

±2,736 SF RETAIL/OFFICE

SPACE FOR LEASE

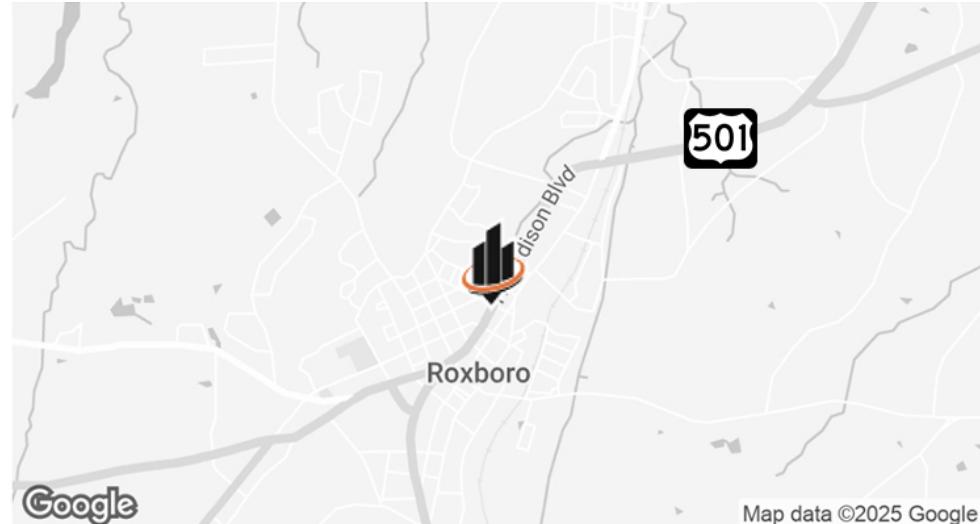


422 N. MADISON BLVD
ROXBORO, NC 27573

BRIAN FABRICATORE, GRI

919.287.3214 | brian.fabricatore@svn.com

PROPERTY SUMMARY



Map data ©2025 Google

OFFERING SUMMARY

BUILDING SIZE:	±14,856 SF
AVAILABLE SF:	±2,736 SF
COUNTY:	Person
ZONING:	B-1
TICAM:	\$2/SF
LEASE TYPE:	NNN
LEASE RATE:	\$4,100/mo

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **422 N. Madison Blvd, a ±2,736 SF retail/office space located in a busy retail corridor in Roxboro, NC.**

Multiple configurations are possible, including keeping it as-is: foyer, three offices (165-260 SF), one bath, and unconditioned storage (ground level is ±1,250 SF and loft is ±1,400 SF) OR warm vanilla shell with electrical, HVAC, and bathroom. As a warm vanilla shell, the space can be demised into two suites of ±1,368.

PROPERTY HIGHLIGHTS

- Located in a high-traffic area with more than 23,550 vehicles per day (NCDOT 2025)
- Co-tenants include Mr. Tire, Papa John's, and Smith & Heymann Orthodontics
- Ideal for retail or a professional/medical office
- Tenant Improvement Allowance is negotiable for a lease term of 5+ years

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PROPERTY PHOTOS



BRIAN FABRICATORE, GRI

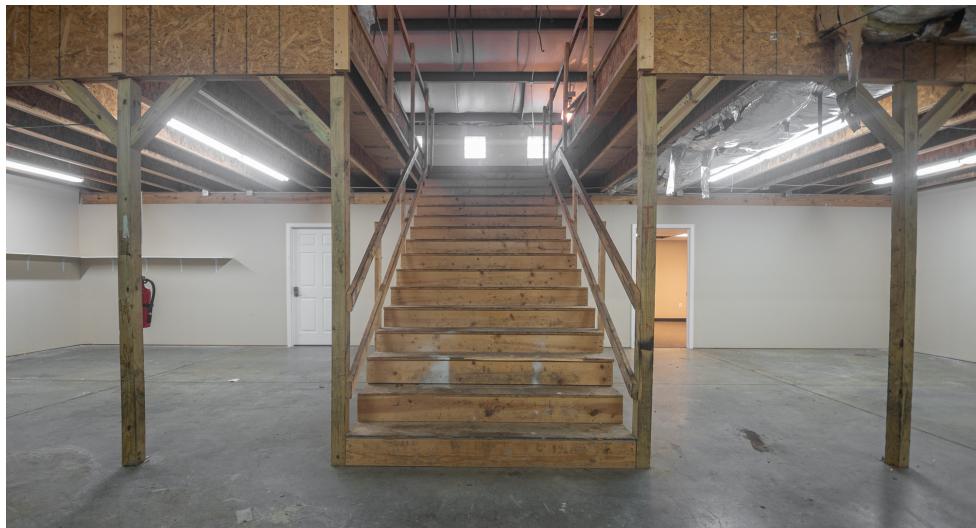
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INTERIOR PHOTOS



