

# RETAIL SPACES FOR LEASE

HIGH-TRAFFIC ROXBORO RETAIL - JOIN GREAT CLIPS AND OTHER TOP TENANTS!



711 N Madison Blvd, Roxboro, NC 27573



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$20 SF/yr (Plus TICAM)</b>
Building Size:	13,191 SF
Available SF:	1,261 - 5,509 SF
Year Built:	1955
Zoning:	B1
Market:	Roxboro / Person County Retail Market
Submarket:	N. Madison Blvd Retail Corridor
County:	Person County

## PROPERTY OVERVIEW

This 13,191 SF retail center located along Roxboro's prime Madison Boulevard/US Route 501 (21,500 VPD) offers excellent visibility and a range of suites available for lease, from 1,037 SF to 8,500 SF. Current availabilities include Unit 711 ( $\pm 2,324$  SF), Unit 713 ( $\pm 3,184$  SF), Unit 715 ( $\pm 2,324$  SF), Unit 717 ( $\pm 3,182$  SF), and Unit 721 ( $\pm 1,261$  SF). Units 715 and 717 can also be combined for a total of  $\pm 5,509$  SF to accommodate larger users. Unit 719 (1,037 SF) is currently leased to GREAT CLIPS.

Each available space features approximately 15' ceilings, dark shell delivery with plumbing stub-outs, and new 200-amp electrical panels. The property has been recently upgraded with new gas, sewer, and electrical lines, along with a roof less than three years old. HVAC (split systems) and three-phase power are available. Zoned B1 and strategically located, this center is well-suited for QSRs, medspas, salons, fitness users, and a variety of retail or service concepts. Don't miss the opportunity to lease space in one of Roxboro's most prominent retail corridors.

## PROPERTY HIGHLIGHTS

- Flexible Spaces: From 1,037 SF to 8,500 SF, ideal for retail, QSR, fitness, or service uses.
- Prime Exposure: Along Madison Blvd/US 501 with 21,500+ vehicles per day.
- Upgraded Infrastructure: New gas, sewer, and electric lines, plus 200-amp panels and a new roof (<3 yrs).
- Versatile Features: Units include roll-up doors (10'x11'), 15-ft ceilings, and landlord-installed split HVAC units.
- Strong Tenant Mix: GREAT CLIPS joining the center; Unit 711 perfect for drive-thru/QSR, Unit 721 offers outdoor dining potential.

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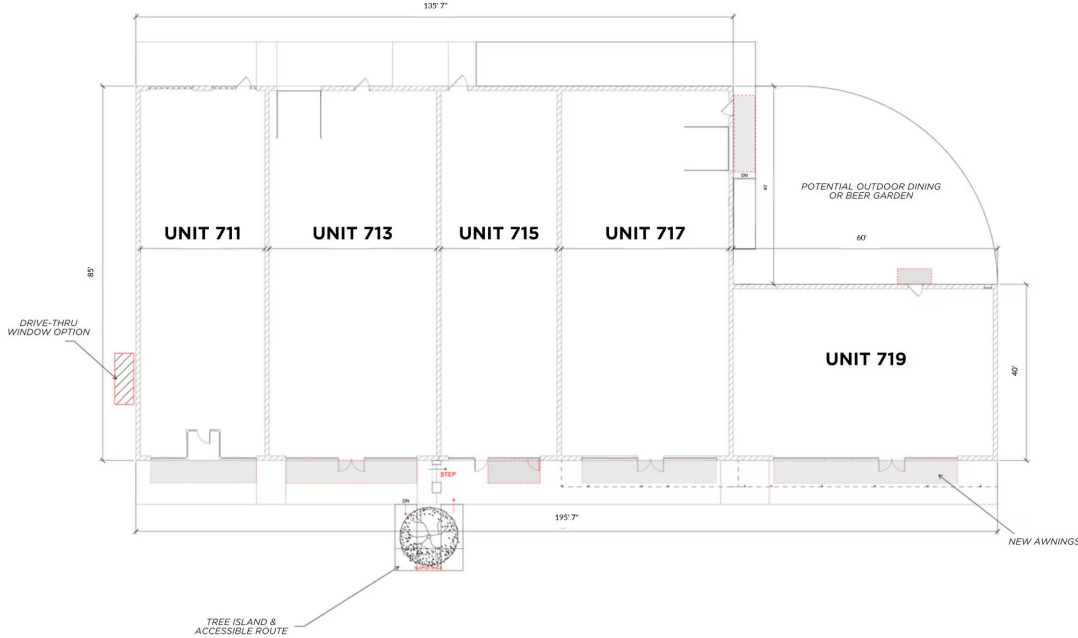
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 711	2,324 SF	Plus TICAM	\$20.00 SF/yr	28' wide x 83'-14ft ceilings Prime drive-thru / QSR opportunity with ideal frontage and stacking potential.
■ Unit 713	3,184 SF	Plus TICAM	\$20.00 SF/yr	38' wide x 83'-14ft ceilings Includes a 10' x 11' roll-up door — ideal for fitness, service, showroom, or light industrial-flex users.
■ Unit 715	2,324 SF	Plus TICAM	\$20.00 SF/yr	28' wide x 83'-13.11ft ceilings Open layout, dark shell, ready for custom build-out.
■ Unit 717	3,182 SF	Plus TICAM	\$20.00 SF/yr	38' wide x 83' 13.10ft ceilings Roll-up door included; well-suited for a medspa, studio, brewery, or experiential retail concept.
■ Units 715 & 717 (Combined)	5,509 SF	Plus TICAM	\$20.00 SF/yr	Combined - 5,509 Sq.ft Excellent footprint for a restaurant, bar, entertainment, or flagship concept.
■ Unit 721	1,261 SF	Plus TICAM	\$20.00 SF/yr	1,261 Sq.ft Perfect for salon, boutique retail, or service-oriented user.

