

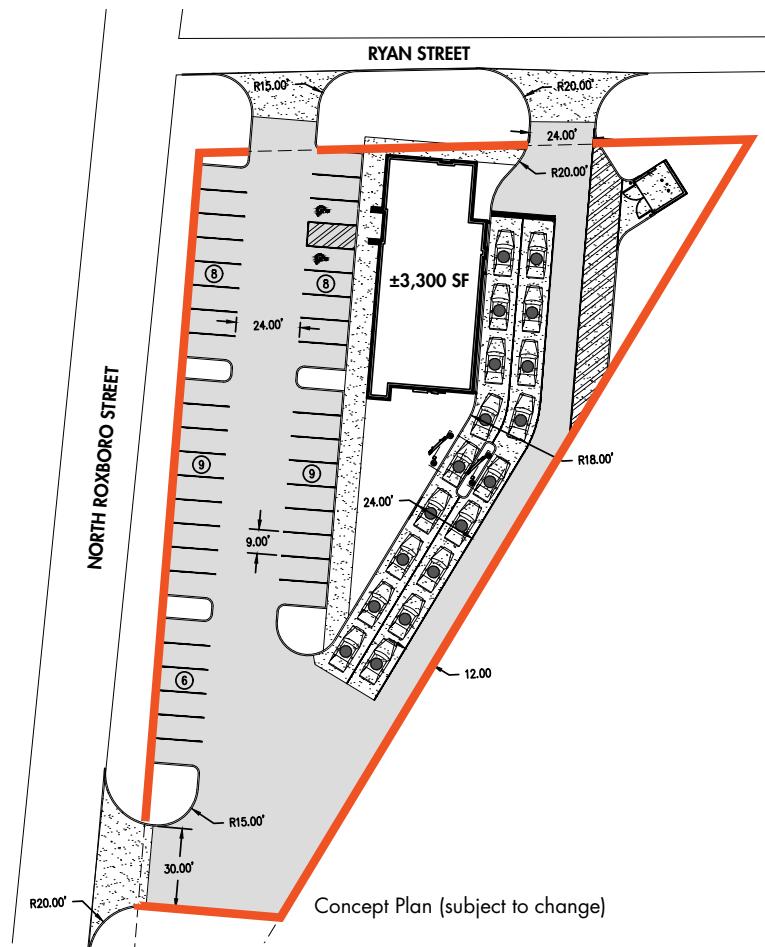
# 4336 NORTH ROXBORO STREET

DURHAM, NC 27704

AVAILABLE | ±1.28 AC

## PROPERTY FEATURES

- Rare opportunity on heavily travelled North Roxboro Street with 13,000 VPD
- Full access
- 1.5 miles from Duke Regional Hospital consisting of 3,500 employees and 388 beds
- Easy access to I-85
- Strong national anchor draw surrounding the site



FOR MORE INFORMATION, PLEASE CONTACT:

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## DEMOGRAPHICS

### 1 MILE RADIUS

8,805  
ESTIMATED POPULATION

36.7  
MEDIAN AGE

\$60,125  
MEDIAN HOUSEHOLD INCOME

4,386  
TOTAL EMPLOYEES

\$373,467  
MEDIAN HOME VALUE

### 3 MILE RADIUS

55,844  
ESTIMATED POPULATION

38.0  
MEDIAN AGE

\$80,739  
MEDIAN HOUSEHOLD INCOME

19,253  
TOTAL EMPLOYEES

\$409,684  
MEDIAN HOME VALUE

### 5 MILE RADIUS

137,604  
ESTIMATED POPULATION

36.0  
MEDIAN AGE

\$78,281  
MEDIAN HOUSEHOLD INCOME

## AREA RETAILERS

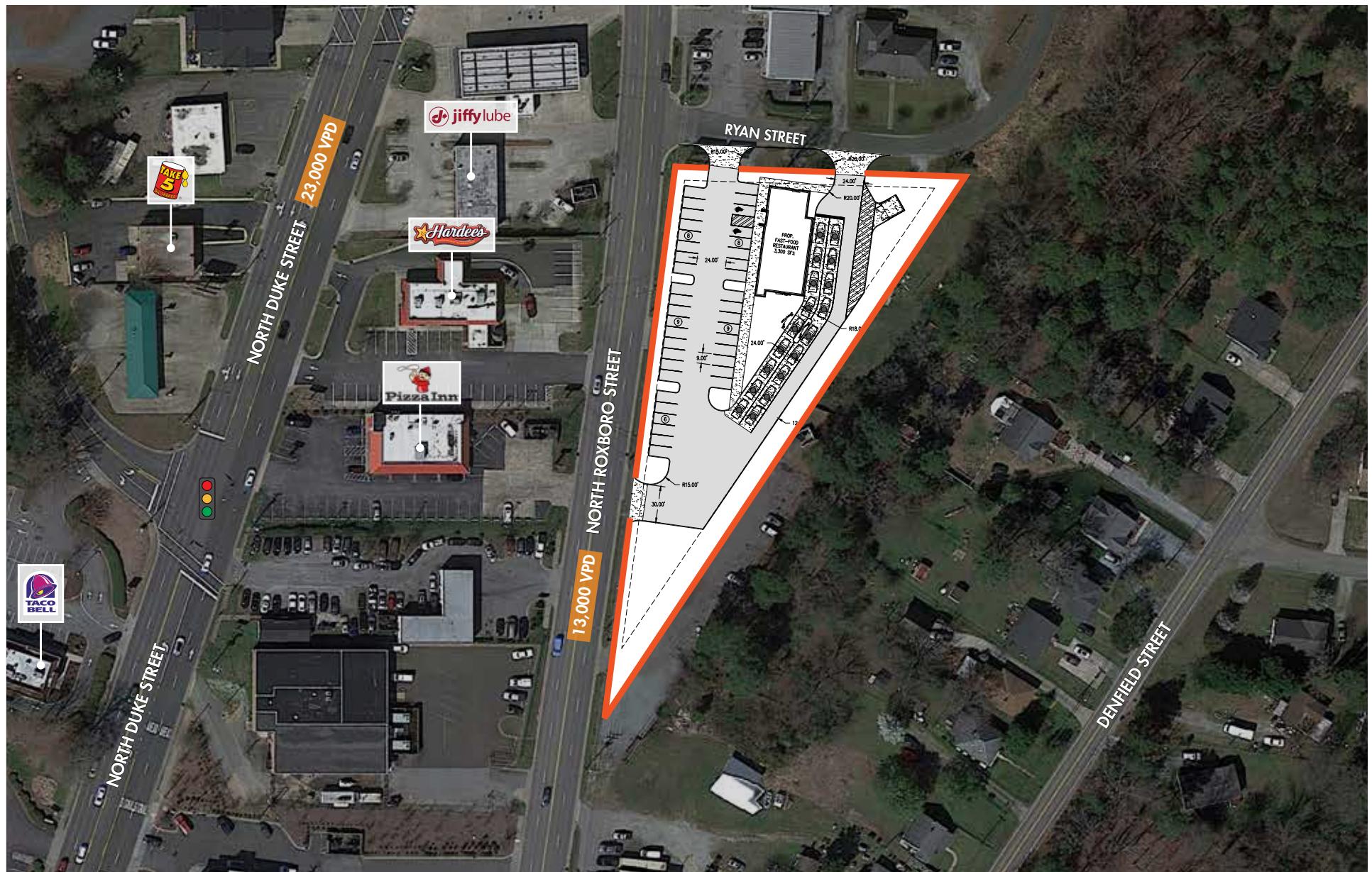


Improving Home Improvement



BURGERS and FRIES





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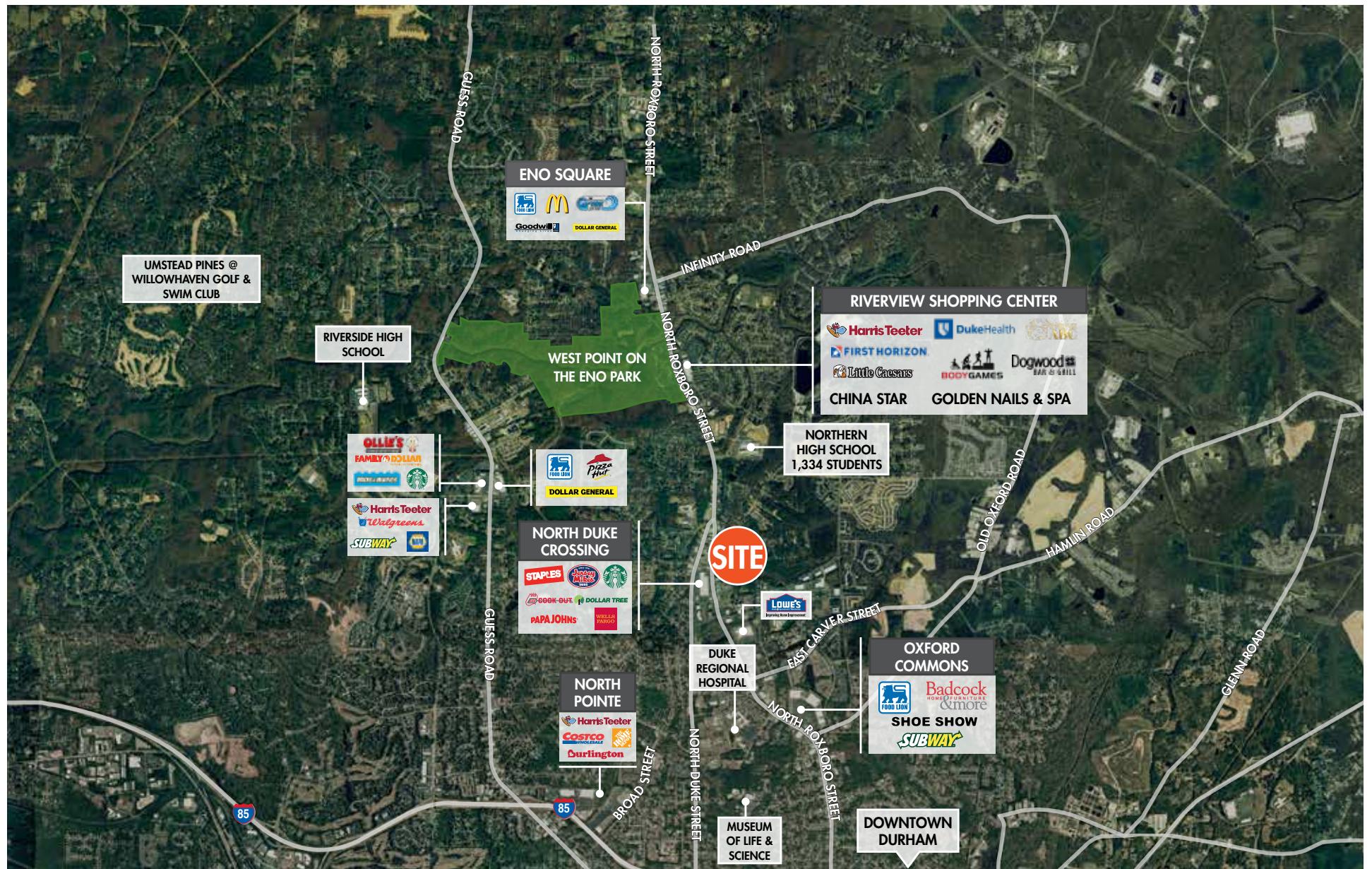
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