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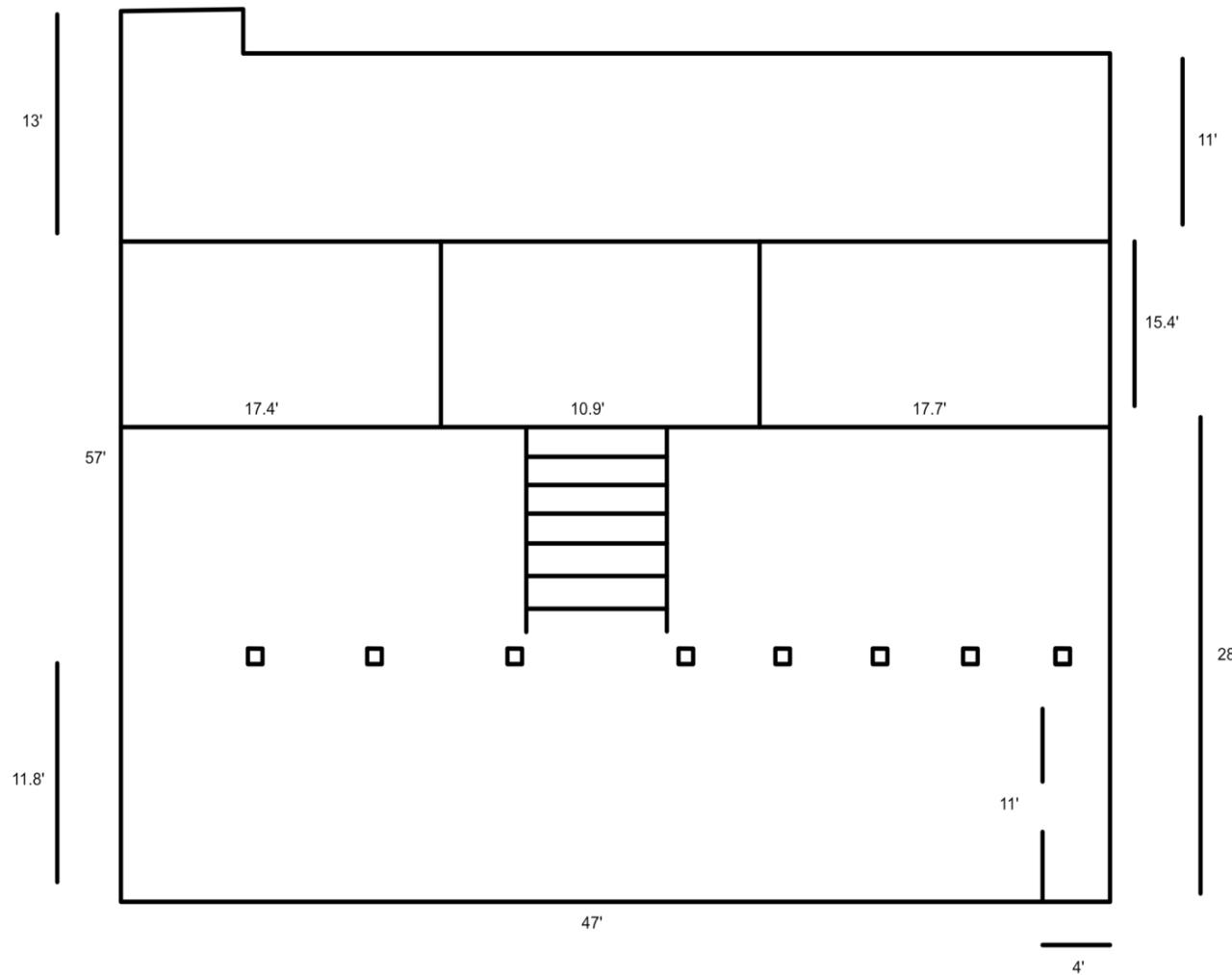
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MAIN FLOOR PLAN

