



WALDROP PROPERTIES, LLC

Commercial Real Estate Solutions

For Sale

Former Biscuitville Location With Drive Thru Window

3203 N. Roxboro Street, Durham, North Carolina 27704



■ Offering Price: \$1,100,000

■ Square Footage:
Approximately 2,089
Square Feet

■ Building Plan:
See Below/Attached

■ Acreage:
Approximately .5 Acres

■ REID: 128549

■ Zoning:
CG (Commercial General)

■ Drive Thru: Existing Drive Thru

■ Existing Lease:
Lease In Place With
Biscuitville Through
February 28, 2026.

Tenant Has Ceased
Operations And Has Vacated
The Building.

Please Contact Listing Broker
For More Information On
Lease.

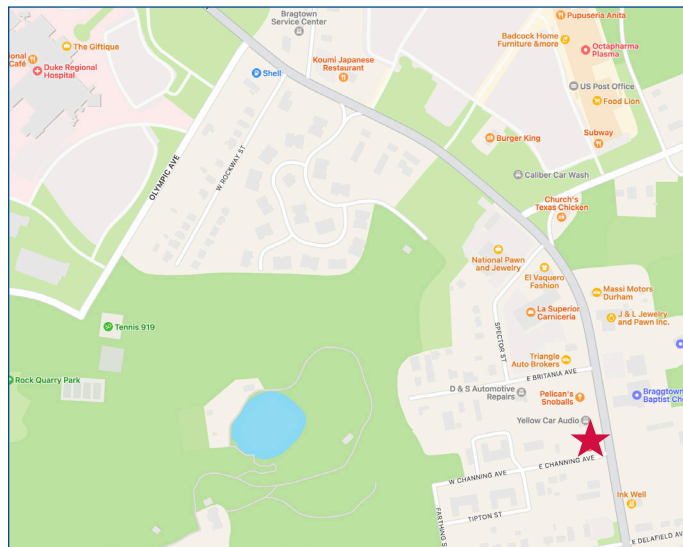
■ Comments:
Please Note That The
Ownership Will Consider
Leasing The Property.
Please Contact Listing
Broker To Discuss

■ Traffic Count: Approximately
33,000 Vehicles Per Day
Source: 2024 Kalibrate Technologies

■ Demographics
Population (2024):
1 Mile: 11,091
3 Mile: 80,085
5 Mile: 168,353

Average Household
Income (2024)
1 Mile: \$82,376
3 Mile: \$95,990
5 Mile: \$97,550
Source: Esri Forecasts 2024

