

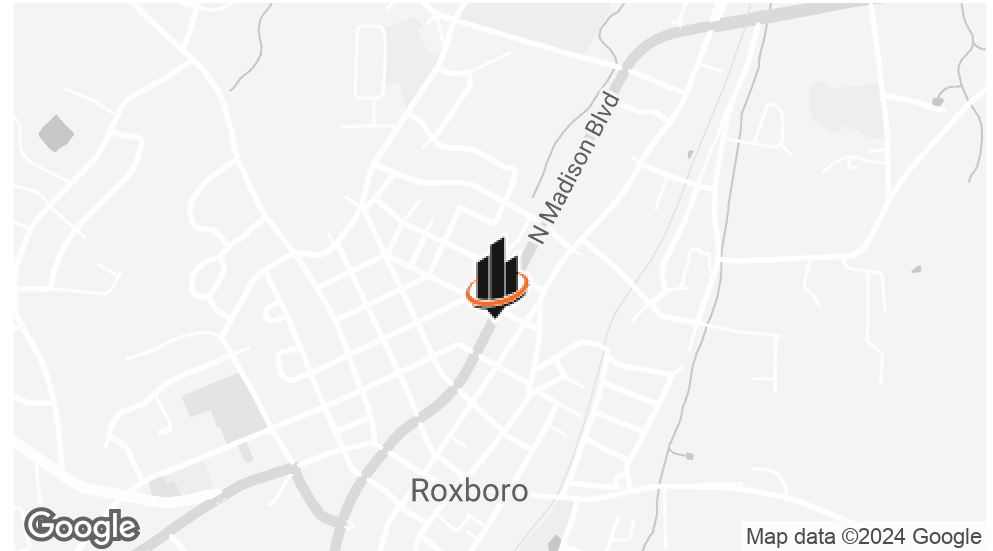


422
N. MADISON BLVD

FOR LEASE | ±2,736 SF

REGGIE OAKLEY

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±14,856 SF
AVAILABLE SF:	±2,736
LEASE RATE:	\$4,100/mo (NNN)
TICAM:	\$2/SF
ZONING:	B-1

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **422 N. Madison Blvd, a ±2,736 SF retail/office space located in a busy retail corridor in Roxboro, NC.**

Multiple configurations are possible, including keeping it as-is: foyer, three offices (165-260 SF), one bath, and unconditioned storage (ground level is ±1,250 SF and loft is ±1,400 SF) OR warm vanilla shell with electrical, HVAC, and bathroom. As a warm vanilla shell, the space can be demised into two suites of ±1,368.

PROPERTY HIGHLIGHTS

- Located in a high-traffic area with more than 22,500 vehicles per day (NCDOT 2022)
- Co-tenants include Mr. Tire, Papa John's, and Smith & Heymann Orthodontics
- Ideal for retail or a professional/medical office
- Tenant Improvement Allowance is negotiable for a lease term of 5+ years

REGGIE OAKLEY

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422 N. MADISON BLVD | Roxboro, NC 27573



PROPERTY PHOTOS



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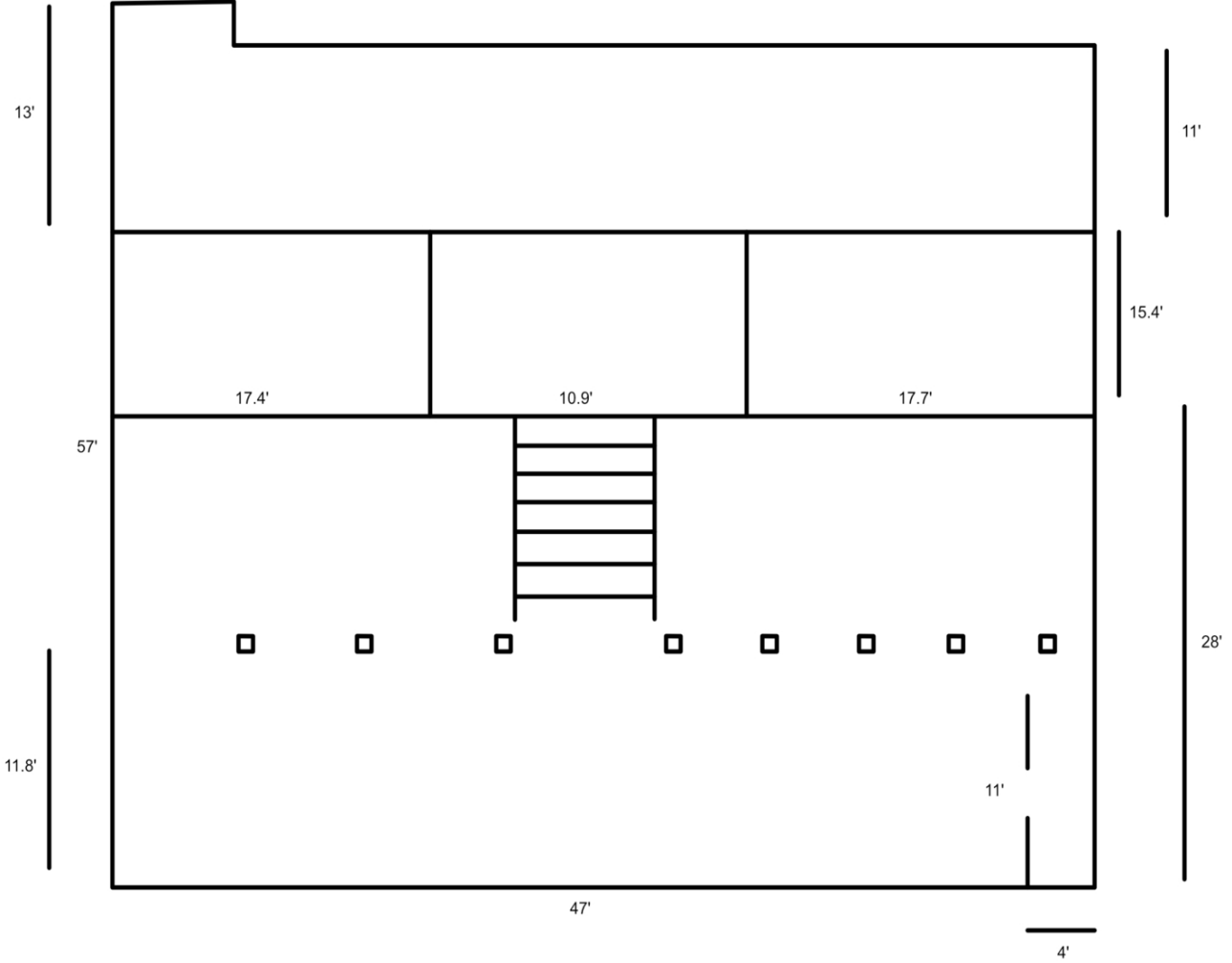
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MAIN FLOOR PLAN

