

**±10,000 INDUSTRIAL WAREHOUSE ON ±7.33 ACRES  
COMPRISED OF 4 PARCELS**



**EATON**

Wisteria Dr

501

Durham Road

**FOOTWEAR  
PLUS**



**FOOD LION**



**SUBWAY**

**2712 DURHAM ROAD**  
Roxboro, NC 27573

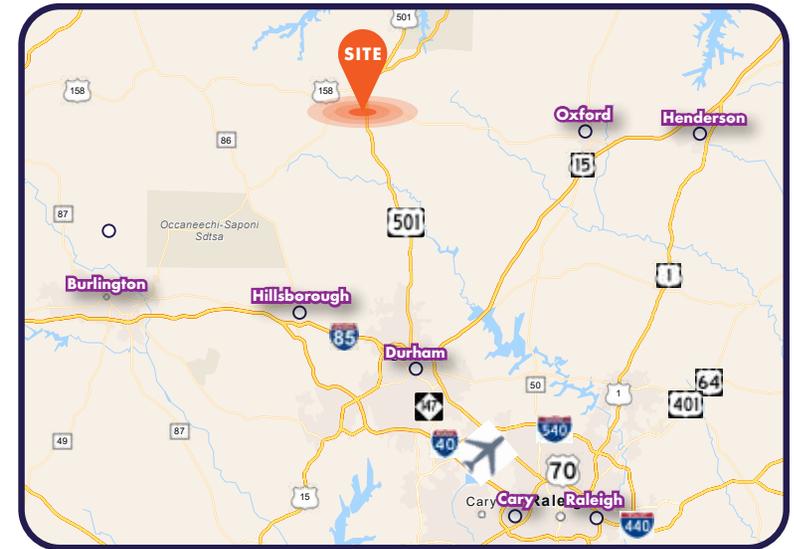
Nandina Dr

## THE PROPERTY

<b>ADDRESS</b>	2712 Durham Road Roxboro, NC 27573		
<b>COUNTY</b>	Person		
<b>ACREAGE</b>	±7.33		
<b>PARCEL NUMBERS</b>	Parcel 1:	±1.37 AC	0904-06-48-8872, 107 66
	Parcel 2:	±2.15 AC	0904-06-48-3893, 107 1A
	Parcel 3:	±0.23 AC	0904-06-48-1781, 107 73
	Parcel 4:	±3.58 AC	0904-06-48-3599, 107 72
<b>FRONTAGE</b>	Durham Road/US-501		
<b>CURRENT USE</b>	Warehouse		
<b>CURRENT ZONING</b>	B-1, Business District		
<b>SALE PRICE</b>	\$759,000		

\* Note: Property is being sold in its entirety — individual parcels or warehouse not available separately.

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



## HIGHLIGHTS

- Prime ~150 of frontage on 4-lane US-501 with excellent visibility
- Dual access points to property
- New sprinkler system installed in 2023
- Adjacent to a Food Lion-anchored strip mall
- Rare opportunity for warehouse space in B-1 zoning

