

5255 N ROXBORO STREET

Durham, NC 27712

FOR SALE



Commercial Land Available on Highway 501 in Durham, NC

OFFERING

Sale Price:	\$1,950,000
Available:	4.387 Acres
PIN #:	0824-66-21-9033 (Durham County)

HIGHLIGHTS

- 4.387 Acres of Commercial Land Available
- Highly visible site next to Food Lion anchored shopping center.
- Traffic count in front of the site is 30,045 VPD.
- Great location on N Roxboro Street (Highway 501) just 5 miles from I-85.



Gregg Marks

919.971.2066 • gmarks@trilandproperty.com

919.443.3034

TrilandProperty.com

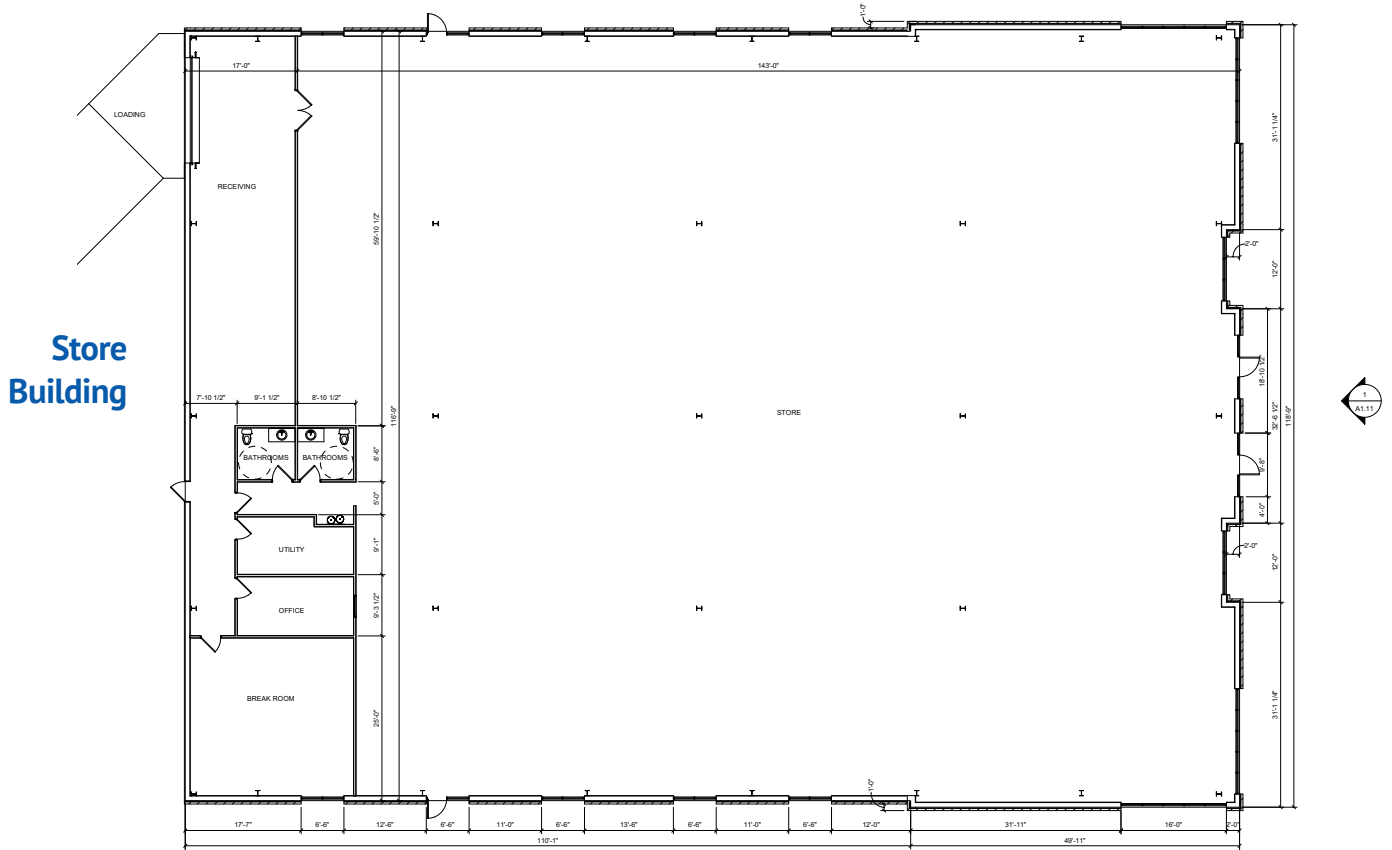


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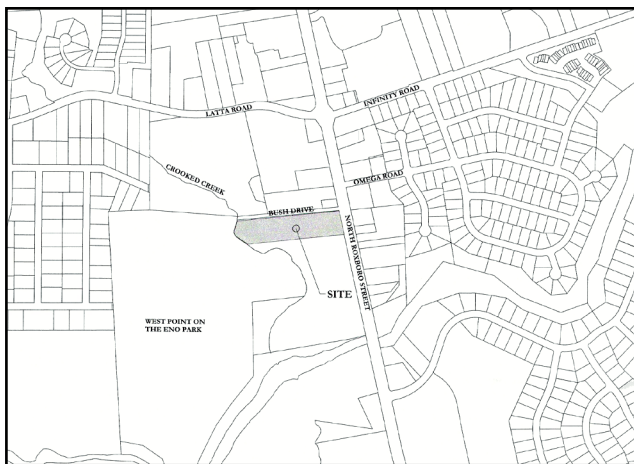