Not to scale - for illustrative purposes only



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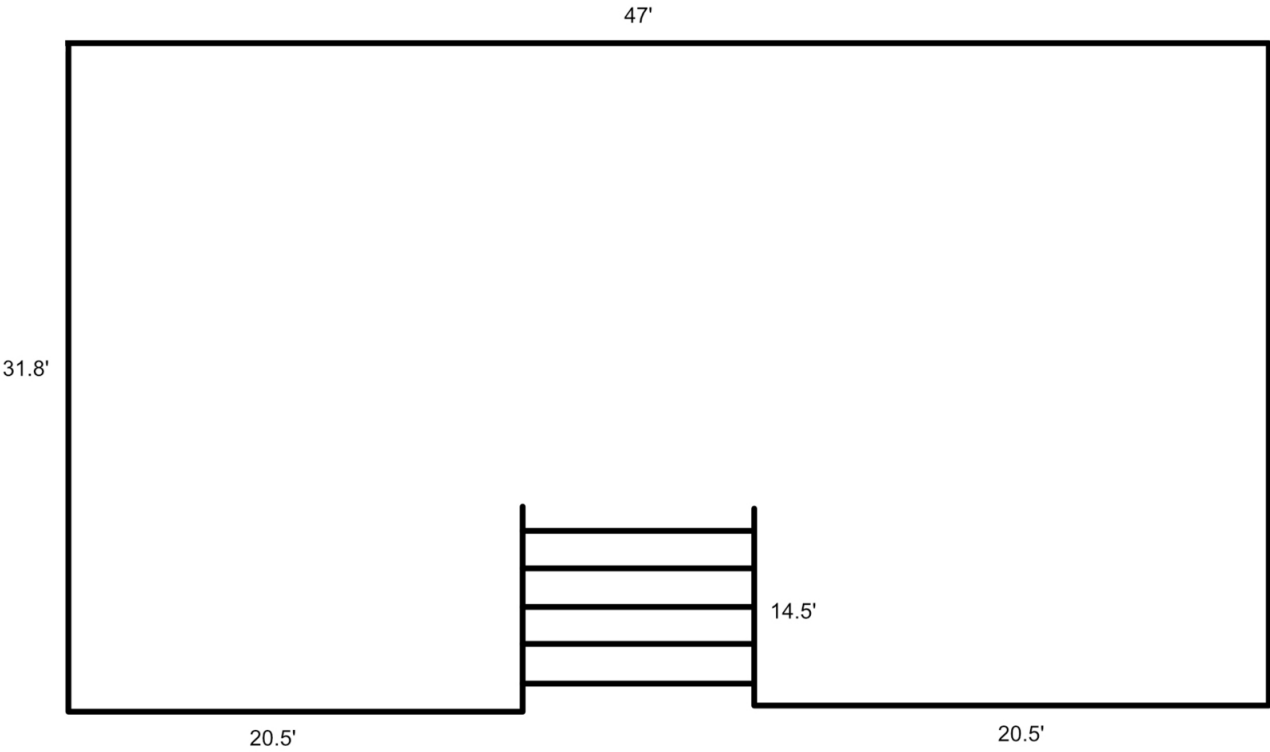
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LOFT STORAGE AREA FLOOR PLAN

Storage loft - accessed by stairs



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AREA OVERVIEW



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RETAILER MAP



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ADVISOR BIO



REGGIE OAKLEY

Senior Advisor

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Direct: 919.287.3213 | **Cell:** 917.771.7783

PROFESSIONAL BACKGROUND

Reggie joined SVN | REA in 2018, previously serving as an Executive Director for a fast-growing local non-profit where he was responsible for the strategic, financial, and operational leadership of a portfolio of owned and leased properties totaling 270,000+ square feet.

His commercial real estate experience includes hands-on leadership in site identification, land acquisition, local entitlements, site and building design, construction management, and project financing. Reggie's 20+ years of experience in finance and accounting includes working in and for large national and international companies in the technology and consumer products sectors.

EDUCATION

- Bachelors of Science in Business Administration, Appalachian State University

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Durham Regional Association of REALTORS®
- Member, Triangle Commercial Association of REALTORS® Member, Voyager Academy School Improvement Team
- Member, The Summit Church
- Past Board Member, Bridgehaven Counseling Associates
- Treasurer and Board Member of Durham's largest civic club, The Rotary Club of Durham

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