Not to scale - for illustrative purposes only



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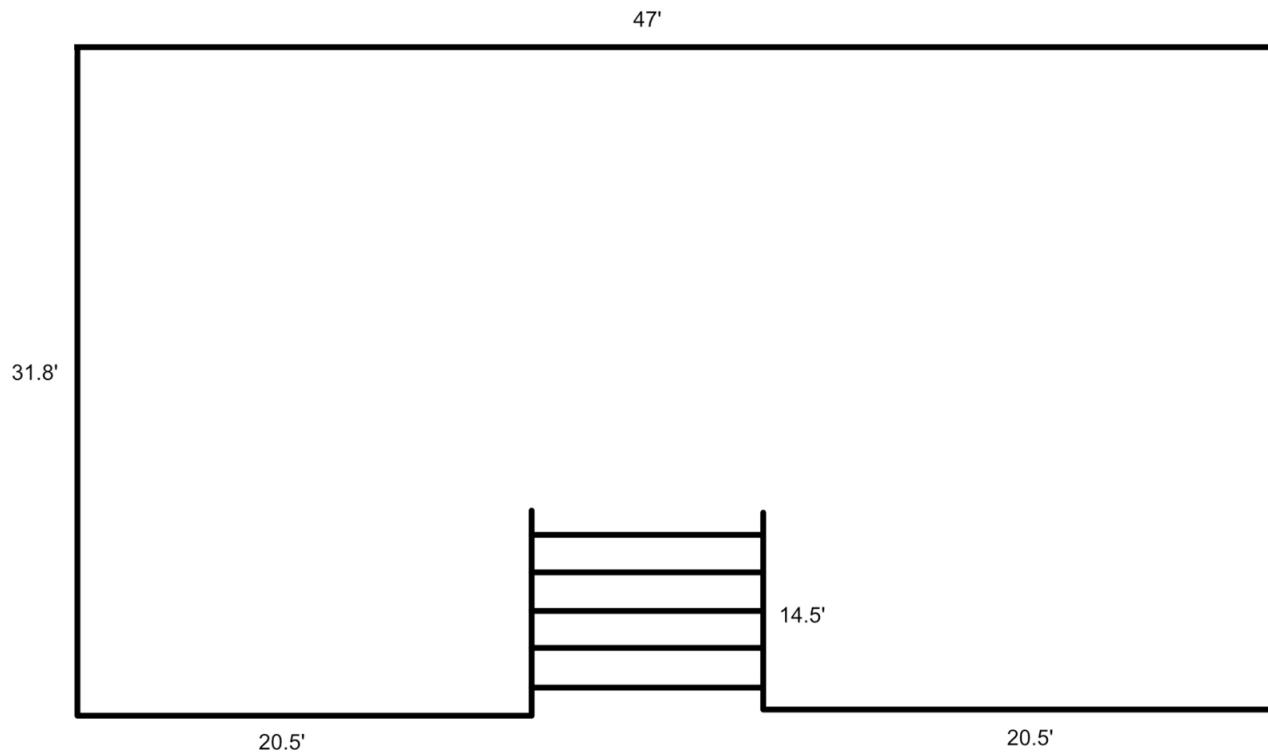
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LOFT STORAGE AREA FLOOR PLAN

Storage loft - accessed by stairs



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RETAILER MAP



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SVN
REAL ESTATE ASSOCIATES

ADVISOR BIO



BRIAN FABRICATORE, GRI

Advisor

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Direct: 919.287.3214 | **Cell:** 919.323.1689

PROFESSIONAL BACKGROUND

Brian brings many years of experience in business brokerage and commercial real estate to SVN | REA, where he primarily focuses on the retail sector. Being a past business and commercial property owner himself with decades of hands-on experience, including restaurant ownership, retail management, and commercial real estate sales and leasing, Brian knows and understands the needs, challenges, and concerns of business and property owners. This background gives him a unique advantage to navigate through all stages of the selling process.

Selling, buying, or leasing a property is often the most important financial event in an owner's life, which is why you need an experienced broker you can trust. Brian will assist you every step of the way - from listing to closing - with exceptional integrity and professionalism and looks forward to helping you achieve your goals.

EDUCATION

- Licensed Real Estate Broker, North Carolina
- Graduate Real Estate Institute, GRI

MEMBERSHIPS

- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®
- Member, National Association of REALTORS®
- Past Volunteer, Meals on Wheels, Durham, NC
- Past Treasurer, Italian American Business and Professional Societá, Richmond, VA

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Local Expertise.
National Reach.

SVN | Real Estate Associates

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