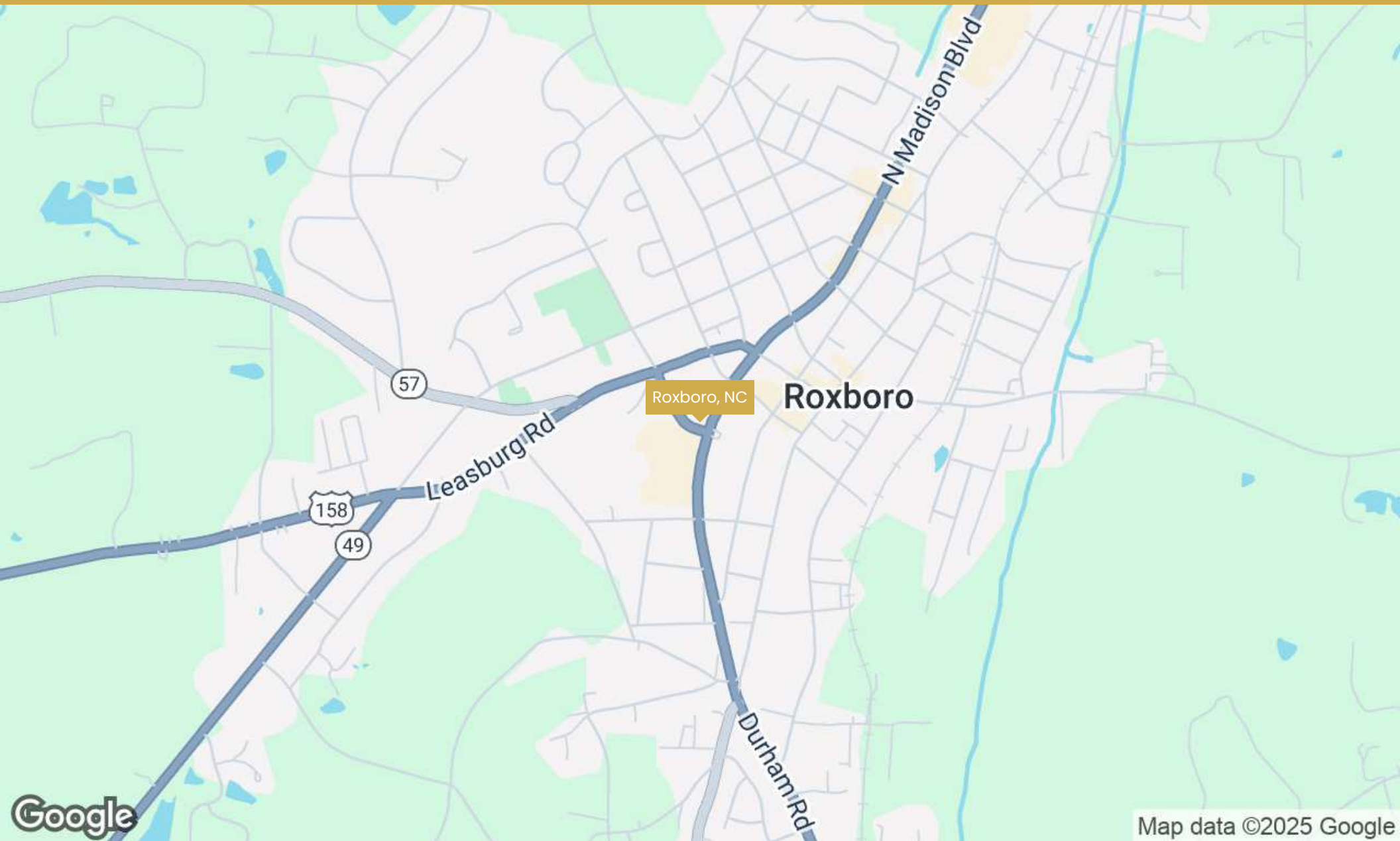
LOCATION INFORMATION



REGIONAL MAP

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