



FOR LEASE | 2 SPACES
422 N. MADISON BLVD
ROXBORO, NC 27573

PRESENTED BY:



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PROPERTY SUMMARY



LEASE RATE(S)

\$18/SF (NNN)

OFFERING SUMMARY

BUILDING SIZE:	±14,856 SF
AVAILABLE SPACES:	Two
AVAILABLE SF:	±1,293 & 1,333 SF
ZONING:	B-1
TRAFFIC COUNTS:	±22,876 VPD
EST. TICAM:	\$3.50/SF

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present **two retail/professional office spaces for lease at 422 N. Madison Blvd** in Roxboro, North Carolina.

Suite 422-A (±1,293 SF) has been recently renovated, while Suite 422-B (±1,333 SF) is set to be renovated soon, offering tenants updated, move-in-ready space in a busy retail corridor.

PROPERTY HIGHLIGHTS

- Located in a high-traffic area with more than ±22,876 vehicles passing daily (NCDOT 2025)
- Co-tenants include Mr. Tire, Papa John's, and Smith & Heymann Orthodontics
- Ideal for retail or professional office use
- Tenant Improvement Allowance (TIA) is negotiable for lease terms of 5+ years

INTERIOR PHOTOS (422-A)



PHOTOS COMING SOON

RETAILER MAP



ABOUT ROXBORO

Roxboro serves as the primary commercial and employment center of Person County, offering a strategic location in north-central NC with convenient access to the Research Triangle and southern VA. **The local economy is supported by a diverse mix** of manufacturing, healthcare, education, retail, and service industries.

With an available workforce, competitive operating environment, and access to major regional markets, **Roxboro offers strong opportunities for business growth and CRE investment** while retaining the advantages of a smaller community.

A historic uptown, nearby lakes, outdoor recreation, and a lower cost of living all contribute to the town's appeal, **making it an attractive destination for businesses, residents, and investors.**



POPULATION



Roxboro
±8,380



Person County
±41,006

PERSON COUNTY MAJOR EMPLOYERS



LOCATION (FROM PROPERTY)



Durham County
±13 Miles (20 Minutes)



Downtown Durham
±30 Miles (45 Minutes)



Research Triangle Park
±40 Miles (50 Minutes)



RDU Int. Airport
±45 Miles (60 Minutes)

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