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Conceptual Plan



Outdoor Dining



Interior

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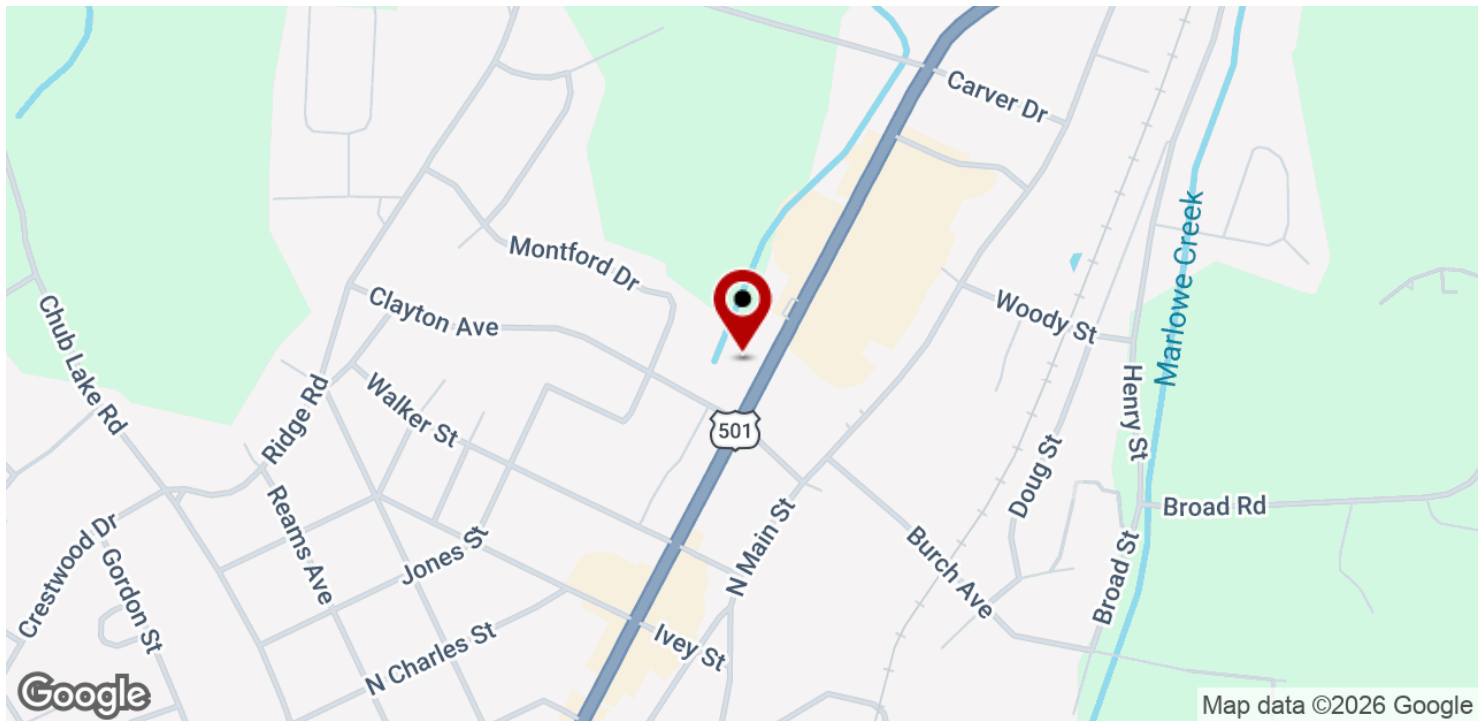
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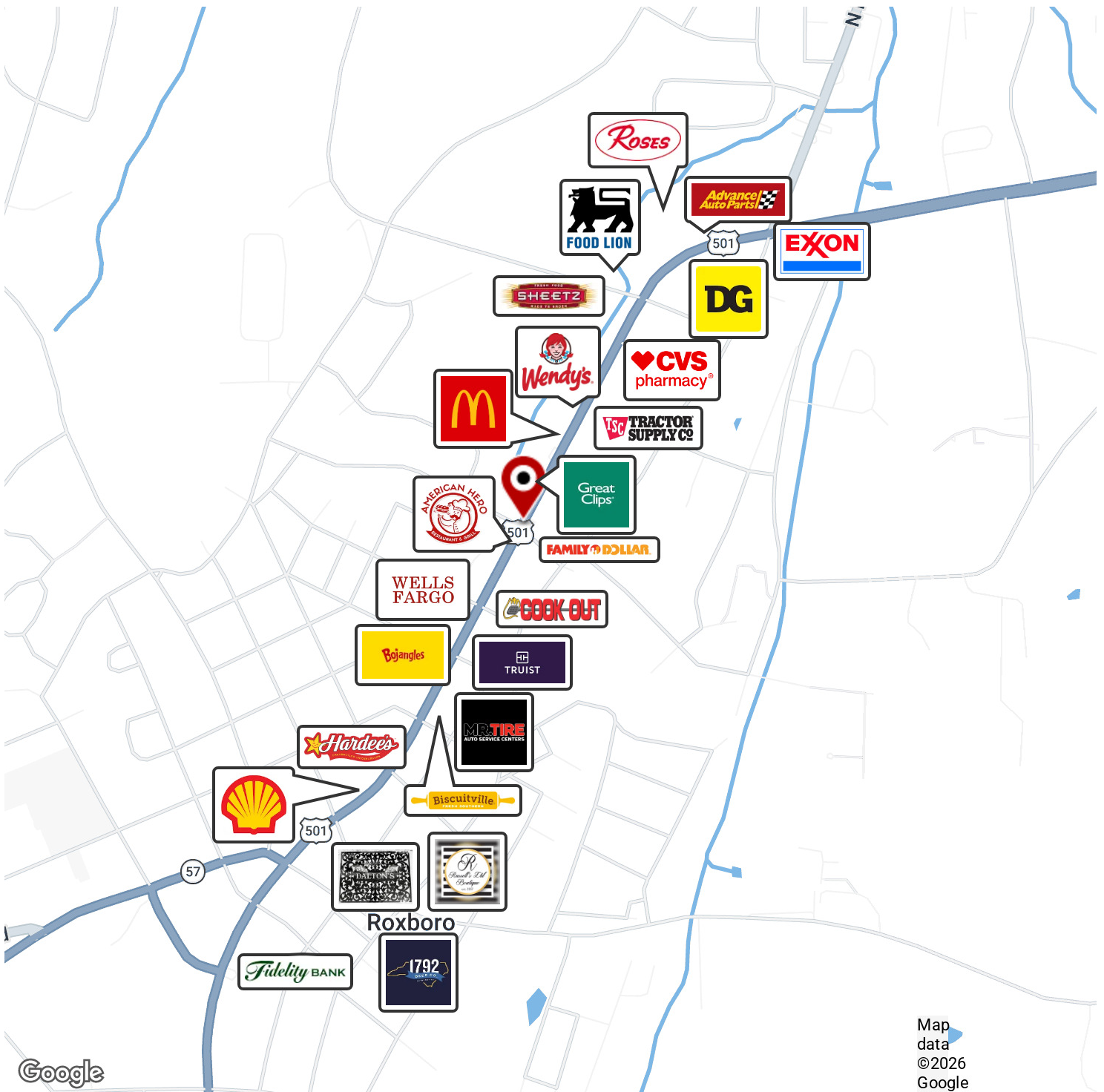
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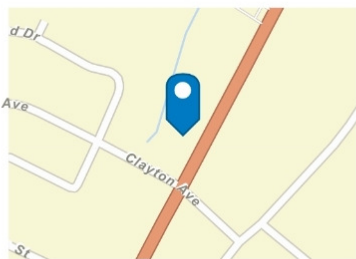
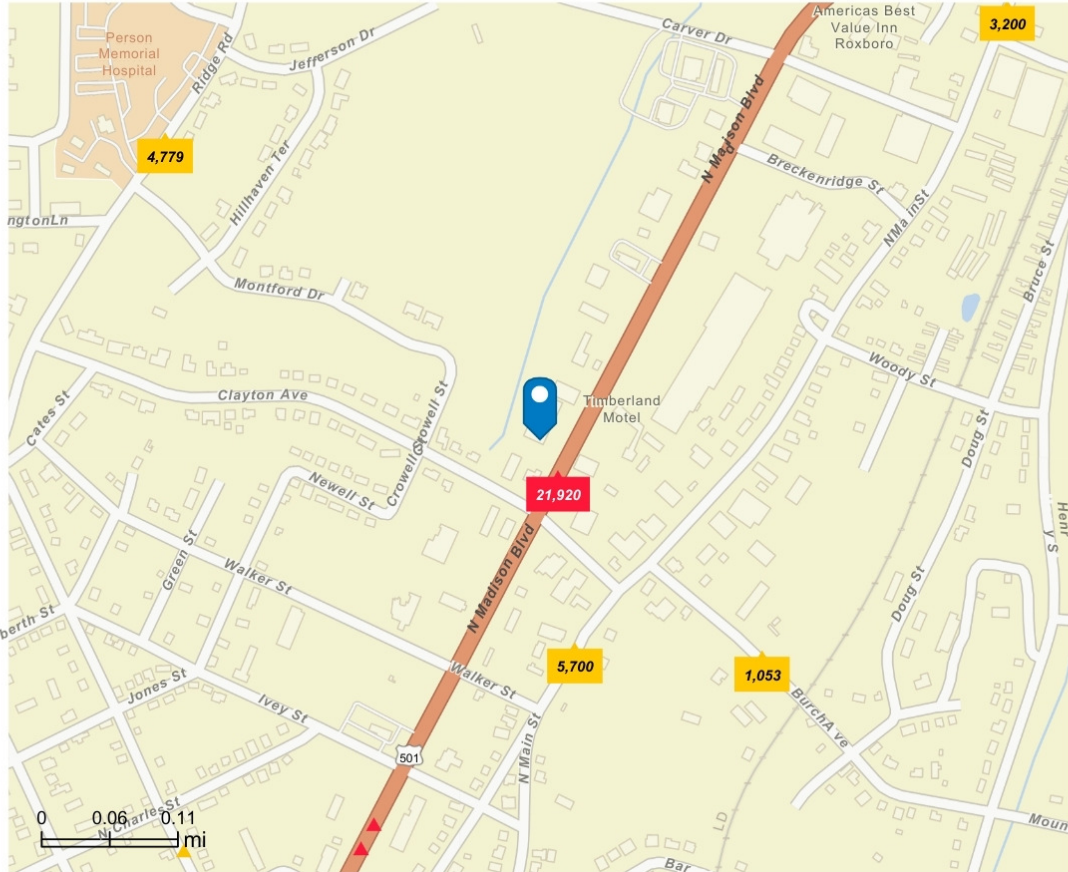
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**Traffic Count Map - Close Up**

711 N Madison Blvd, Roxboro, North Carolina, 27573  
 711 N Madison Blvd, Roxboro, North Carolina, 27573  
 Rings: 1, 3, 5 mile radii



**Average Daily Traffic Volume**

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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	1 MILE	3 MILES	5 MILES	
<b>2025 Estimated Population</b>	3,808	12,110	18,286	POPULATION
<b>2030 Projected Population</b>	3,774	12,081	18,264	
<b>2025 Estimated Household</b>	1,644	5,299	7,952	HOUSEHOLD
<b>2030 Projected Household</b>	1,662	5,385	8,104	
<b>2030 Estimated Owner Occupied Housing</b>	759	3,136	5,253	HOUSING
<b>2030 Estimated Renter Occupied Housing</b>	903	2,249	2,850	
<b>2025 Estimated Total Business</b>	378	699	835	BUSINESS
<b>2025 Estimated Total Employees</b>	3,695	7,477	8,941	EMPLOYEES

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