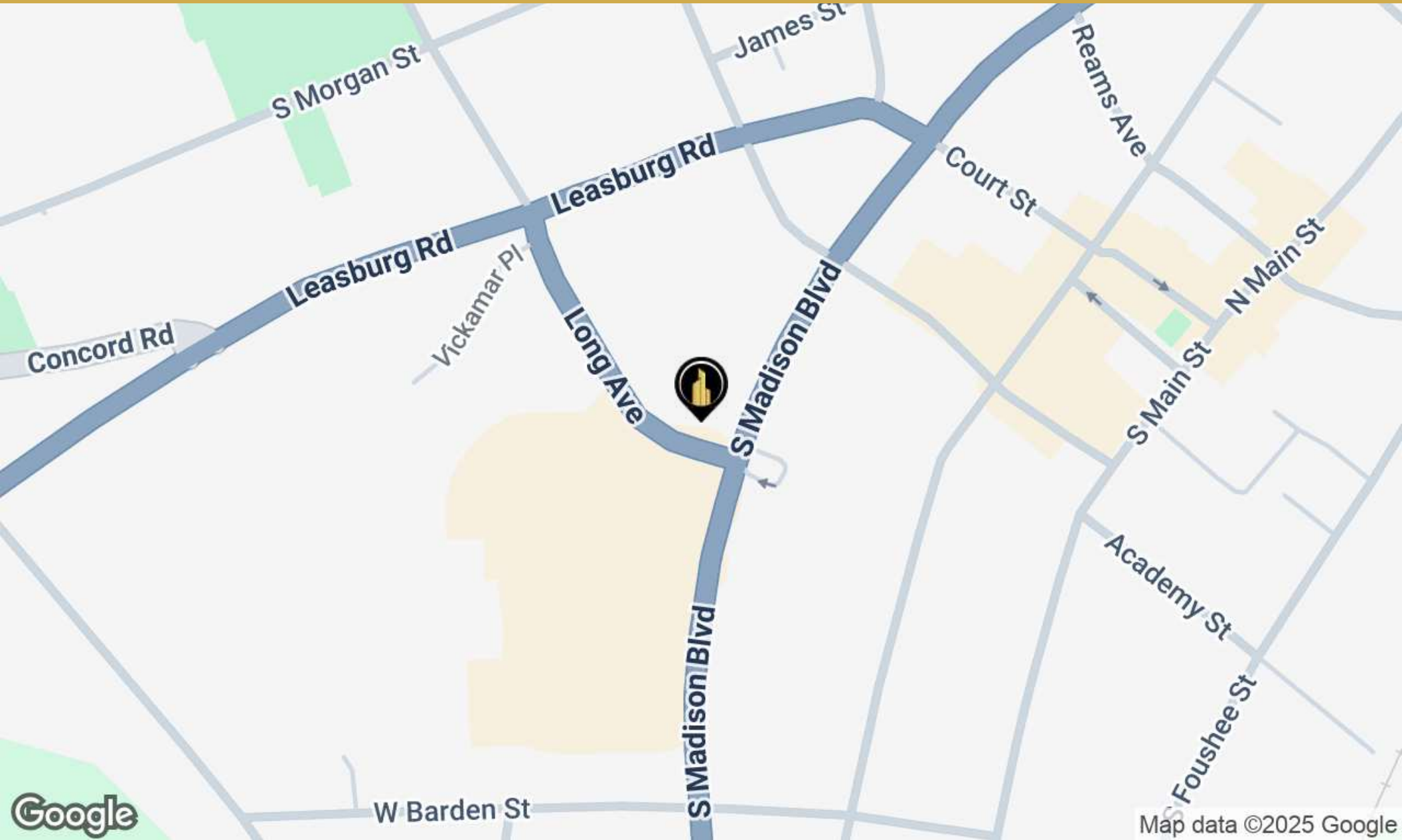
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LOCATION MAP

