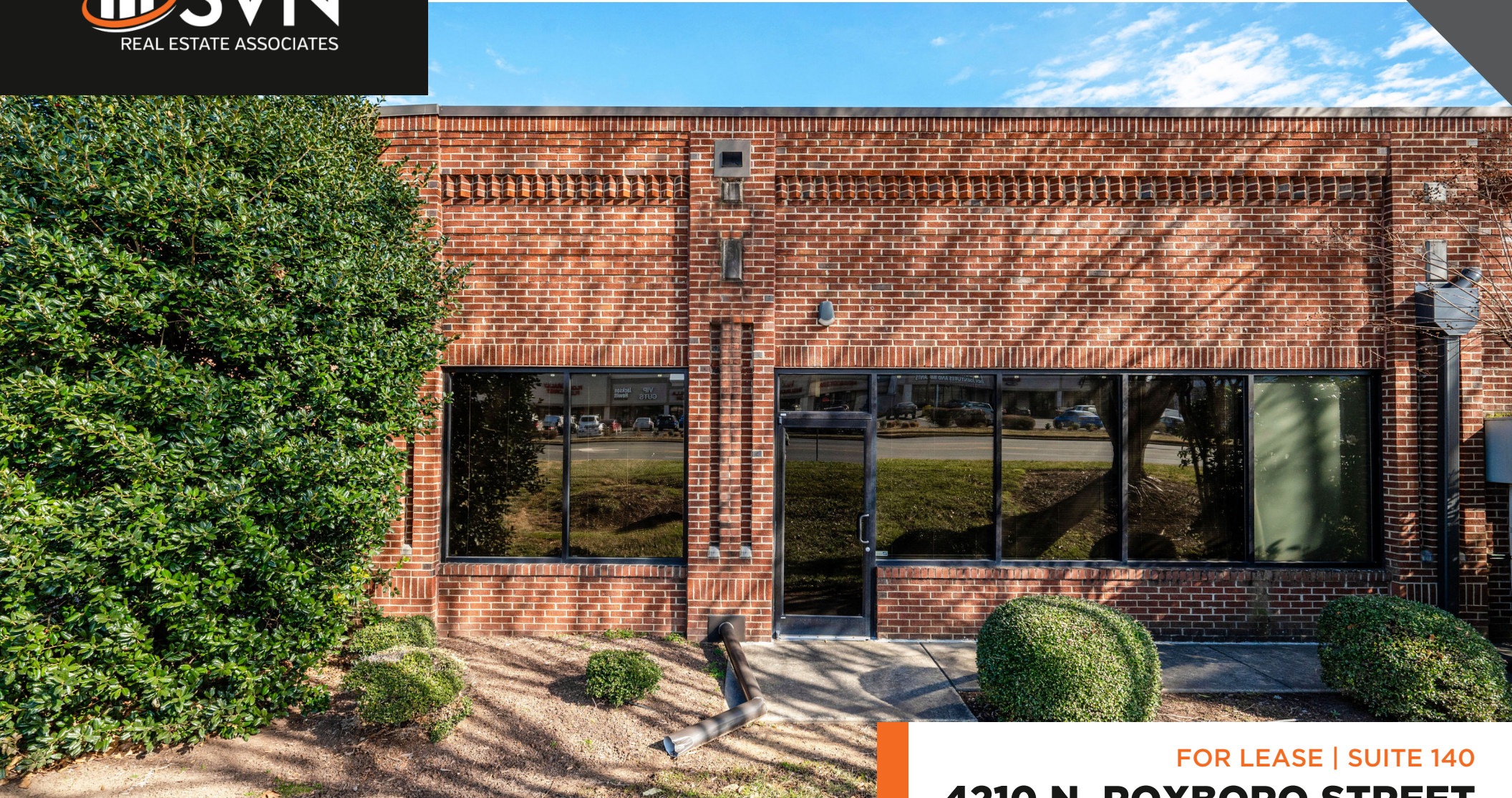




ROXBORO ROAD PROFESSIONAL CENTER



PRESENTED BY:

