

RETAIL SPACES FOR LEASE

HIGH-TRAFFIC ROXBORO RETAIL - JOIN GREAT CLIPS AND OTHER TOP TENANTS!



711 N Madison Blvd, Roxboro, NC 27573



OFFERING SUMMARY

Lease Rate:	Contact Van
Building Size:	13,191 SF
Available SF:	1,261 - 5,509 SF
Zoning:	B1
Market:	Roxboro / Person County Retail Market
Submarket:	N. Madison Blvd Retail Corridor
County:	Person County

PROPERTY OVERVIEW

This 13,191 SF retail center located along Roxboro's prime Madison Boulevard/US Route 501 (21,500 VPD) offers excellent visibility and a range of suites available for lease, from 1,037 SF to 8,500 SF. Current availabilities include Unit 711 ($\pm 2,324$ SF), Unit 713 ($\pm 3,184$ SF), Unit 715 ($\pm 2,324$ SF), Unit 717 ($\pm 3,182$ SF), and Unit 721 ($\pm 1,261$ SF). Units 715 and 717 can also be combined for a total of $\pm 5,509$ SF to accommodate larger users. Unit 719 (1,037 SF) is currently leased to GREAT CLIPS.

Each available space features approximately 15' ceilings, dark shell delivery with plumbing stub-outs, and new 200-amp electrical panels. The property has been recently upgraded with new gas, sewer, and electrical lines, along with a roof less than three years old. HVAC (split systems) and three-phase power are available. Zoned B1 and strategically located, this center is well-suited for QSRs, medspas, salons, fitness users, and a variety of retail or service concepts. Don't miss the opportunity to lease space in one of Roxboro's most prominent retail corridors.

PROPERTY HIGHLIGHTS

- Flexible Spaces: From 1,037 SF to 8,500 SF, ideal for retail, QSR, fitness, or service uses.
- Prime Exposure: Along Madison Blvd/US 501 with 21,500+ vehicles per day.
- Upgraded Infrastructure: New gas, sewer, and electric lines, plus 200-amp panels and a new roof (<3 yrs).
- Versatile Features: Units include roll-up doors (10'x11'), 15-ft ceilings, and landlord-installed split HVAC units.
- Strong Tenant Mix: GREAT CLIPS joining the center; Unit 711 perfect for drive-thru/QSR, Unit 721 offers outdoor dining potential.

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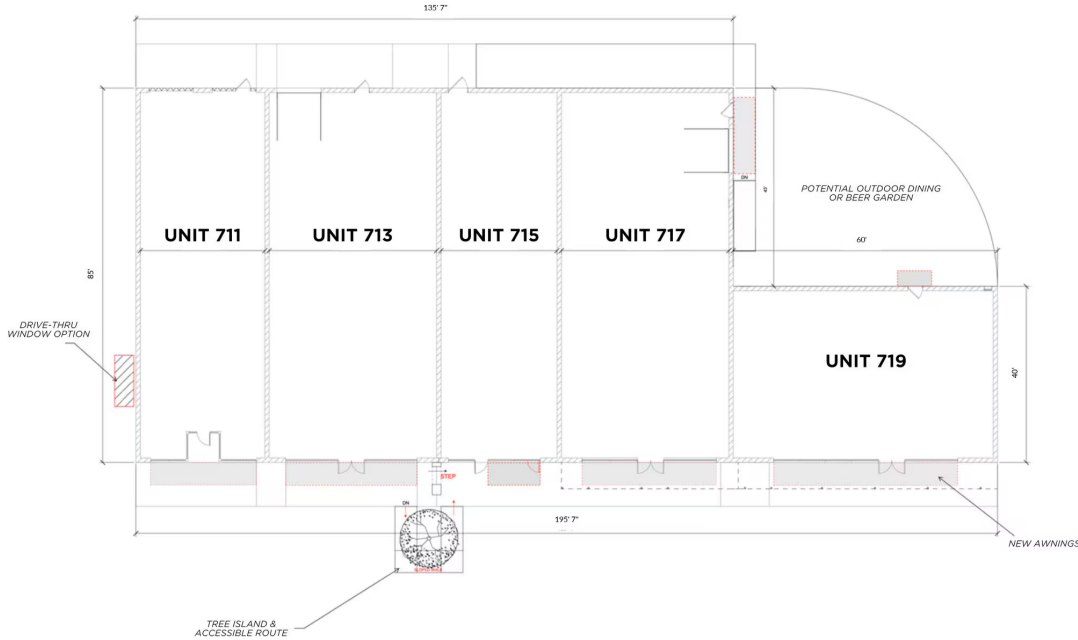
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 711	2,316 SF	Plus TICAM	Contact Van	28' wide x 83'-14ft ceilings Prime drive-thru / QSR opportunity with ideal frontage and stacking potential.
■ Unit 713	3,184 SF	Plus TICAM	Contact Van	38' wide x 83'-14ft ceilings Includes a 10' x 11' roll-up door — ideal for fitness, service, showroom, or light industrial-flex users.
■ Unit 715	2,324 SF	Plus TICAM	Contact Van	28' wide x 83'-13.11ft ceilings Open layout, dark shell, ready for custom build-out.
■ Unit 717	3,182 SF	Plus TICAM	Contact Van	38' wide x 83' 13.10ft ceilings Roll-up door included; well-suited for a medspa, studio, brewery, or experiential retail concept.
■ Units 715 & 717 (Combined)	5,509 SF	Plus TICAM	Contact Van	Combined - 5,509 Sq.ft Excellent footprint for a restaurant, bar, entertainment, or flagship concept.
■ Unit 721	1,261 SF	Plus TICAM	Contact Van	1,261 Sq.ft Perfect for salon, boutique retail, or service-oriented user.

