



ROXBORO COMMONS

Walmart **SALLY**
BEAUTY SUPPLY™

Aaron's **SHOE SHOW**

 **DOLLAR TREE**

501

23,000 VPD



501



20,500 VPD

501

**DURHAM ROAD
ROXBORO, NC 27573
RETAIL PADS FOR LEASE
OR BUILD-TO-SUIT**



PROPERTY FEATURES

- Multiple outparcel opportunities available for ground lease or build-to-suit
- Located between strong performing Lowe's Home Improvement and Walmart anchored shopping center
- Excellent visibility with over 23,000 VPD
- Multiple points of full access and proposed traffic signal

DEMOGRAPHICS

2 MILE RADIUS

 5,479
ESTIMATED POPULATION

 40.8
MEDIAN AGE

 \$48,180
MEDIAN HOUSEHOLD INCOME

 4,149
TOTAL EMPLOYEES

 \$190,025
MEDIAN HOME VALUE

4 MILE RADIUS

 15,176
ESTIMATED POPULATION

 41.3
MEDIAN AGE

 \$57,073
MEDIAN HOUSEHOLD INCOME

 6,586
TOTAL EMPLOYEES

 \$198,744
MEDIAN HOME VALUE

6 MILE RADIUS

 22,693
ESTIMATED POPULATION

 42.1
MEDIAN AGE

 \$65,033
MEDIAN HOUSEHOLD INCOME

 7,924
TOTAL EMPLOYEES

 \$212,867
MEDIAN HOME VALUE

AREA RETAILERS

Walmart

LOWE'S



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.602.6324
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Licensed Real Estate Broker

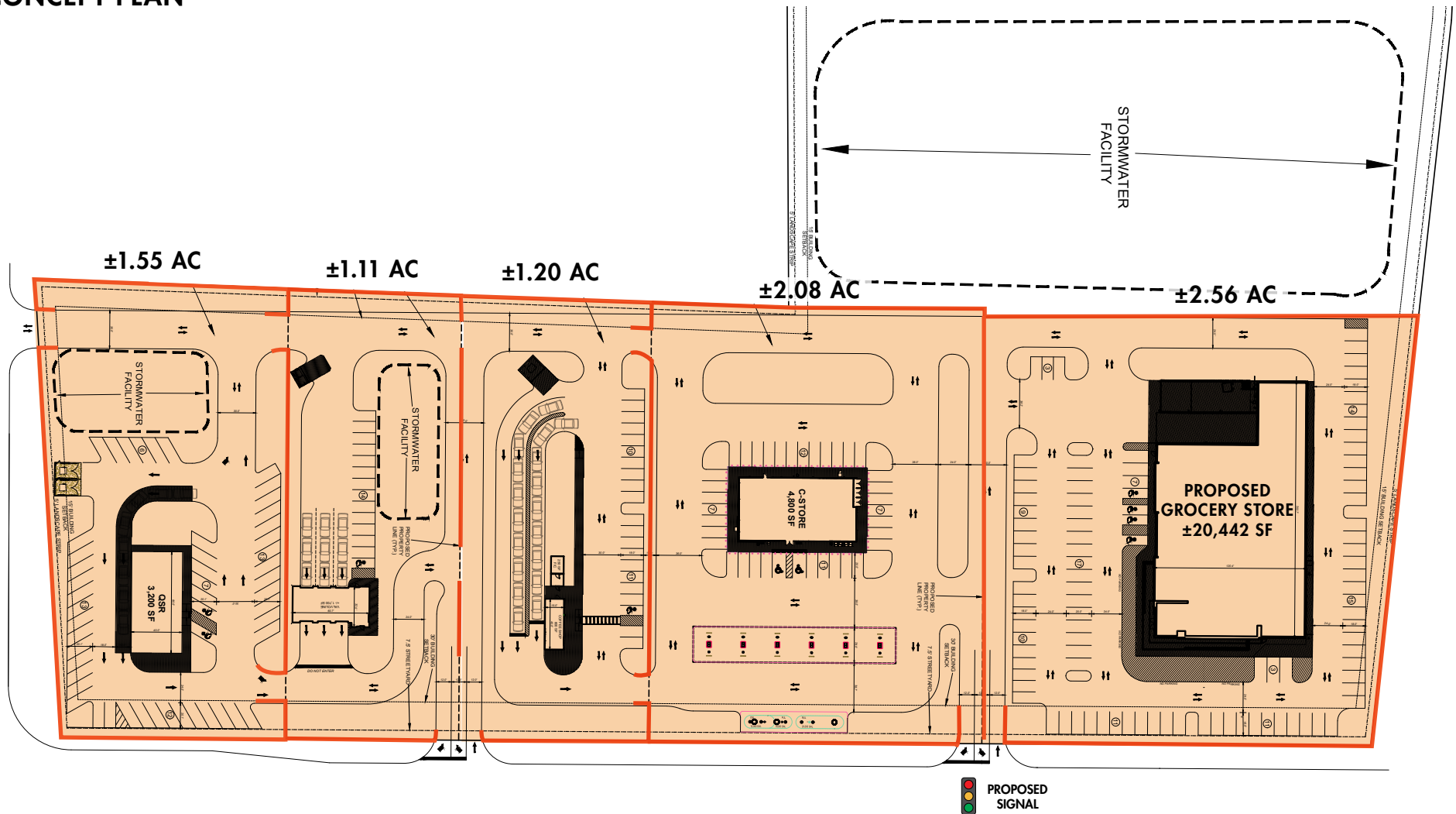
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CONCEPT PLAN