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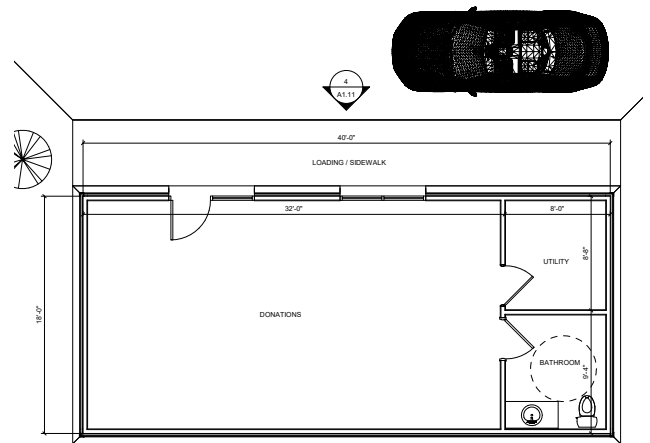
APPROVED PLANS (RESCUE MISSION/THRIFT STORE)



Store Building



Site Plan



Donation Building

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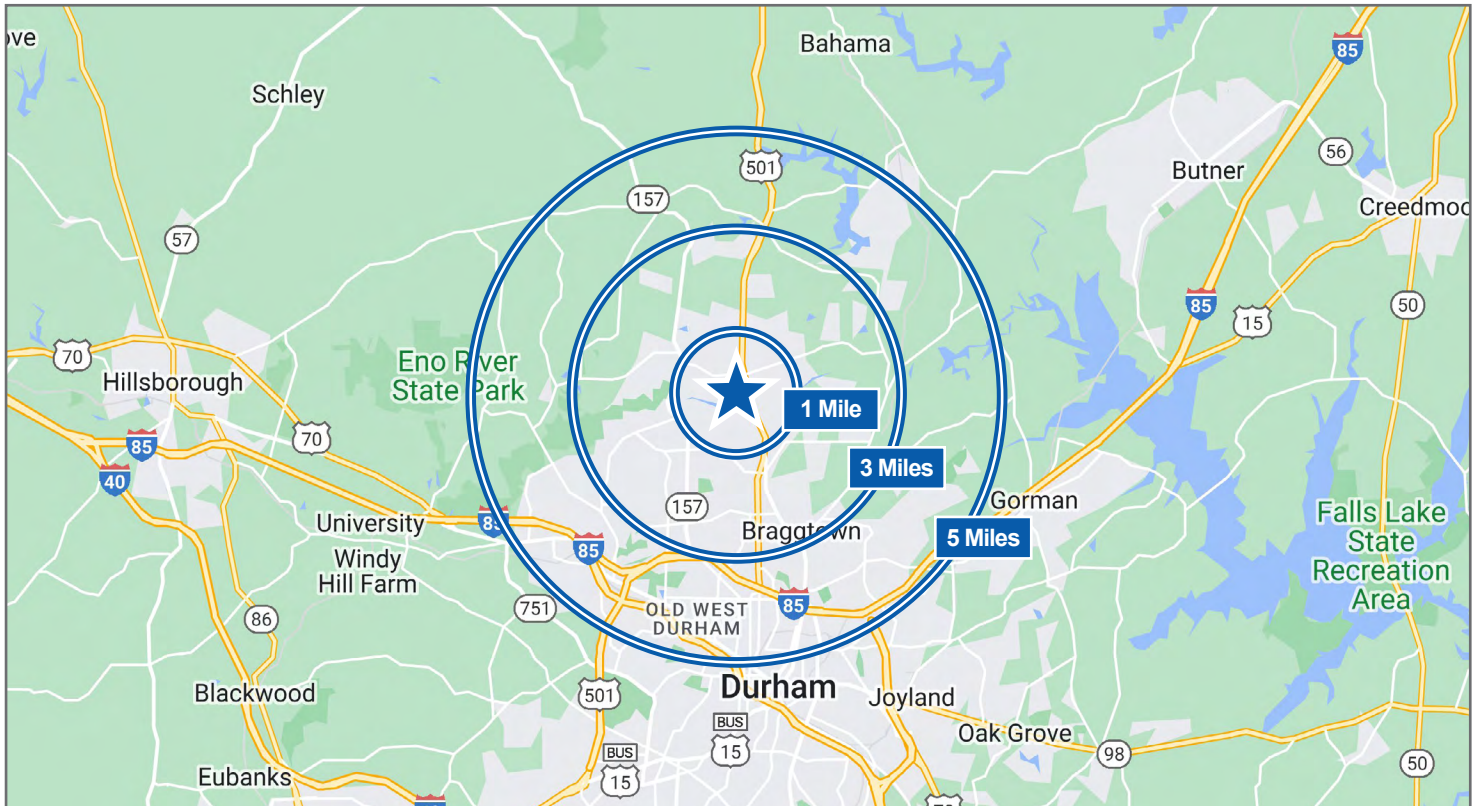
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	6,026	43,485	100,959
Households	2,328	17,310	41,920
Avg Household Size	2.57	2.47	2.32
Families	1,500	10,737	23,314
Median Age	39.9	38.6	36.7
Median Household Income	\$74,678	\$63,851	\$64,628
Average Household Income	\$93,461	\$90,204	\$94,098
Per Capita Income	\$36,827	\$35,986	\$39,108