3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

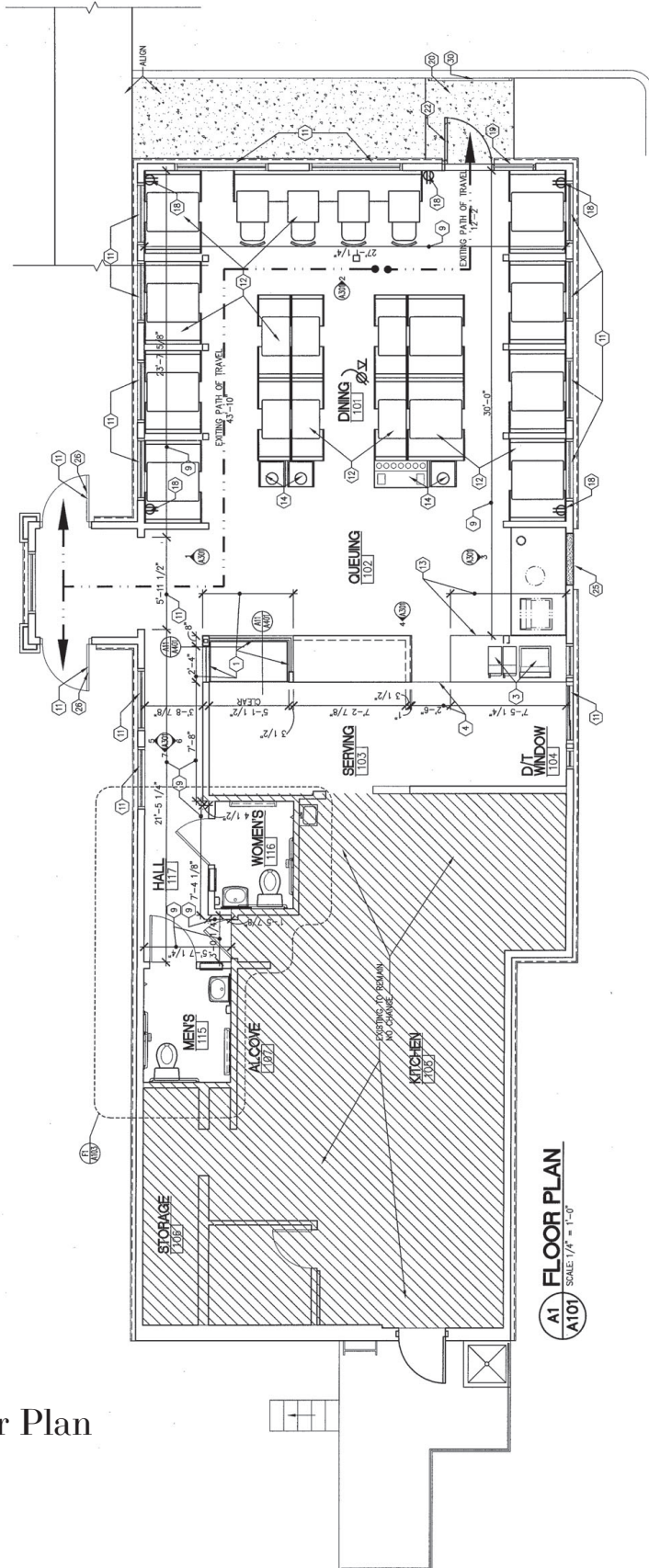


for more information contact

Michael Waldrop at 919-645-1605
michael@wp-cre.com

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Floor Plan



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Site Plan

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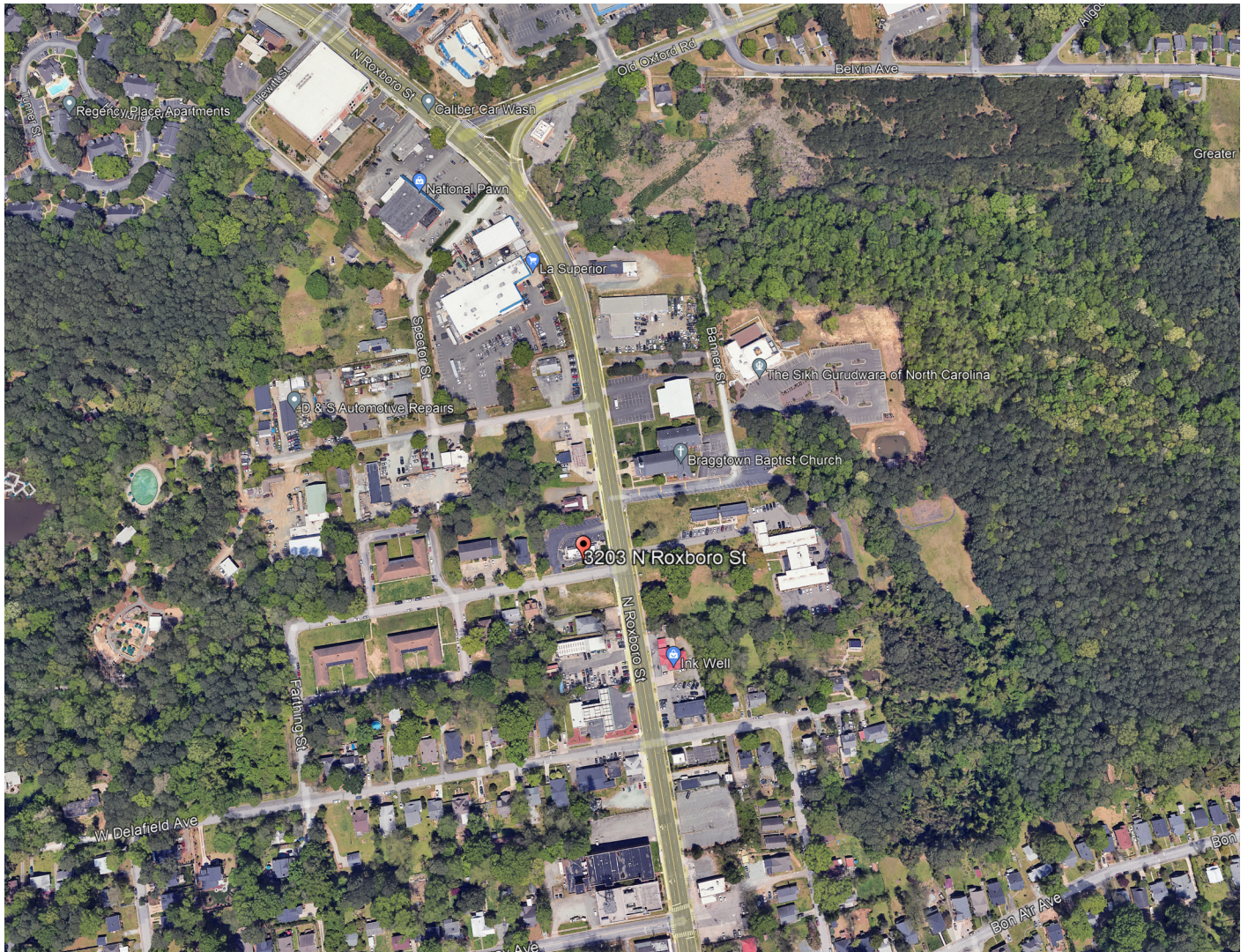
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Aerial

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