

# 5337 N. Roxboro St.

# Space For Lease

Pickett Sprouse Commercial Real Estate



## Offering Summary

Lease Rate	\$4,000/month- <b>includes utilities</b>
Building Size	1,745 Square Feet
Zoning	CN (Commercial Neighborhood)

## Retail Space for Lease

Space May Be Fully Customized to Fit Tenants Needs

Great North Durham location with visibility on N. Roxboro Street. This is a growing area with new residential and mixed use developments planned.

For more information contact:

Anna Jenkins

(919) 493-0395

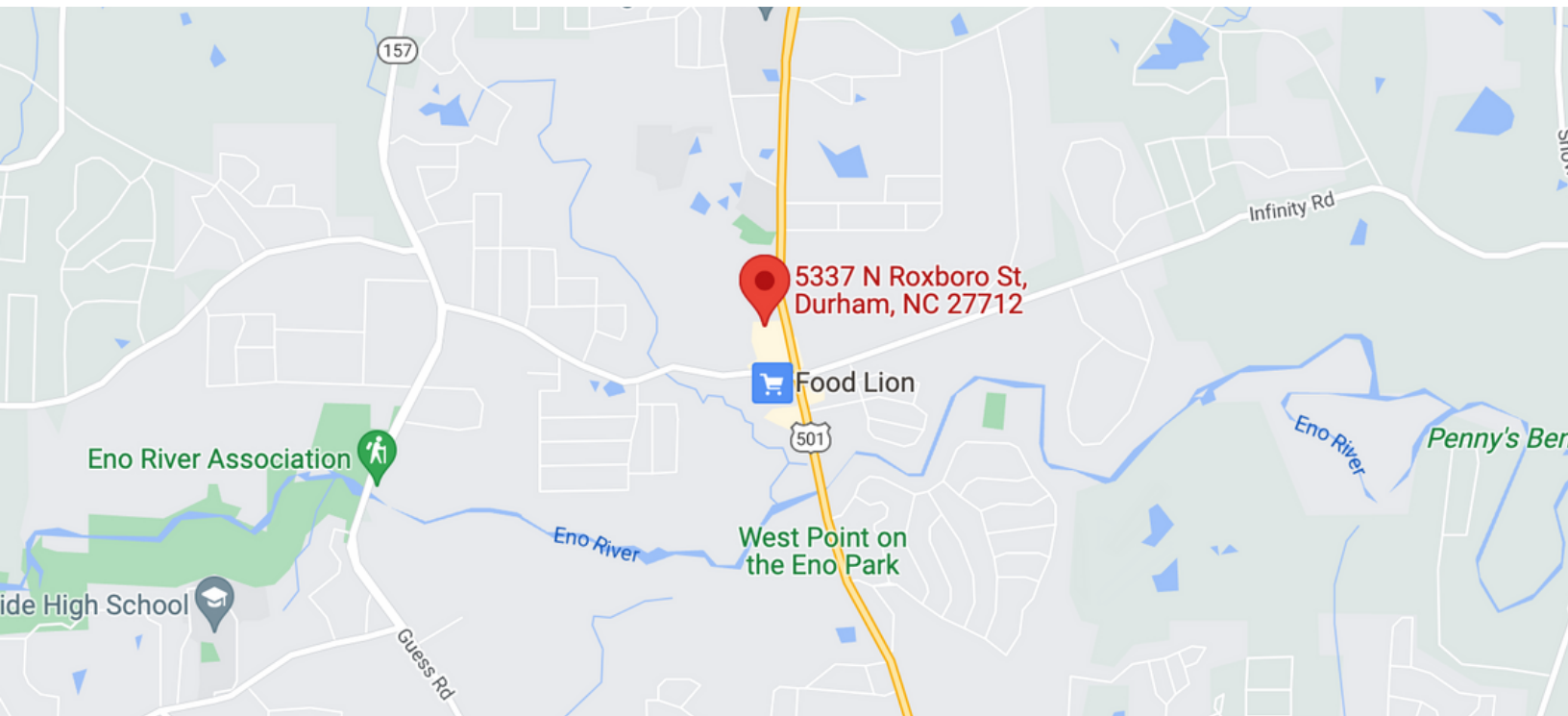
Anna@westandwoodall.com



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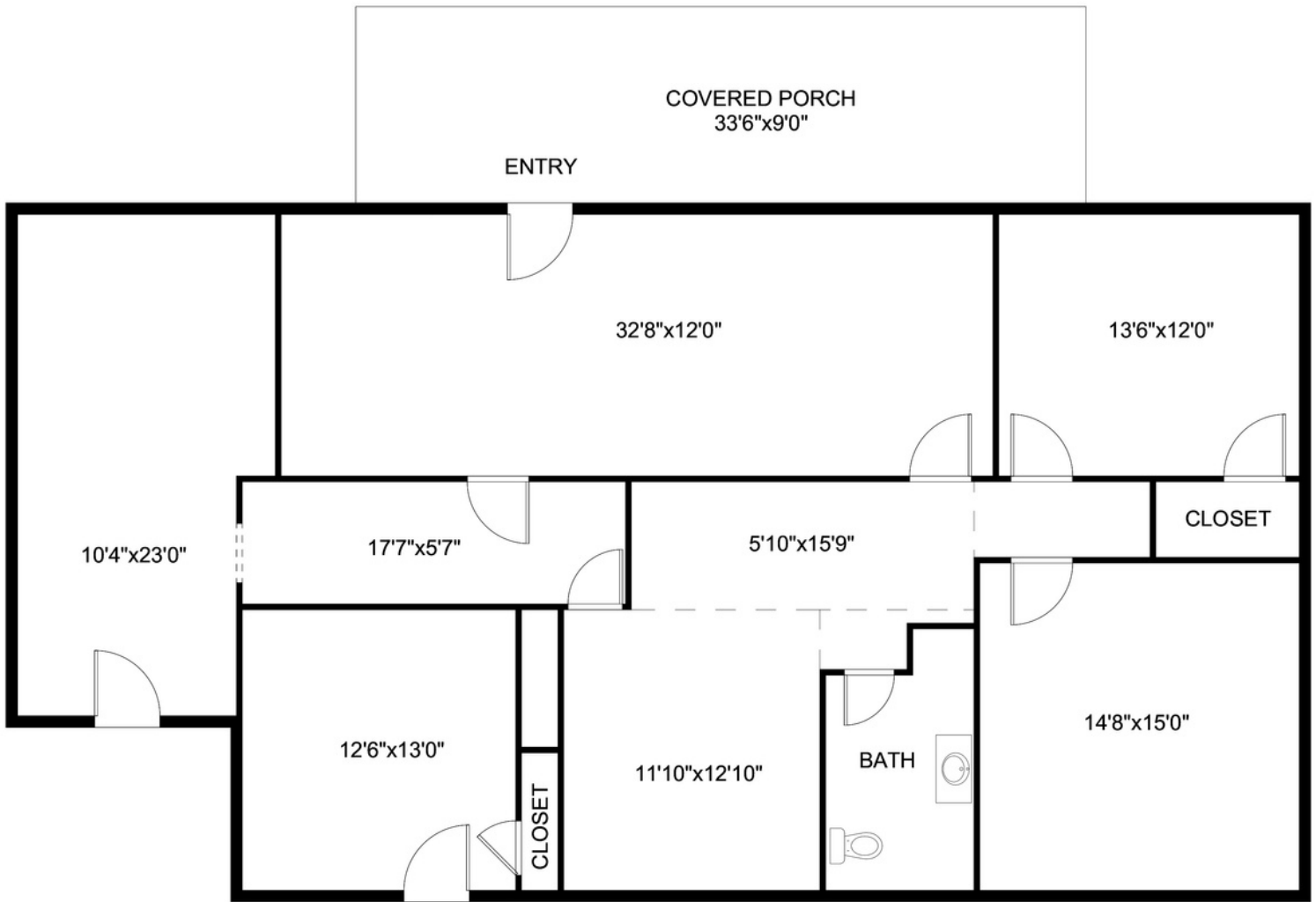


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# Floor Plan



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### Traffic Count

**5337 N Roxboro Rd, Durham, NC 27712**

Building Type: **Flex**  
 RBA: **14,373 SF**  
 Typical Floor: **14,373 SF**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Roxboro Rd	Oak Hill Dr	0.13 N	2018	21,743	MPSI	.07