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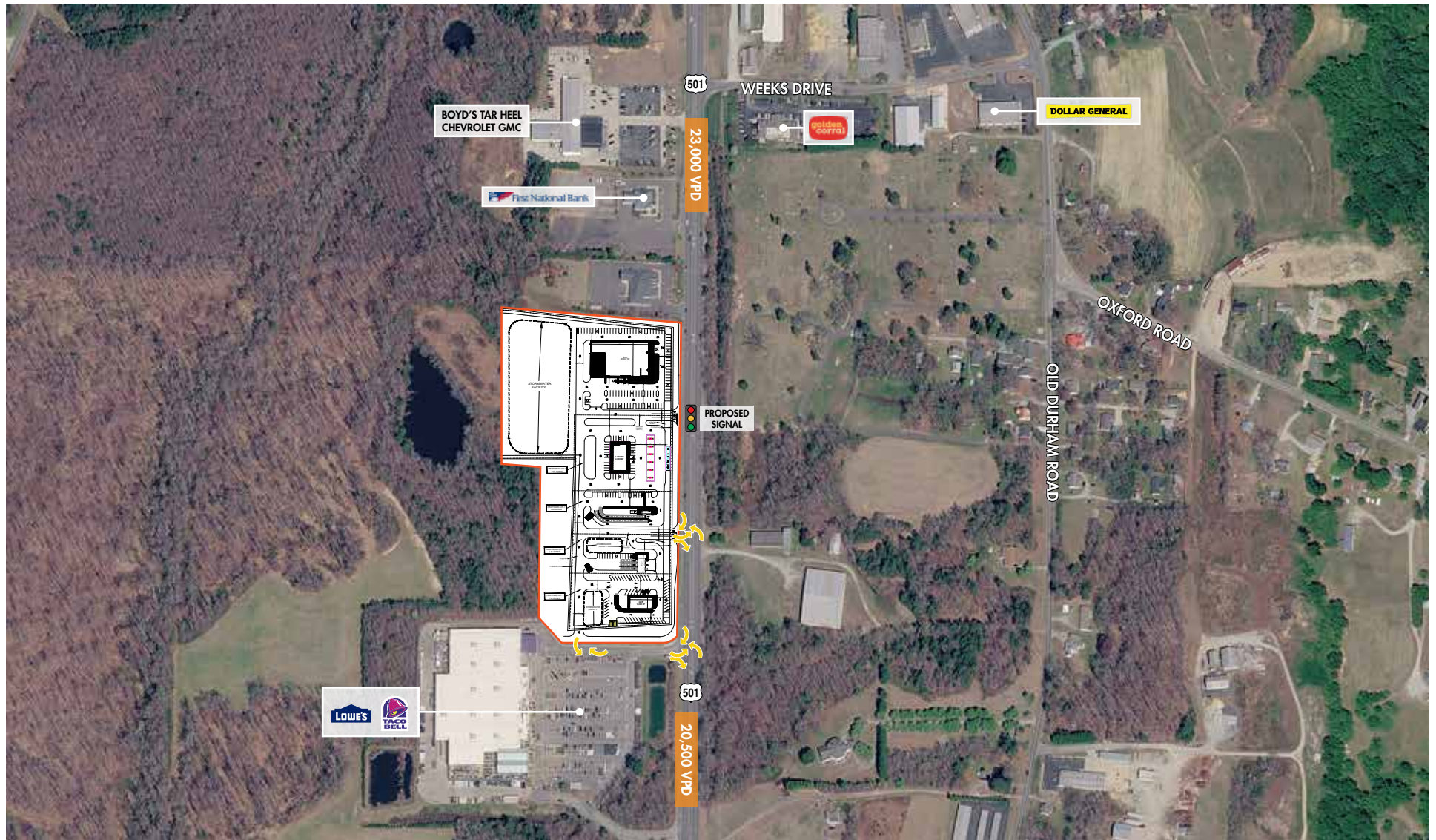
