

COMMERCIAL LAND FOR SALE

613 & 619 S. MADISON BOULEVARD, ROXBORO 27573

Excellent visibility and a strategic location at the intersection of S. Madison Boulevard and Johnson Street in Roxboro. This approximately 0.57-acre commercial site offers a highly visible opportunity for a variety of uses, including the potential for a used car lot. The property is served by City Water & Sewer and features an existing billboard on site, providing additional visibility and potential revenue.



Property Address	613 & 619 S. Madison Boulevard
City/County	Roxboro, Person
Zoning	B-1 Highway Business District
Parcel Number	0905-06-39-6108 0905-06-39-6014
Acreage	±.57 Acres
Highest and Best Use	Vehicle Sales
Average Annual Daily Traffic Count (AADT)	22,500
Sale Price	\$150,000