

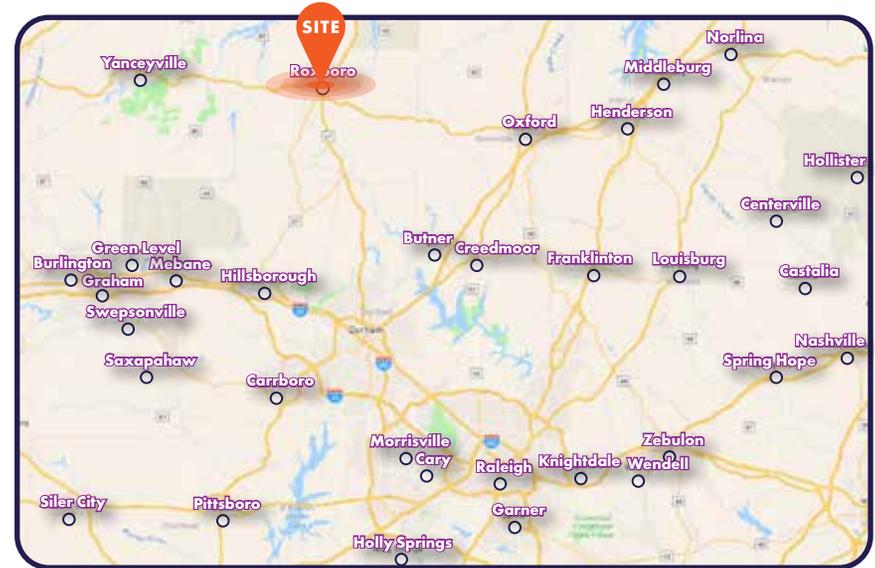
FLEX/INDUSTRIAL OWNER-USER OPPORTUNITY
±24,954 SF BUILDING ON ±0.98 ACRES



226 CHUB LAKE STREET
Roxboro, NC 27573

THE PROPERTY

| | |
|-----------------------|---|
| ADDRESS | 226 Chub Lake Street Roxboro, NC 27573 |
| COUNTY | Person |
| PIN NUMBER | 0906-14-33-9380.000 |
| CITY LIMITS | City of Roxboro |
| LOT ACREAGE | ±0.98 Acres |
| CURRENT ZONING | B-1, Highway Business District |
| SALE PRICE | \$620,000 |



HIGHLIGHTS

- Flexible B-1 zoning supporting a variety of commercial uses.
- Prime Roxboro location minutes from US-501, Madison Blvd. and Uptown Roxboro.
- Well-maintained commercial building with functional, adaptable layout.
- Strong owner-user or value-add investment opportunity in a growing retail corridor.

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.

