

Retail Pads Available +/- 1.60 - 7.90 AC

Walmart

1.9M Visits per Year



LOWE'S

589.8K Visits per Year

RETAIL PADS AVAILABLE

Parcel 1: +/- 2.70 AC
Parcel 2: +/- 1.70 AC
Parcel 3: +/- 2.10 AC
Parcel 4: +/- 1.60 AC
Parcel 5: +/- 7.90 AC

*Pads can be delivered to
Tenants's Work Letter*



Available for Built-to-Suit or Ground Lease | Adjacent to Lowe's & Walmart

CONTACT BROKER FOR PRICING

Retail Pads Available

2044 Durham Rd, Roxboro, NC 27573

BTS or Ground Lease

Burns Bissell

(704) 816-0182

BBissell@MetCapCRE.com

Lucas Barnhardt

(704) 930-9065

LBarnhardt@MetCapCRE.com

Matt Henry

(330) 310-9384

MHenry@MetCapCRE.com



Surrounding Retail



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Market Aerial



589.8K Visits per Year

RETAIL PADS AVAILABLE

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Parcel 2: +/- 1.70 AC

Parcel 3: +/- 2.10 AC

Parcel 4: +/- 1.60 AC

Parcel 5: +/- 7.90 AC

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PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 5

PARCEL 4

FULL ACCESS

23,500 VPD

501

FULL ACCESS

Durham Rd

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New Residential Development



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Site Access

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Parcel 3: +/- 2.10 AC
Parcel 4: +/- 1.60 AC
Parcel 5: +/- 7.90 AC

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LOWE'S
589.8K Visits per Year



Boyd's Tar Heel
Chevrolet GMC



Walmart
1.9M Visits per Year



FULL ACCESS

FULL ACCESS

23,500 VDP

501

Durham Rd

Oxford Rd

Old Durham Rd

4,800 VDP



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Demographic Profile

ROXBORO | NORTH CAROLINA

23,500+ VPD
on Durham Road



\$63,964
Average HH Income



4,362
Households



685
Businesses



7,094
Employees



9,995
Population



0.20%
Annual Population Rate of Change



Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	1,352	9,995	18,710
2029 Projected Population	1,404	10,021	18,719
Households			
2024 Estimated Households	583	4,362	7,939
2029 Projected Households	618	4,462	8,106
Household Income			
2024 Estimated Avg Household Income	\$55,997	\$63,964	\$69,663
Businesses			
2024 Estimated Total Businesses	96	685	839
2024 Estimated Total Employees	1,267	7,094	8,889

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CONTACT US

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