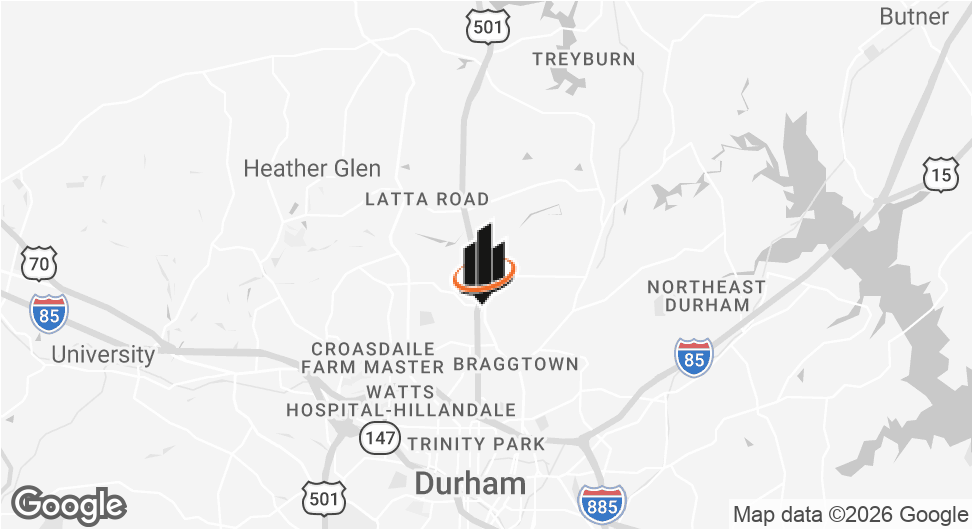


ALEX ZAJDEL

919.287.3215 | alex.zajdel@svn.com

FOR LEASE | SUITE 140
4210 N. ROXBORO STREET
DURHAM, NC 27704

PROPERTY SUMMARY



LEASE RATE	NEGOTIABLE (NNN)
------------	------------------

OFFERING SUMMARY

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

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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SUITE OVERVIEW