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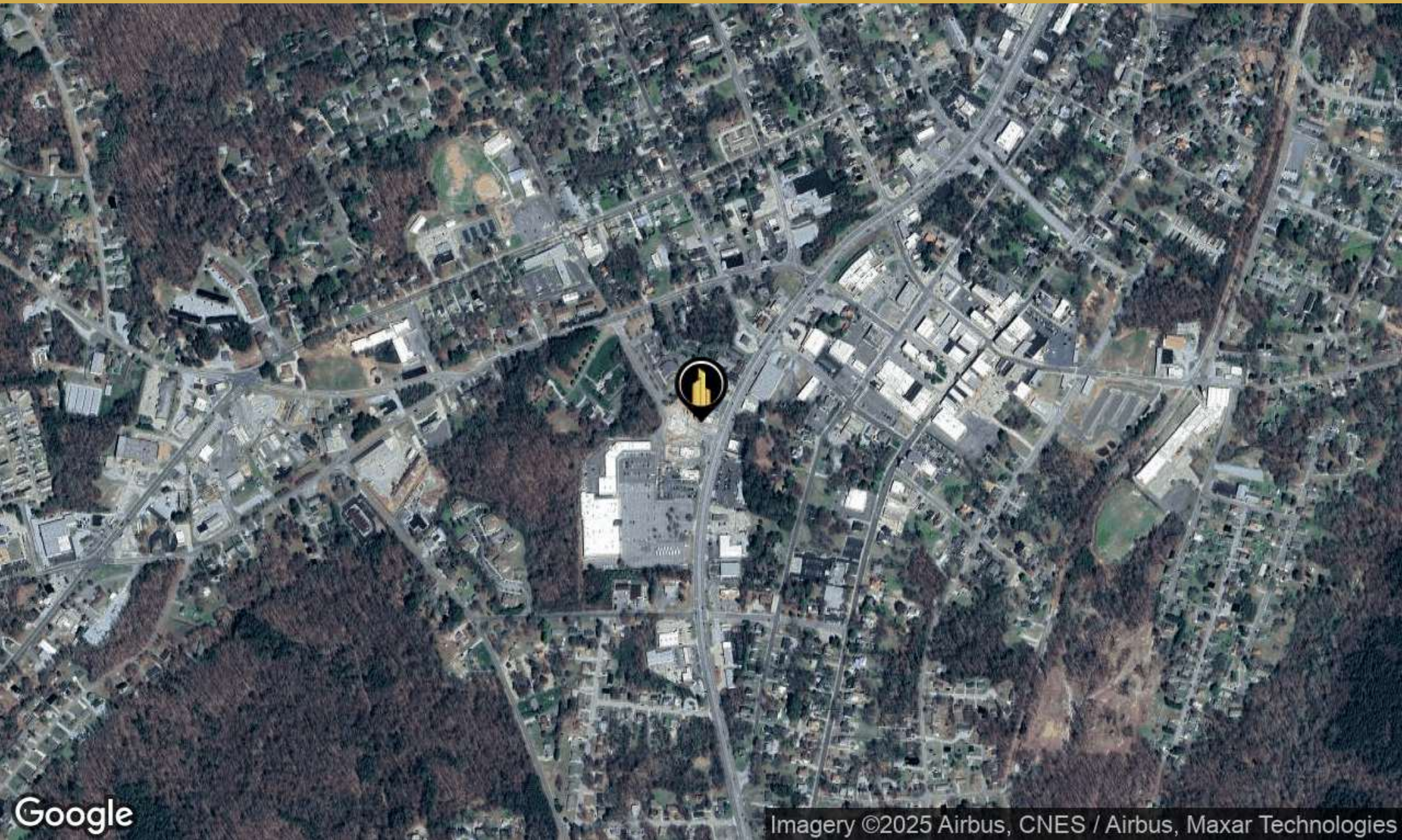
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AERIAL MAP