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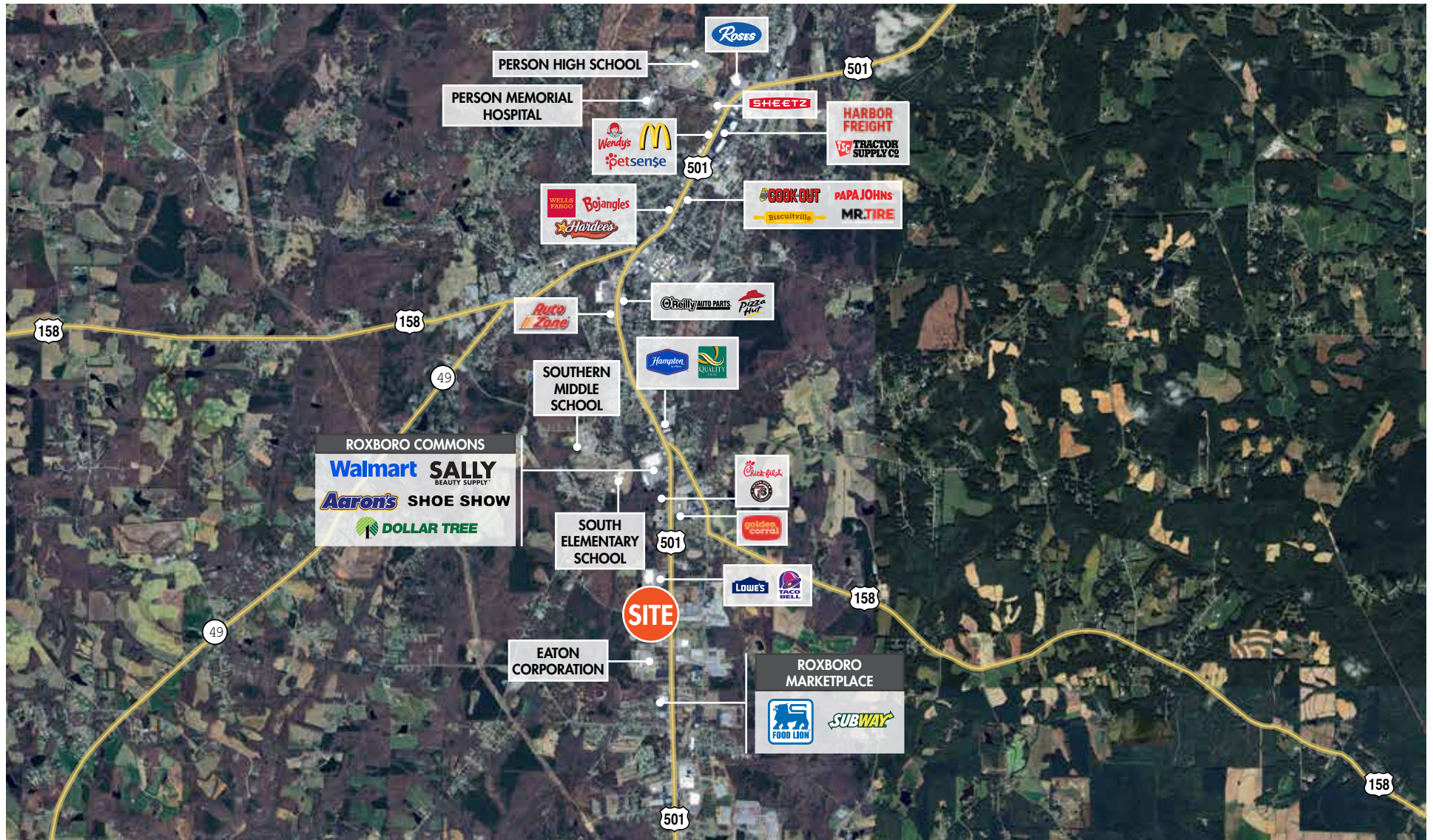
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