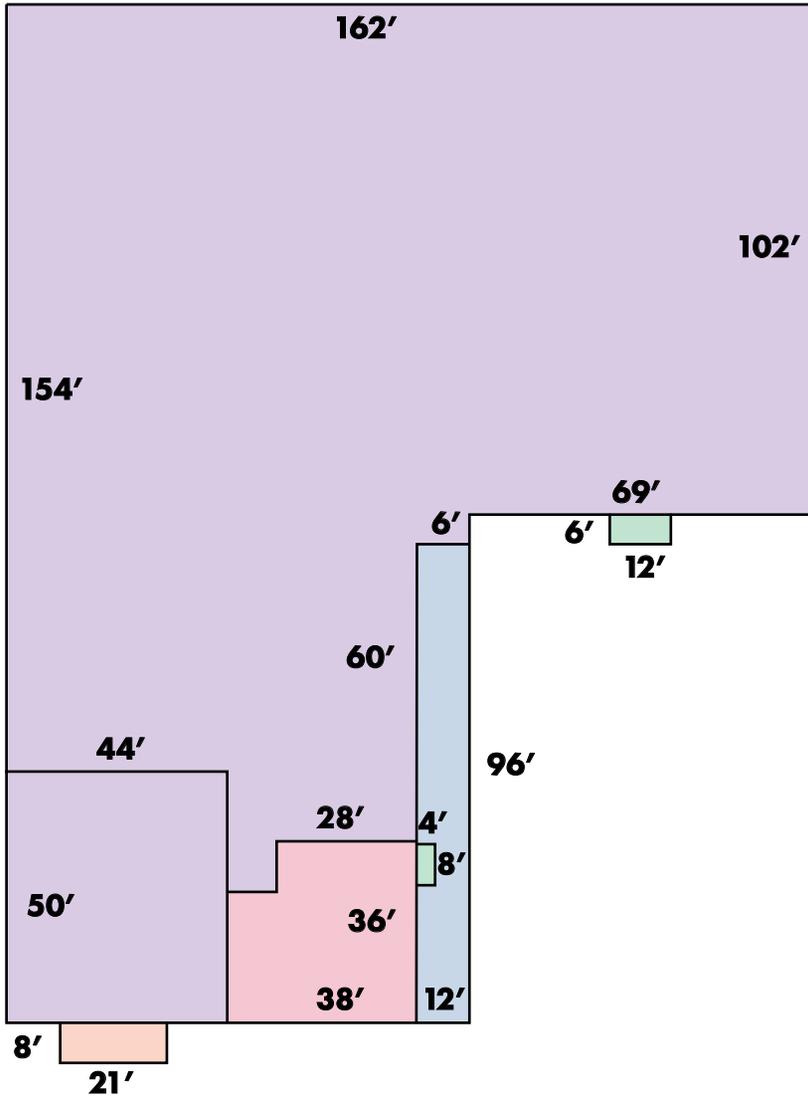


BUILDING INFORMATION

| | |
|--------------------------|--|
| BUILDING TYPE | Flex/Industrial |
| TOTAL SQ FT | ±24,954 SF |
| OFFICE SQ FT | ±1,250 SF |
| WAREHOUSE DETAILS | ±23,686 SF Heated but not sprinklered |
| STORIES | 1 |
| YEAR BUILT | 1945 |
| CURRENT USE | Warehouse/Distribution |
| CEILING HEIGHT | 12' clear |
| CONSTRUCTION | Masonry |
| POWER | 240V, single-phase |
| DOCK DOORS | (2) 8' x 9" dock doors |
| DRIVE IN DOORS | (1) 12' x 12' drive in doors |
| TENANCY | Single Tenant |



FLOOR PLAN



| COLOR | DETAILS | SQUARE FOOTAGE |
|---|-----------|----------------|
|  | Warehouse | ±23,686 |
|  | Office | ±1,250 |
|  | Canopy | ±1,152 |
|  | Deck | ±104 |
|  | Patio | ±168 |



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

| | |
|-----------------------|------------|
| S Madison Blvd/US-501 | 0.1 miles |
| US Hwy 158 | 0.1 miles |
| I-85 | 27.8 miles |

| | 5-Mile | 15-Mile | 25-Mile |
|-------------------------|----------|----------|----------|
| 2025 Population | 18,911 | 50,551 | 225,841 |
| Median Household Income | \$63,020 | \$74,176 | \$83,757 |
| Median Age | 44.6 | 46.5 | 44.7 |

