# ROXBORO ROAD PROFESSIONAL CENTER

FOR LEASE | SUITE 140

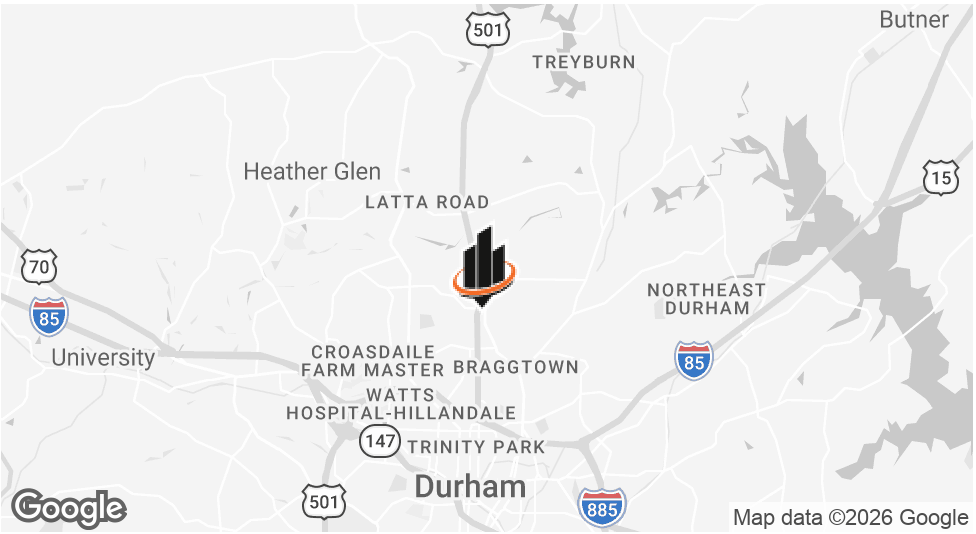
## 4210 N. ROXBORO ST

DURHAM, NC 27704

PRESENTED BY:

**ALEX ZAJDEL**
919.287.3215 | alex.zajdel@svn.com

# PROPERTY SUMMARY




| LEASE RATE | $20.50/SF |
|---|---|

## OFFERING SUMMARY

| | |
|---|---|
| **SUITE 140 SIZE:** | ±2,408 SF |
| **YEAR BUILT:** | 2004 |
| **ZONING:** | Office Institutional (OI) |
| **MARKET:** | North Durham |
| **PARKING RATIO:** | 5.5/1000 |
| **LEASE TYPE:** | NNN |

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for lease **Suite 140 at the Roxboro Road Professional Center.** This ±2,408 SF office space offers an **ideal location for professional services and medical offices.**

Situated in a **high-visibility area with excellent traffic counts (±21,417 VPD) and ample parking,** this is a prime opportunity to join a thriving tenant mix in this well-maintained center and take advantage of the **growing north Durham market.**

## PROPERTY HIGHLIGHTS

- Single-story end-unit office condo with windows on three sides, providing abundant natural light
- Two miles north of I-85/US 501, just one mile from Duke Regional Hospital

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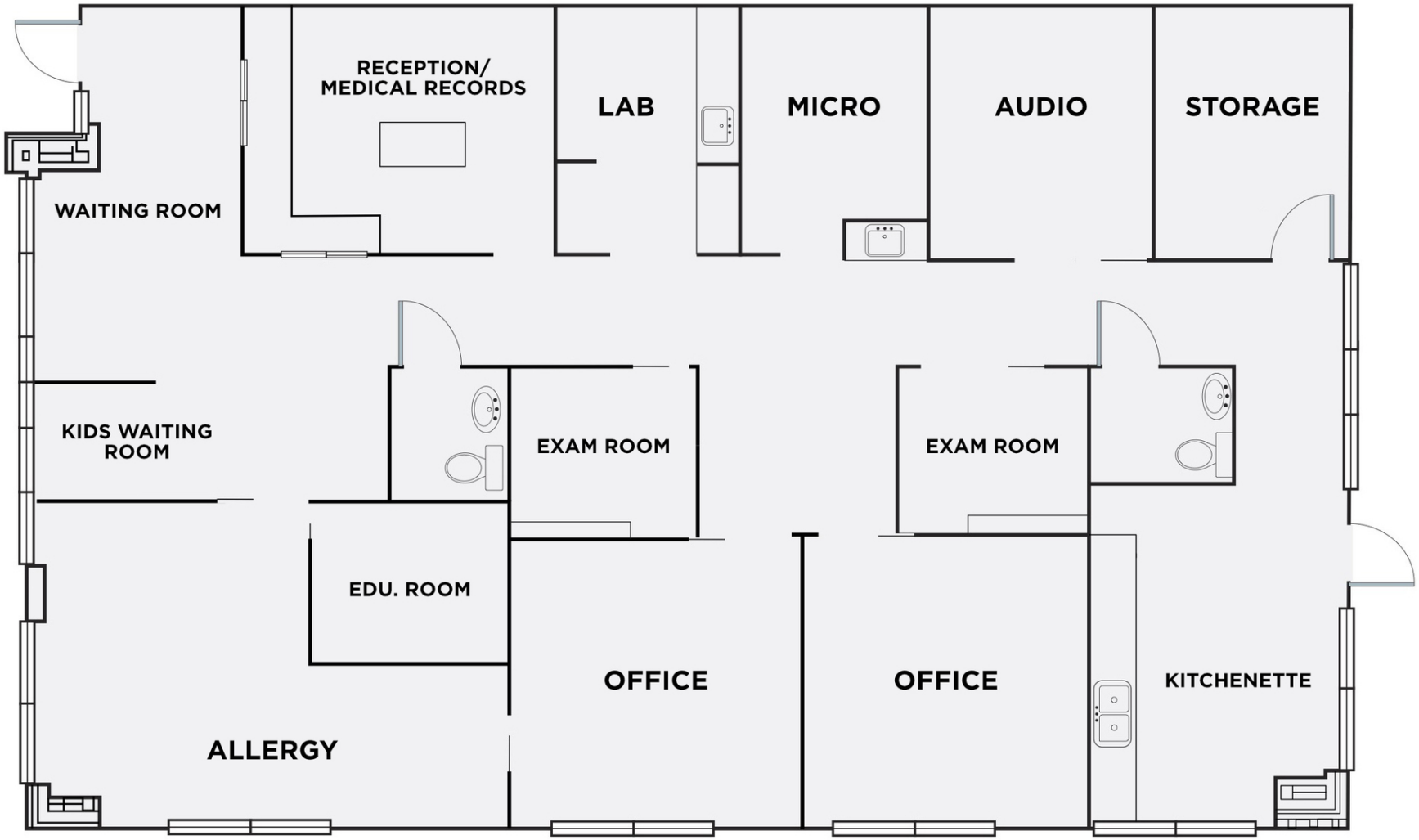
# FLOOR PLAN/PREVIOUS TENANT LAYOUT