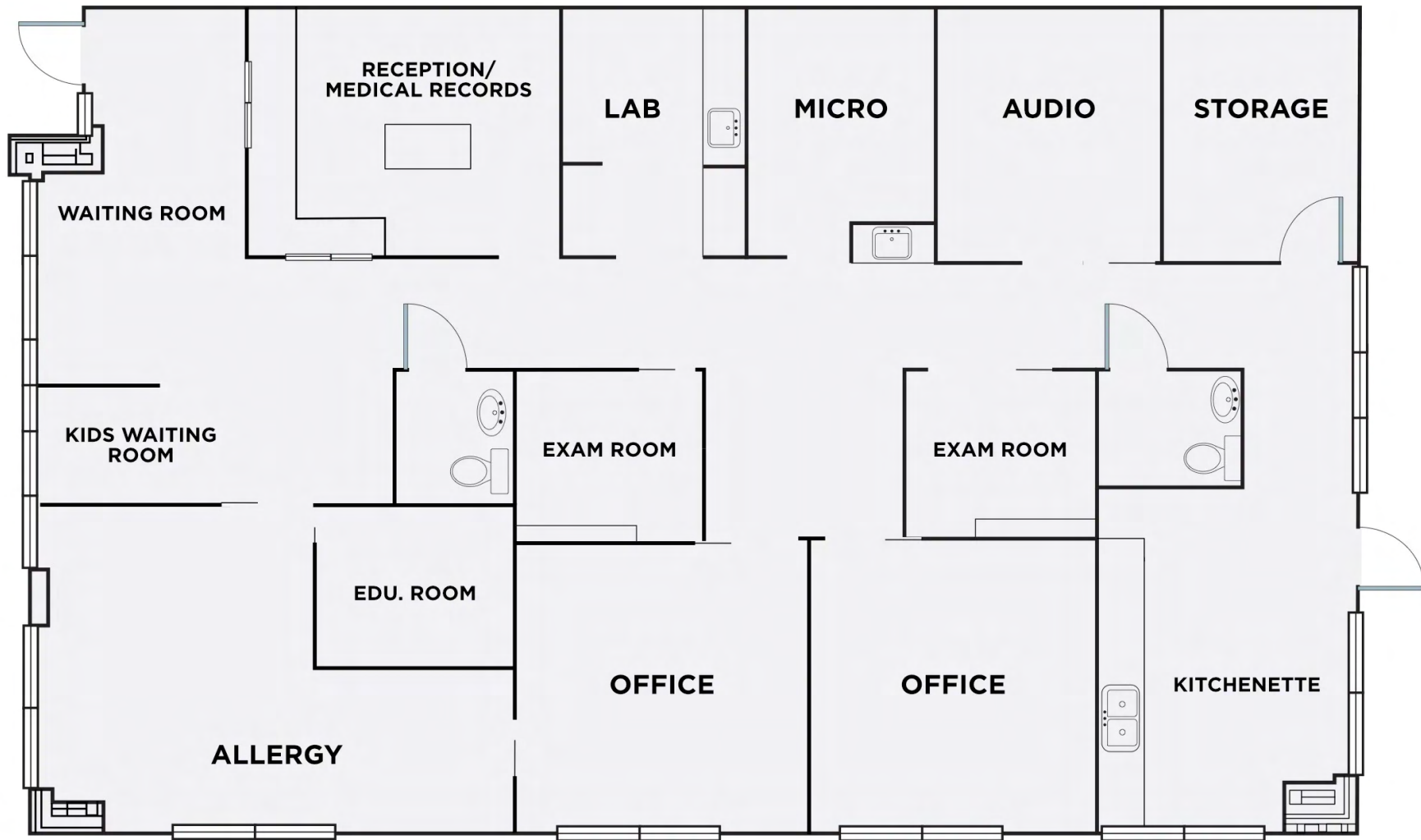


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FLOOR PLAN/PREVIOUS TENANT LAYOUT



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INTERIOR PHOTOS



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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

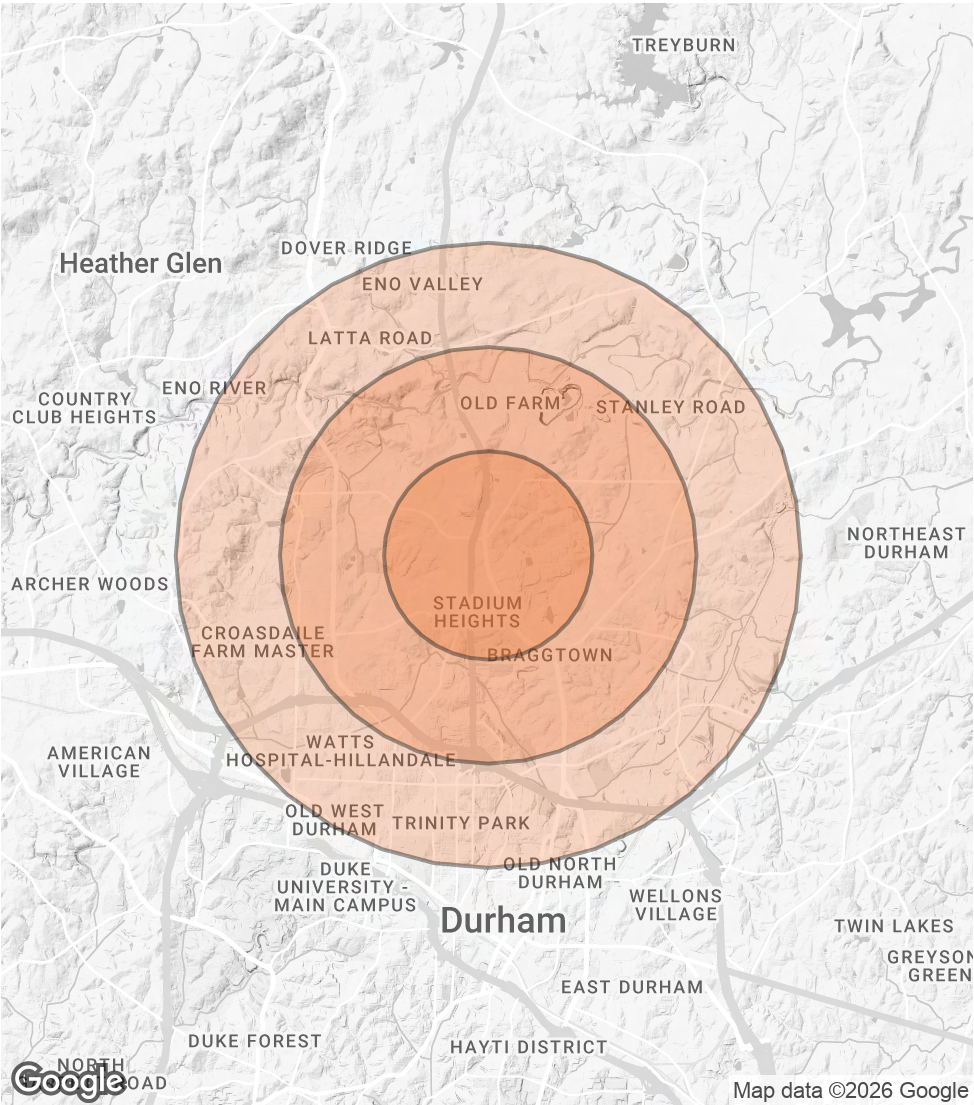
	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,989	34,975	60,224
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

	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

2020 American Community Survey (ACS)



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