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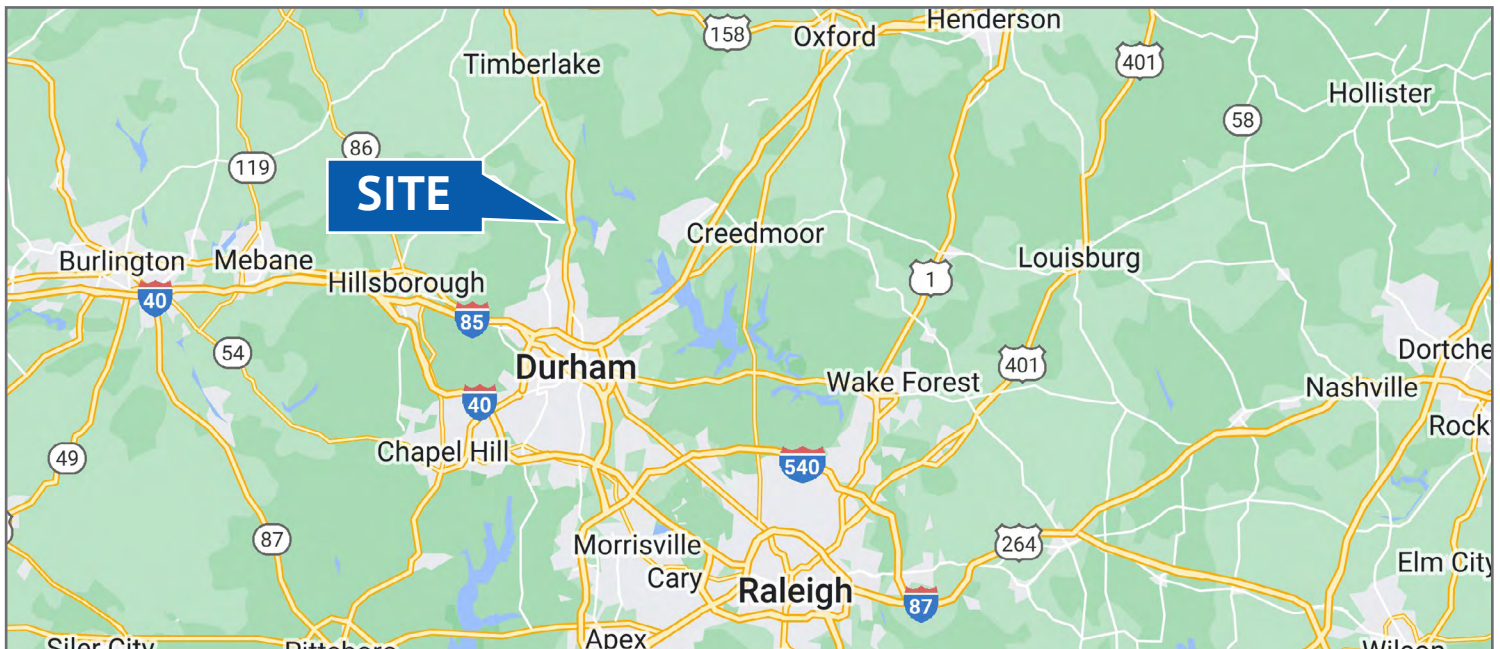


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LOCATION OVERVIEW



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