Source: STDB



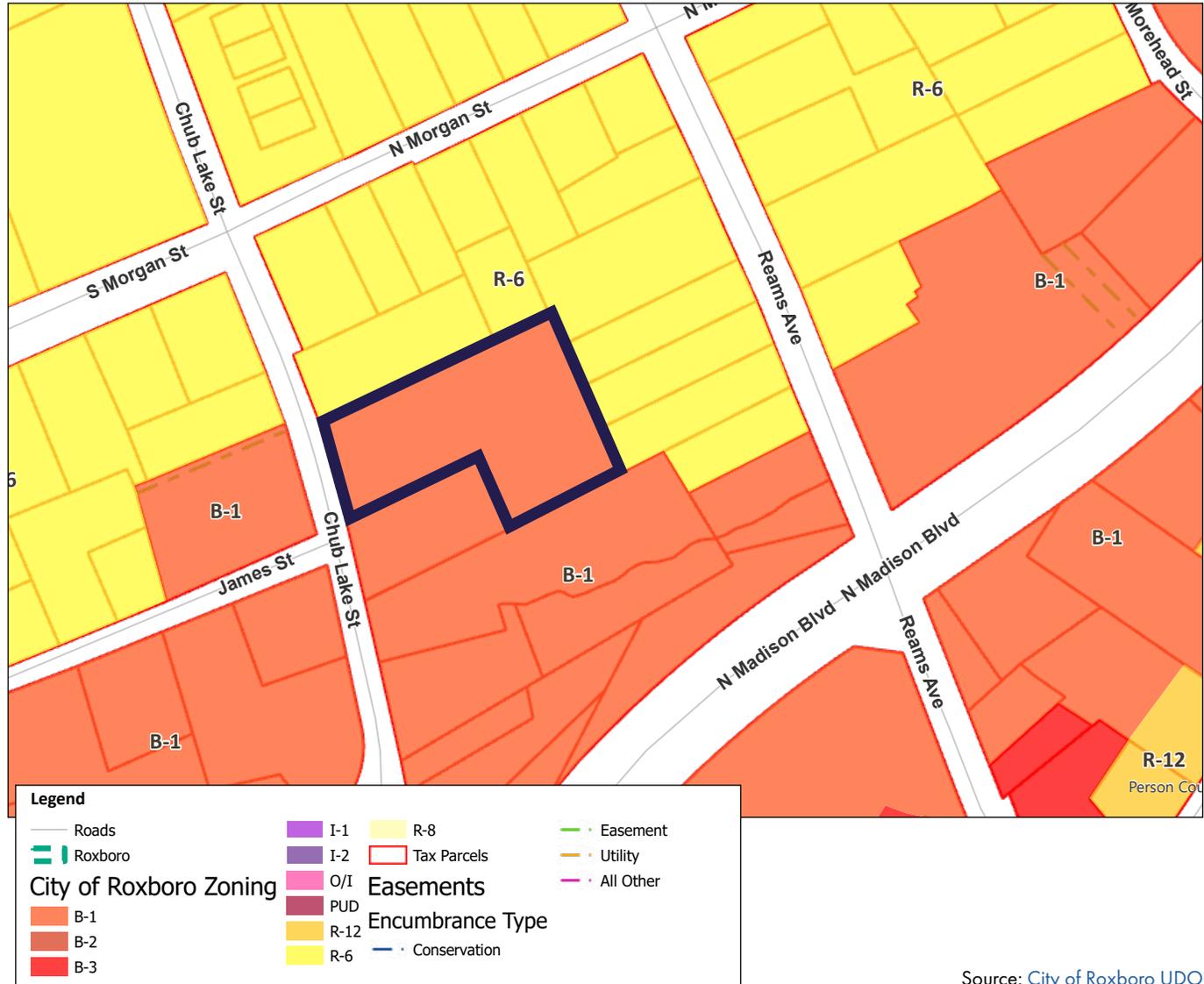
Zoning Map

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:

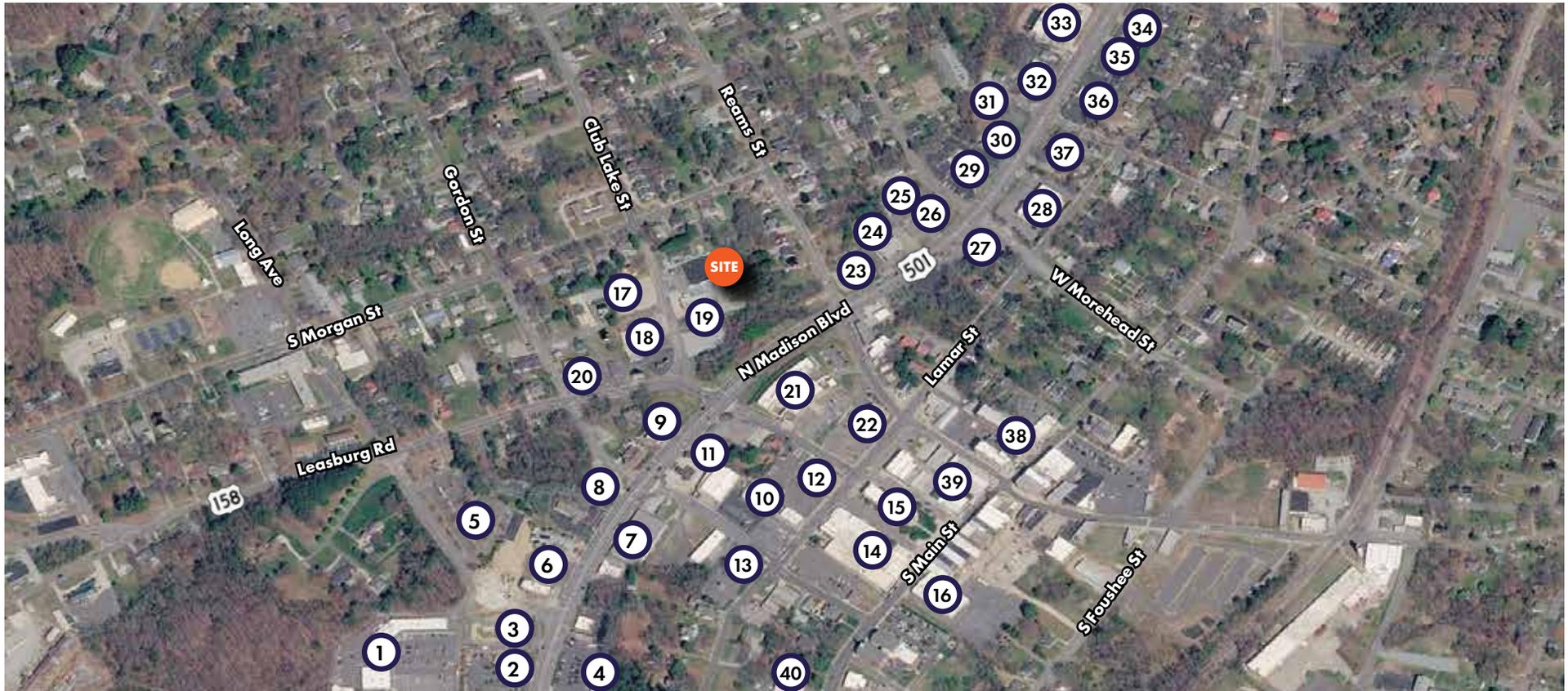
- Accessory buildings/structures and uses
- Institutional (government buildings/offices)
- Offices, professional and services
- Specific recreational establishments
- Retail sales and services
- Wholesale sales and warehousing
- Agriculturally-related business
- Storage (inside completely enclosed structure)



Source: [City of Roxboro UDO](#)



NEIGHBORHOOD MAP



- | | | | | | |
|----------------------------------|------------------------------------|-----------------------------------|----------------------------------|-------------------------------|----------------------------------|
| 1. Roxboro Square | 8. First Horizon Bank | 15. Person County Courthouse | 22. Roxboro Police Department | 29. Hardee's | 36. Biscuitville |
| 2. La Cocina Mexican Restaurant | 9. BLazing Cutz | 16. Yesterday's Interiors | 23. Shell | 30. O'Kelly's Deli & Pastries | 37. Roxboro Presbyterian Church |
| 3. Burger King | 10. Schewels Home | 17. Total Fitness Xtreme | 24. Sherwin-Williams Paint Store | 31. Tony's Pizza | 38. The Kirby Theater |
| 4. CBS Quality Cars Roxboro | 11. Stuart's Family Grille | 18. Alan Lawson Mortuary | 25. Hardees | 32. Winners Convenience Store | 39. The Courier-Times |
| 5. State Employees' Credit Union | 12. Roxboro Fire State & City Hall | 19. American Legion Post138 | 26. Xpress Lube | 33. Whistle Express Car Wash | 40. United States Postal Service |
| 6. Madison Marketplace | 13. Fidelity Bank | 20. Roxboro Glass | 27. Hopper's Poppers | 34. Papa John's Pizza | |
| 7. Discount Depot Superstore | 14. Shops of Hall's Way | 21. Person County Sheriff's Dept. | 28. Walgreens | 35. Mr. Tire | |



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

| | |
|--------------------------------------|--------------|
| Population | 39,294 |
| Labor Force | 20,338 |
| Unemployment Rate | 4.3% |
| Bachelors Degree or Higher | 21.3% |
| County Land Area | 404 Sq Miles |
| 2025 Housing Units | 19,341 |
| Owner-Occupied Housing Units | 67.0% |
| Renter-Occupied Housing Units | 21.8% |
| Vacant Housing Units | 11.1% |
| 2025 Average Household Income | \$72,607 |
| Average Work Commute Time | 25 minutes |



Top Employers



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