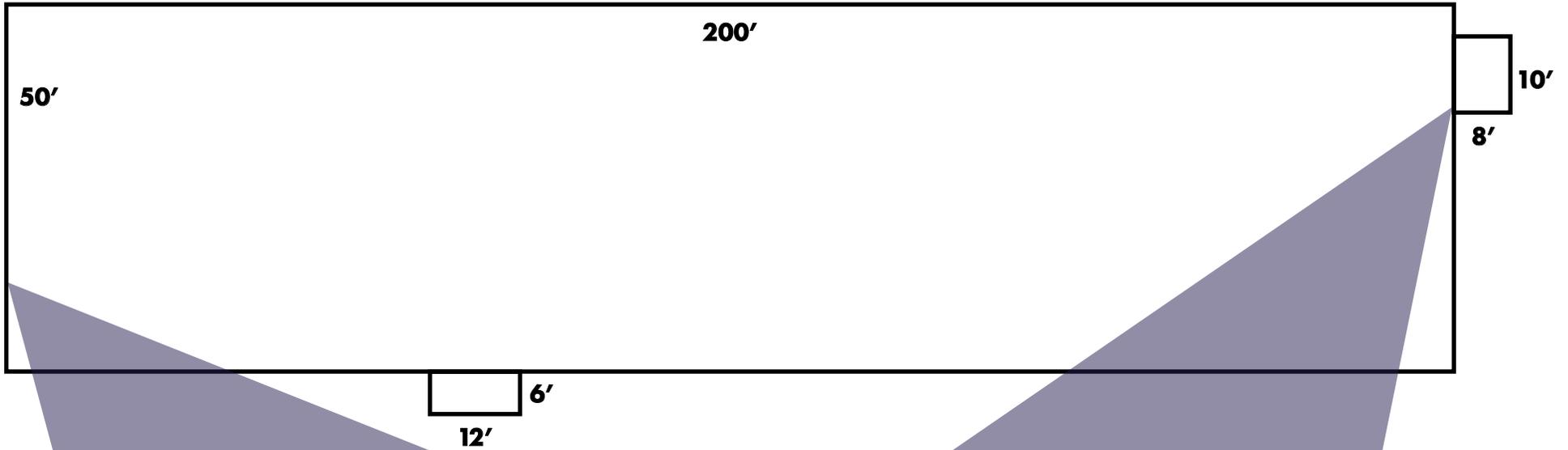


**BUILDING INFORMATION**

<b>BUILDING TYPE</b>	Industrial
<b>TOTAL SQ FT</b>	±10,000 SF
<b>OFFICE</b>	±1,050 SF
<b>YEAR BUILT</b>	1983
<b>FOUNDATION</b>	Concrete slab
<b>EXTERIOR FINISH</b>	Metal
<b>HVAC</b>	(6) HVACS units (may need replacement) Central A/C Natural gas heating
<b>UTILITIES</b>	Water: City of Roxboro Sewer: City of Roxboro
<b>CLEAR CEILING HEIGHT</b>	15' on center, 11' on eaves
<b>SPRINKLERS</b>	Wet sprinkled (tested in early 2025)
<b>LOADING</b>	(2) roll-up dock doors, 8'x8' and 10'x10'
<b>RESTROOMS</b>	Mens: (2) toilets, (2) sinks and (1) urinal Womens: (3) toilets and (2) sinks
<b>POWER</b>	3-Phase
<b>PARKING</b>	Partially paved



**FLOOR PLAN AND INTERIOR IMAGES**



Location Map



LINKS

- [City of Roxboro Planning & Zoning](#)
- [Person County Inspections](#)
- [Person County Economic Development](#)
- [Person Co. Tourism Development Authority](#)
- [Person Co. RFP Available](#)
- [Uptown Roxboro](#)