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# INTERIOR PHOTOS

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# AERIAL PROPERTY PHOTOS

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# RETAILER MAP

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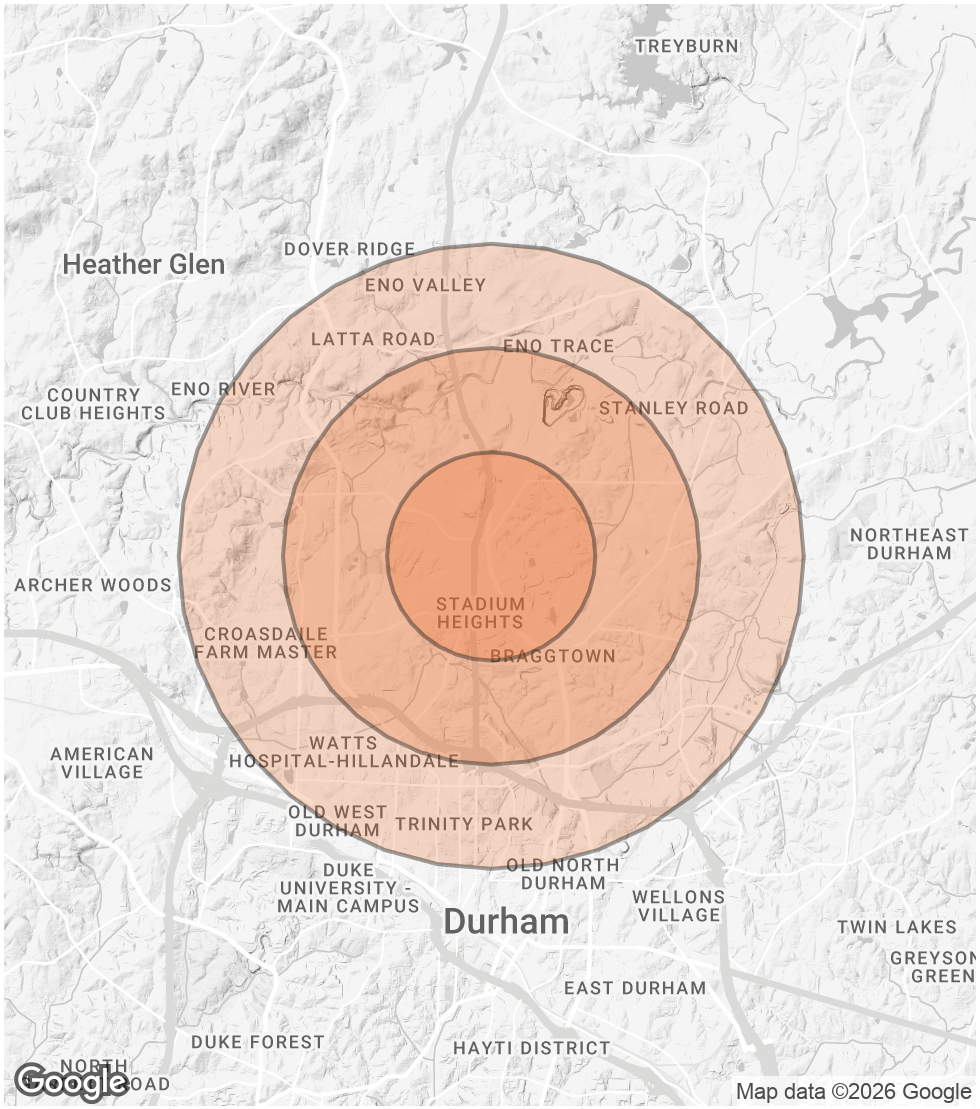
# DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| TOTAL POPULATION | 8,989 | 34,975 | 60,224 |
| AVERAGE AGE | 39 | 38 | 39 |
| AVERAGE AGE (MALE) | 37 | 37 | 37 |
| AVERAGE AGE (FEMALE) | 40 | 40 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 3,530 | 14,174 | 24,842 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.4 |
| AVERAGE HH INCOME | $67,815 | $77,725 | $94,713 |
| AVERAGE HOUSE VALUE | $289,831 | $326,457 | $404,096 |

*Demographics data derived from AlphaMap*





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SVN | Real Estate Associates
3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707