<b>2</b> Roxboro Rd	Oak Hill Dr	0.13 N	2022	27,453	MPSI	.07
<b>3</b> Roxboro Street	Oak Hill Dr	0.13 N	2019	29,500	AADT	.14
<b>4</b> Latta Rd	Roxboro Rd	0.12 E	2022	9,830	MPSI	.15
<b>5</b> Infinity Rd	High Meadow Rd	0.05 E	2018	7,212	MPSI	.25
<b>6</b> Infinity Rd	High Meadow Rd	0.05 E	2022	7,796	MPSI	.26
<b>7</b> Crestview Dr	Larrime St	0.08 E	2018	1,290	MPSI	.34
<b>8</b> Crestview Dr	Larrime St	0.08 E	2022	693	MPSI	.34
<b>9</b> Cheryl Ave	N Roxboro Rd	0.09 W	2018	280	MPSI	.41
<b>10</b> Cheryl Ave	N Roxboro Rd	0.09 W	2022	291	MPSI	.41

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## Demographics

Demographics 2022	<1 Mile	<3 Mile	<5 Mile
Total Estimated Population	3,996	39,951	87,753
Total Estimated Population- 2027 Projection	4,300	43,461	95,724
Median Age	41.5	39.2	39
Total Estimated Households	1,541	15,978	36,104
Total Estimated Households- 2027 Projection	1,658	17,423	39,473
Average Household Income	\$90,272	\$83,864	\$84,744
Median Household Income	\$75,683	\$62,252	\$62,520

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