EASE OF ACCESS

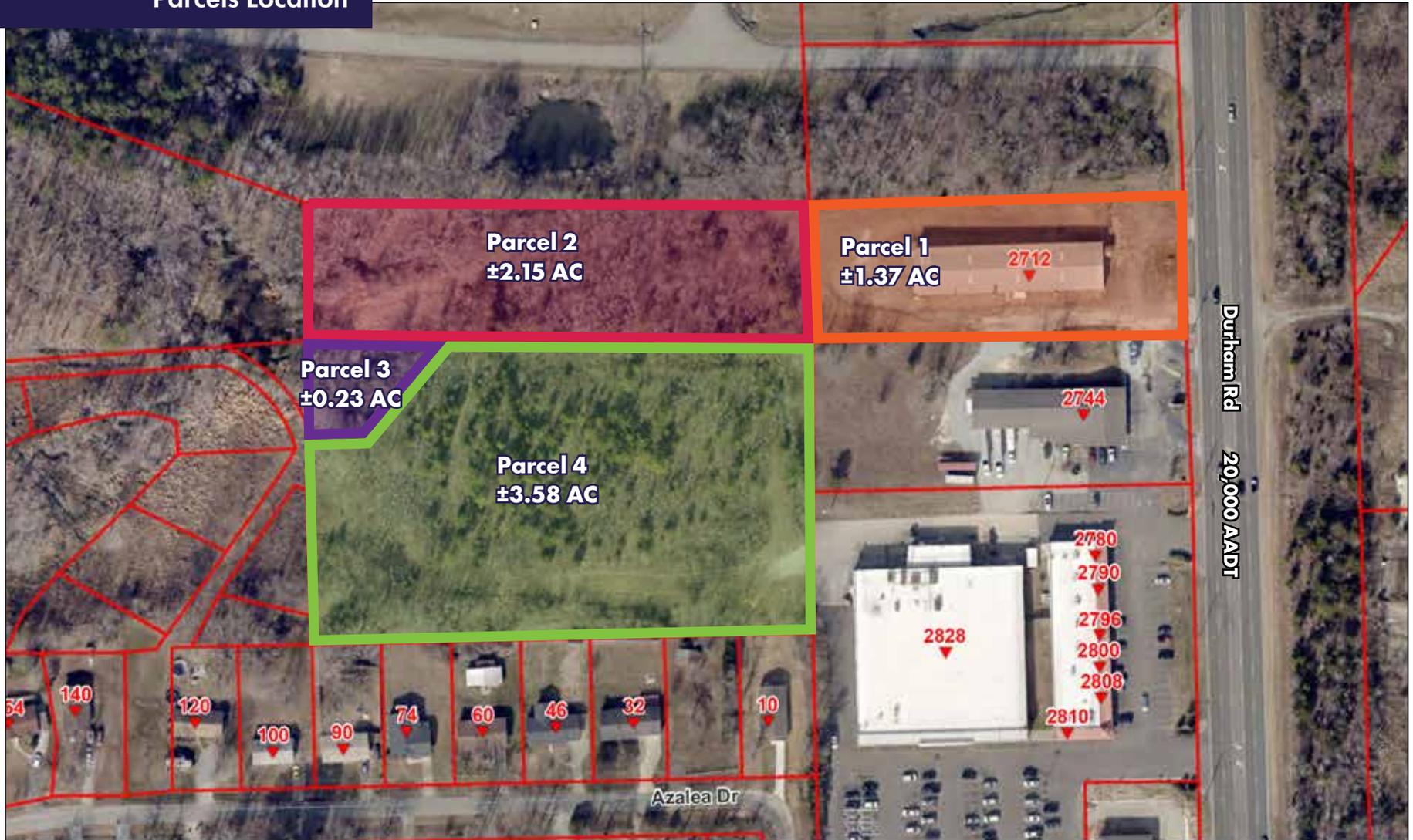
Durham Rd/US-501	0 miles
US Hwy 158	1 miles
I-85	30 miles

	5-Mile	15-Mile	25-Mile
2025 Population	17,786	53,676	308,363
Median Household Income	\$62,875	\$79,772	\$86,137
Median Age	44.0	46.6	41.4