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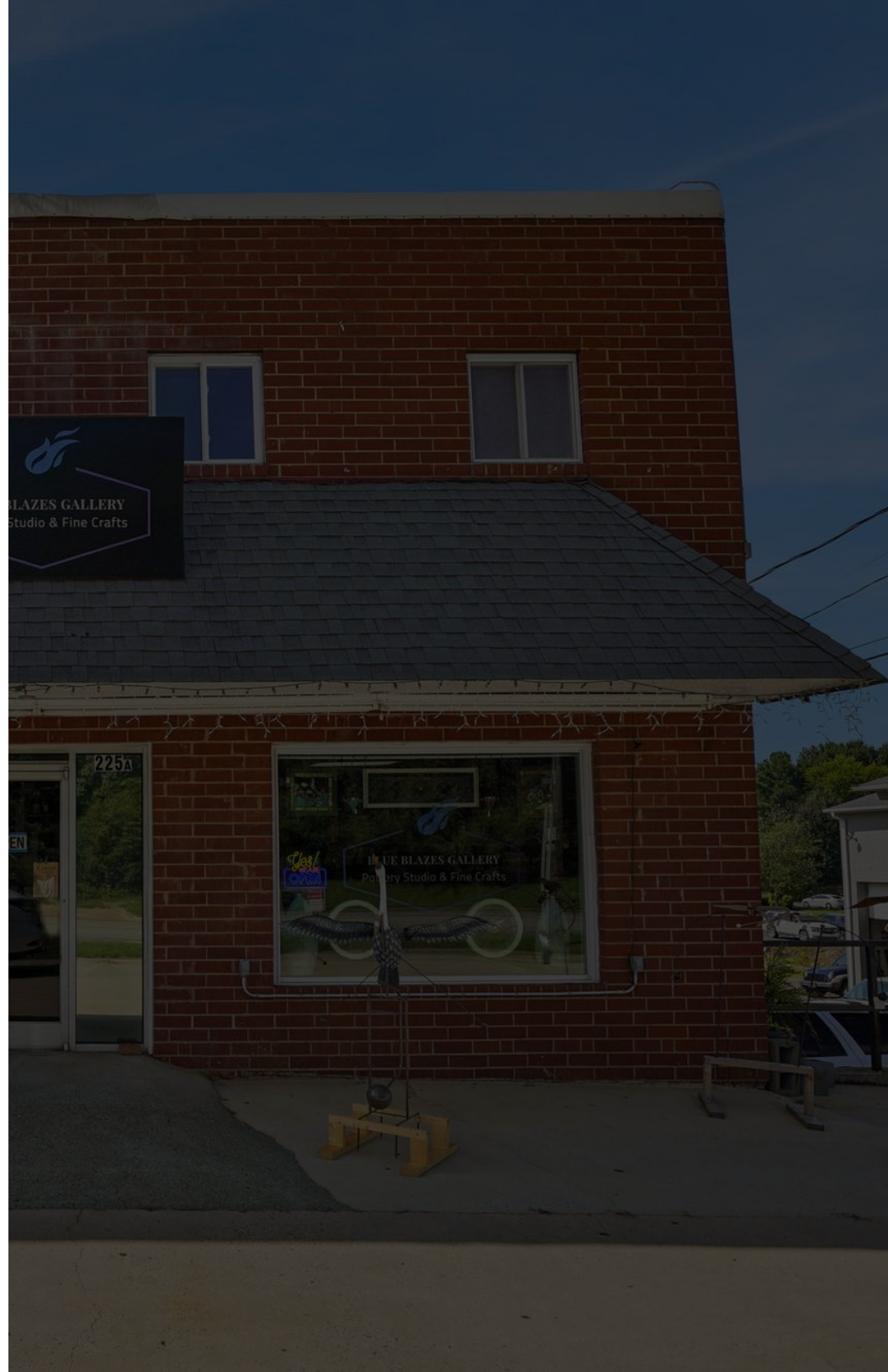
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SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT