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Conceptual Plan



Outdoor Dining



Interior

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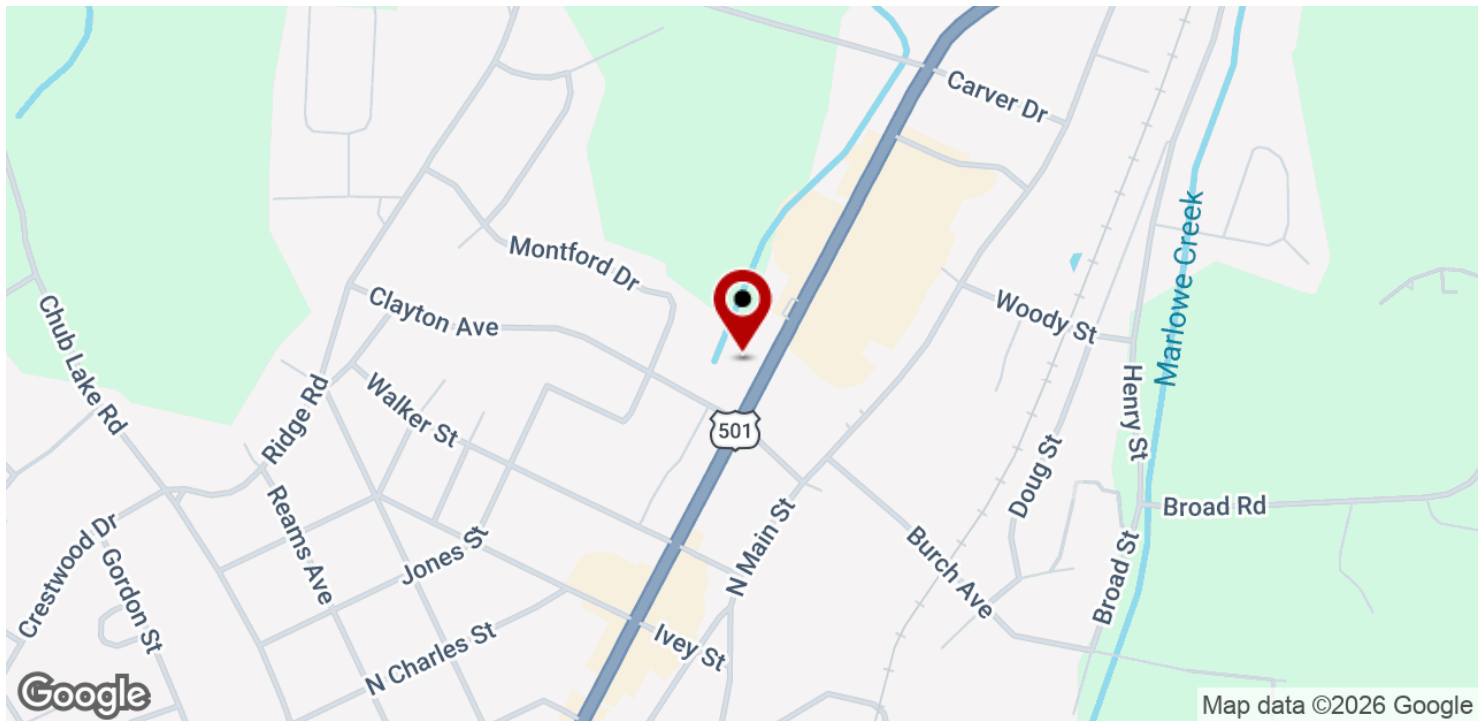
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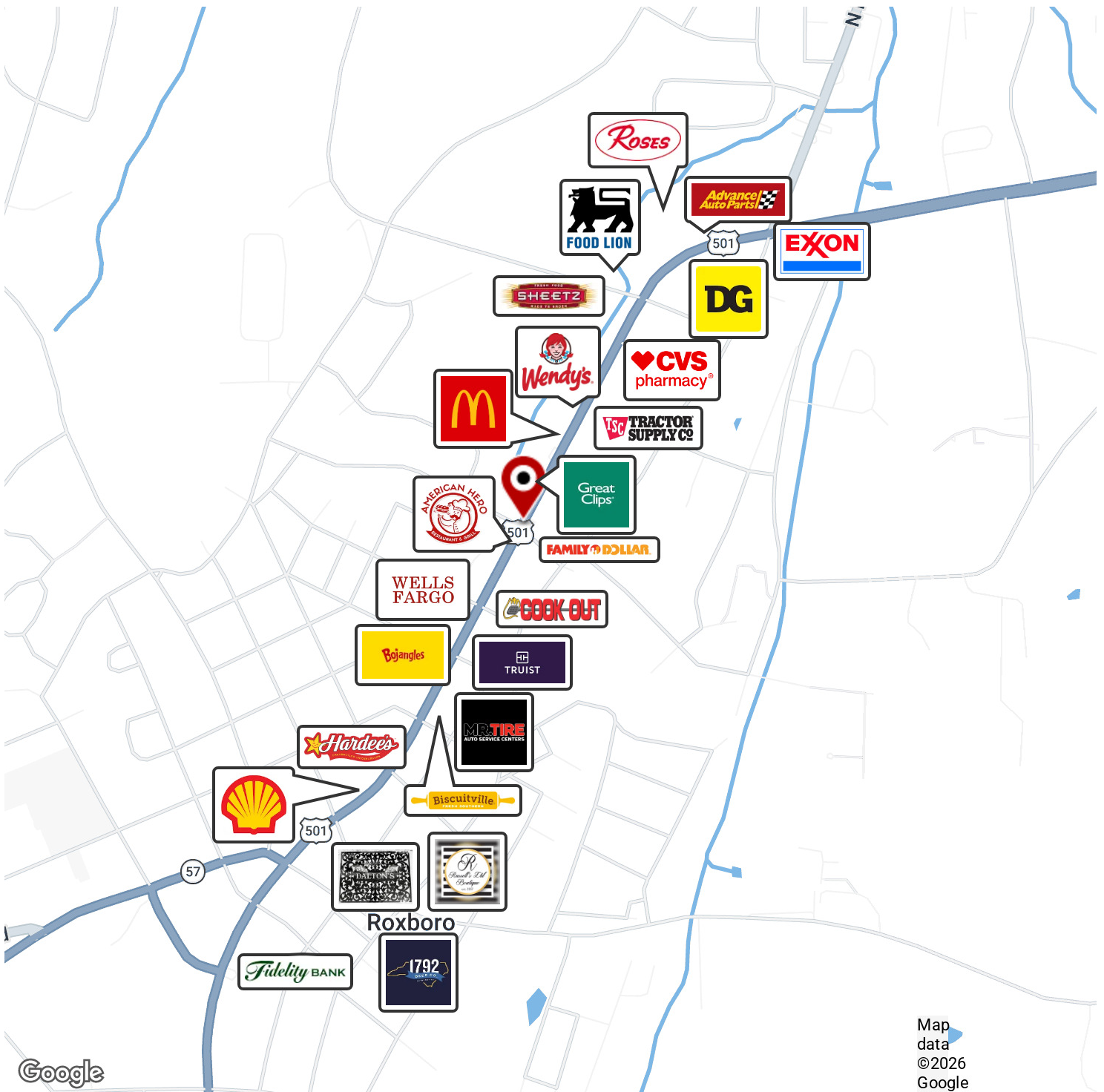
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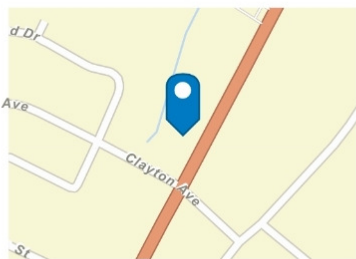
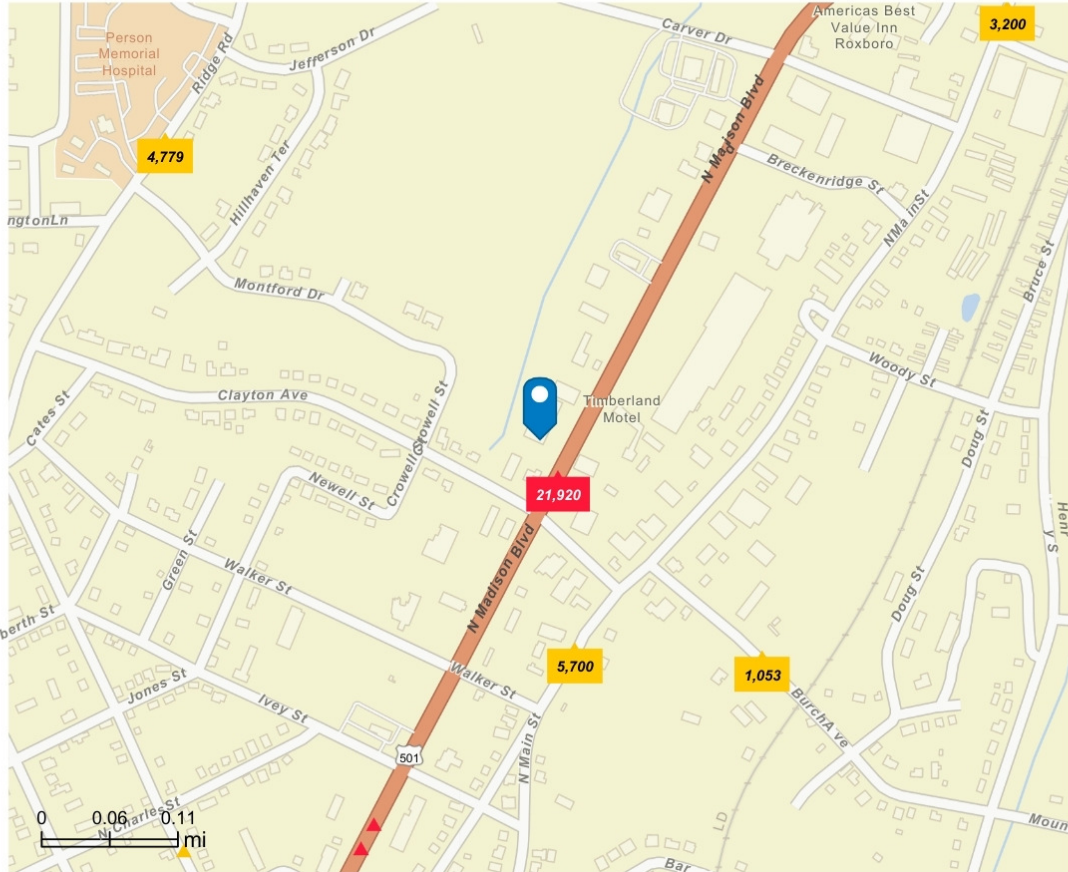
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Traffic Count Map - Close Up

711 N Madison Blvd, Roxboro, North Carolina, 27573
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 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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	1 MILE	3 MILES	5 MILES	
2025 Estimated Population	3,808	12,110	18,286	POPULATION
2030 Projected Population	3,774	12,081	18,264	
2025 Estimated Household	1,644	5,299	7,952	HOUSEHOLD
2030 Projected Household	1,662	5,385	8,104	
2030 Estimated Owner Occupied Housing	759	3,136	5,253	HOUSING
2030 Estimated Renter Occupied Housing	903	2,249	2,850	
2025 Estimated Total Business	378	699	835	BUSINESS
2025 Estimated Total Employees	3,695	7,477	8,941	EMPLOYEES

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