Source: STDB



Parcels Location



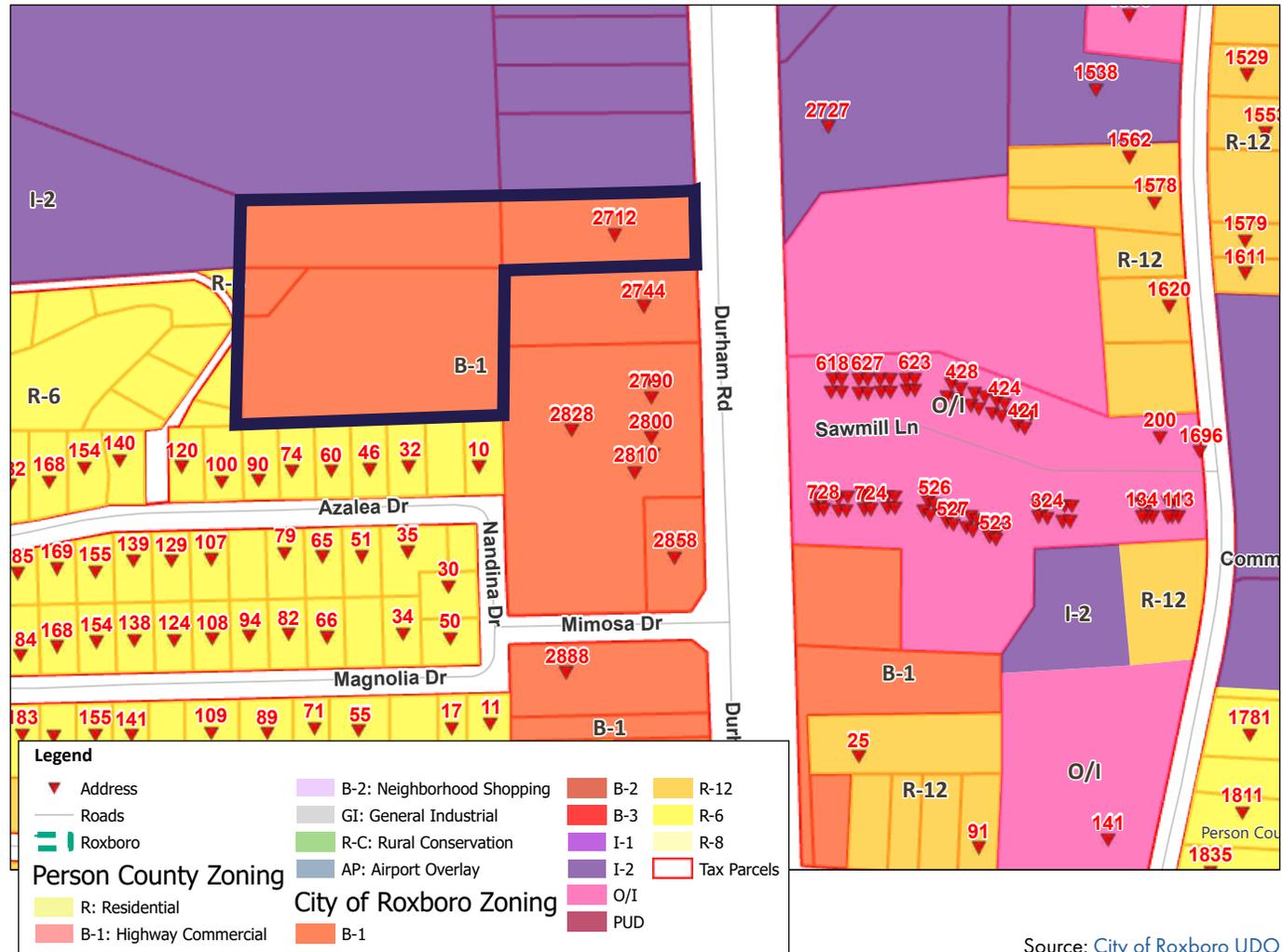
Zoning Map

**B-1 Highway Business District**

The B-1 district is established as a district in which to accommodate highway-oriented retail and commercial service businesses which generally have as their market area the entire city and surrounding area. The major objectives of this district are to (i) encourage planned commercial and office parks; (ii) encourage vehicular access from service drives and other local commercial streets rather than directly from arterial streets; and (iii) provide a location for major shopping facilities and land uses requiring large outdoor spaces for accessory support such as parking.

Permitted uses include:

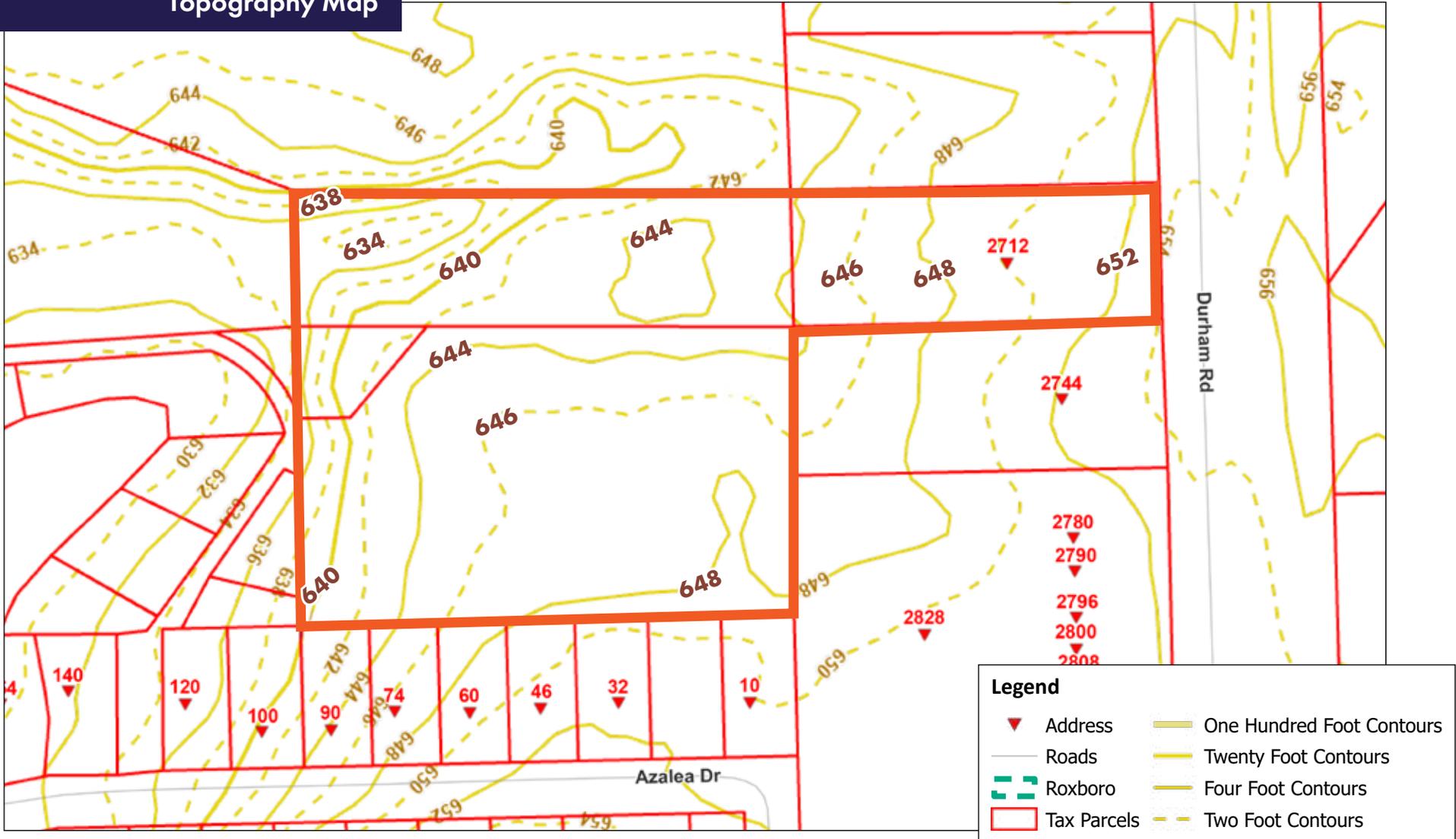
- Accessory buildings/structures and uses
- Institutional (government buildings/offices)
- Offices, professional and services
- Specific recreational establishments
- Retail sales and services
- Wholesale sales and warehousing
- Agriculturally-related business
- Storage (inside completely enclosed structure)