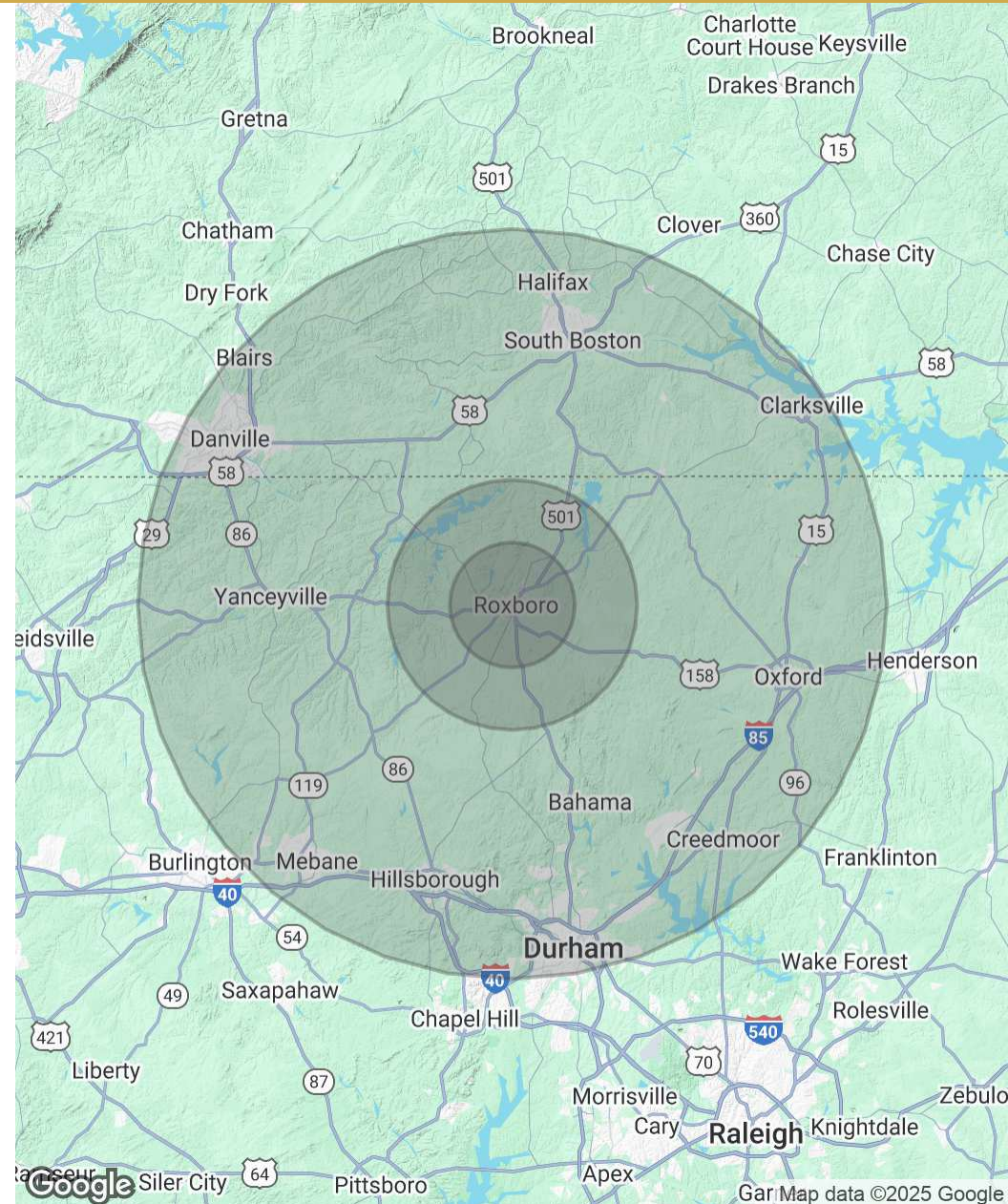
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MIXED USE BUILDING FOR SALE

POPULATION	5 MILES	10 MILES	30 MILES
Total Population	18,921	33,718	364,838
Average Age	43	43	42
Average Age (Male)	41	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	7,993	14,037	147,210
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$76,323	\$83,826	\$89,453
Average House Value	\$195,794	\$226,983	\$284,395

Demographics data derived from AlphaMap



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CONTACT INFORMATION

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