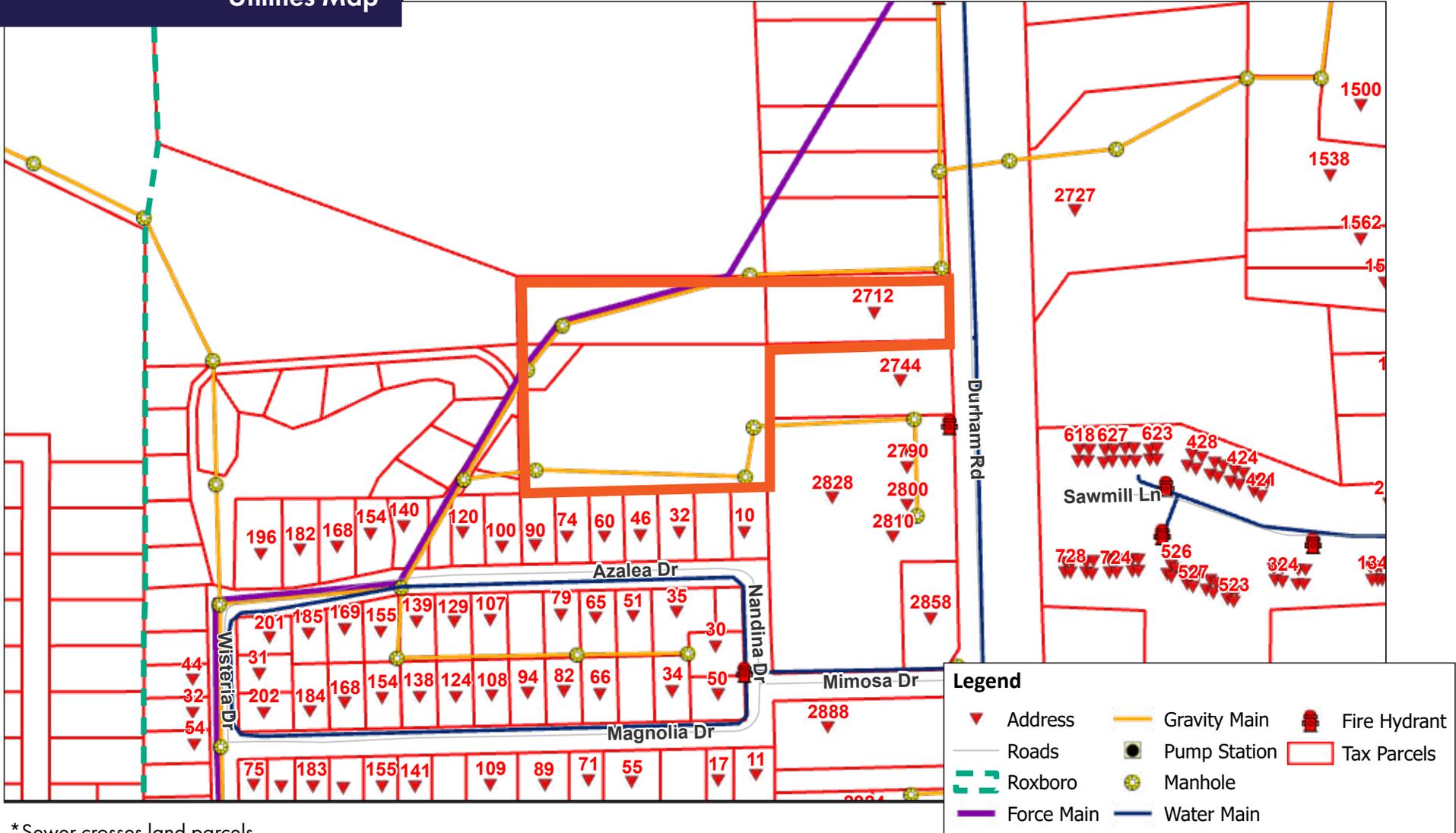
Source: City of Roxboro UDO



Topography Map



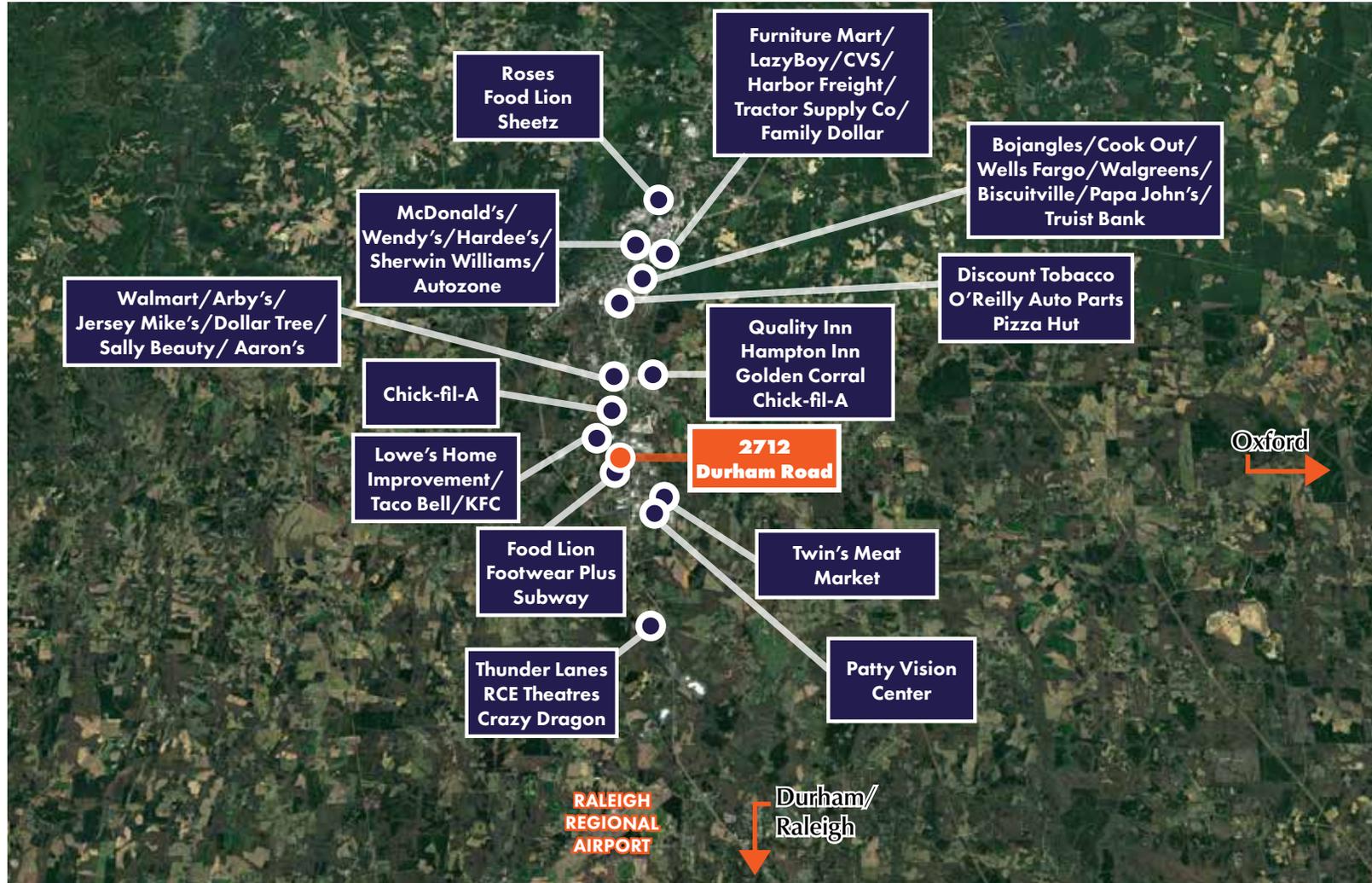
Utilities Map



\*Sewer crosses land parcels.



Retail Map



## PERSON COUNTY QUICK FACTS

### Community Profile

Person County is a growing part of the Research Triangle region of North Carolina, with proximity to the Piedmont Triad and Southern VA, providing direct access through US Highways 501 and 158. Local residents enjoy an excellent quality of life through the two recreational lakes, a vibrant Uptown Roxboro, vineyards, breweries, boutiques, and close proximity to urban amenities.

### Demographics

<b>Population</b>	39,949
<b>Labor Force</b>	20,417
<b>Unemployment Rate</b>	3.3%
<b>Bachelors Degree or Higher</b>	17.1%
<b>Apex Land Area</b>	404 Sq Miles
<b>2022 Housing Units</b>	18,344
<b>Owner-Occupied Housing Units</b>	67.7%
<b>Renter-Occupied Housing Units</b>	20.6%
<b>Vacant Housing Units</b>	11.7%
<b>2022 Average Household Income</b>	\$73,049
<b>Average Work Commute Time</b>	25 minutes



### Top Employers



Sources: zoomprospector.com; researchtriangle.org., STDB.com

