

# 2827 North Roxboro Street

2827 N. Roxboro St., Durham NC 27704

Retail Building For Sale or Lease



OFFERING MEMORANDUM



**MAVERICK PARTNERS**  
REALTY SERVICES



# 2827 North Roxboro Street

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*Exclusively Marketed by:*



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501 Washington St., Suite K-2  
Durham, NC 27701





01	Executive Summary
	Investment Summary
	Location Summary

## OFFERING SUMMARY

ADDRESS	2827 N. Roxboro St. Durham NC 27704
COUNTY	Durham
MARKET	Durham
SUBMARKET	North Durham
BUILDING SF	7,210 SF
GLA (SF)	6,633
LAND SF	11,238 SF
YEAR BUILT	1942
YEAR RENOVATED	2008 & 2019
TAX PARCEL ID	119916
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$499,000
PRICE PSF	\$75.23

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	8,834	79,000	163,654
2019 Median HH Income	\$40,125	\$41,525	\$45,984
2019 Average HH Income	\$54,360	\$62,742	\$68,764

- \$499,000
- Commercial Catering Kitchen: Multiple Built-in Freezers & Refrigeration, Commercial Hood 3 Phase 220 Amp Service, Updated HVAC and HWT's
- New Membrane Roof, Crawlspace Access
- Newly Renovated End Suite, Large Enclosed Exterior Rear Space



Maverick Partners is pleased to offer 2827 N. Roxboro St. with approximately 7,210 square feet of retail space for sale or lease. The property is one tax parcel ID consisting of 3 vacant suites. The largest suite formerly operated as a catering kitchen with all of the built-in commercial equipment conveying as-is. Other highlights include 3-Phase 220 Amp service, gas, built on a crawlspace, new membrane roof, updated HVAC & HWT's, exterior rear enclosed space, high ceilings, a newly renovated vacant end suite. Users or Investors in the catering, commissary, or restaurant industry will appreciate this 2nd Gen opportunity. 2827 occupies the middle section of a larger retail strip situated along a busy corridor of North Roxboro Street and is only minutes to Interstate 85 and downtown Durham.

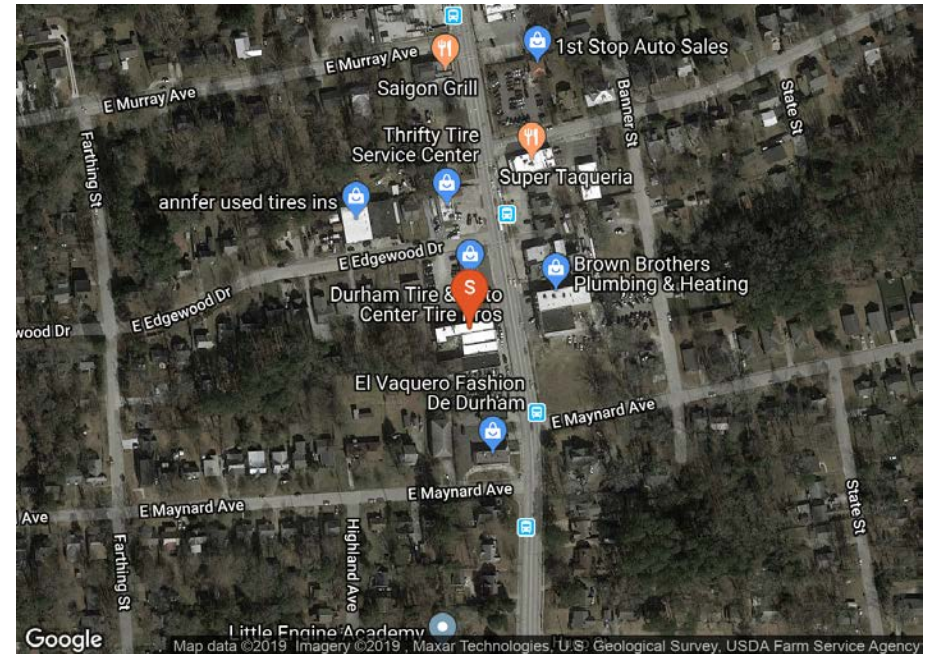
\*Modified Gross Lease structure: 1) large suite \$2,700/month and the smaller end suite \$2,200/month



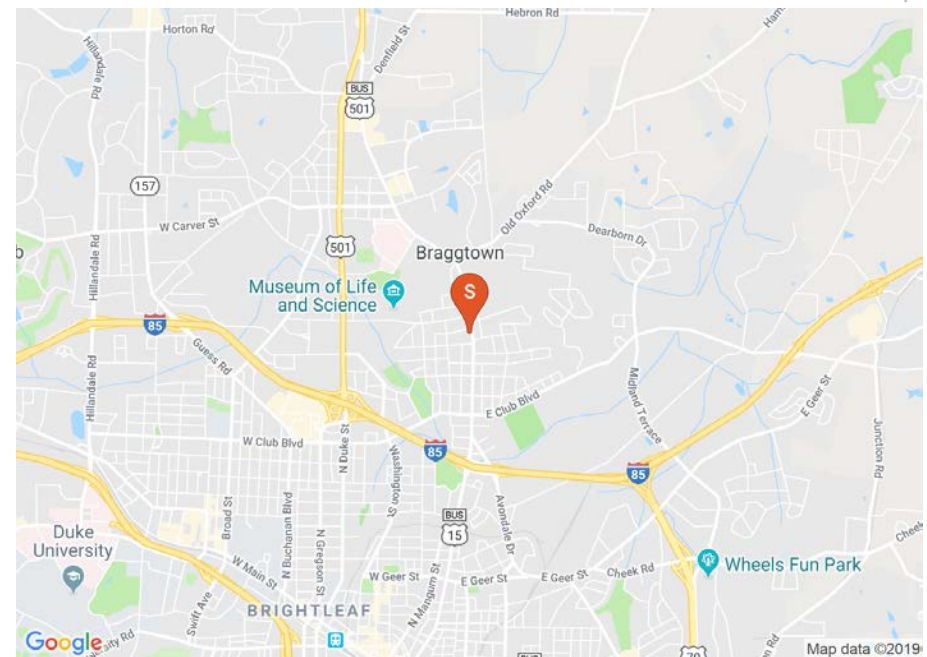
# Location Summary

- \* Year Durham County created: 1881
- \* Year Durham became a place: 1823
- \* Year Durham got its name: 1853
- \* Year Durham re-established: 1869
- \* Durham Population:  
(City & County) 288,133  
(City Only) 245,475
- \* Airport: Raleigh-Durham International Airport located 12.5 miles from downtown Durham  
Downtown Durham
- \* Number of lodging properties: over 60
- \* Number of guest rooms: almost 8,000
- \* 9 million visitors spend \$765.8 million each year
- \* More than 3,500 conventions and meetings each year
- \* Roughly 4,000 visitor-sector businesses and organizations
- \* More than 13,000 visitor-related jobs
- \* 31 of 228 Most Diverse Cities in America - Source: Niche.com
- \* 57 of 228 Best Cities to Live in America - Source: Niche.com
- \* 61 of 228 Best Cities for Young Professionals in America - Source: Niche.com
- \* #13 Best Places for Business and Careers - Source: Forbes.com
- \* #48 in Cost of Doing Business - Source: Forbes.com
- \* #73 in Job Growth - Source: Forbes.com
- \* #11 in Education - Source: Forbes.com

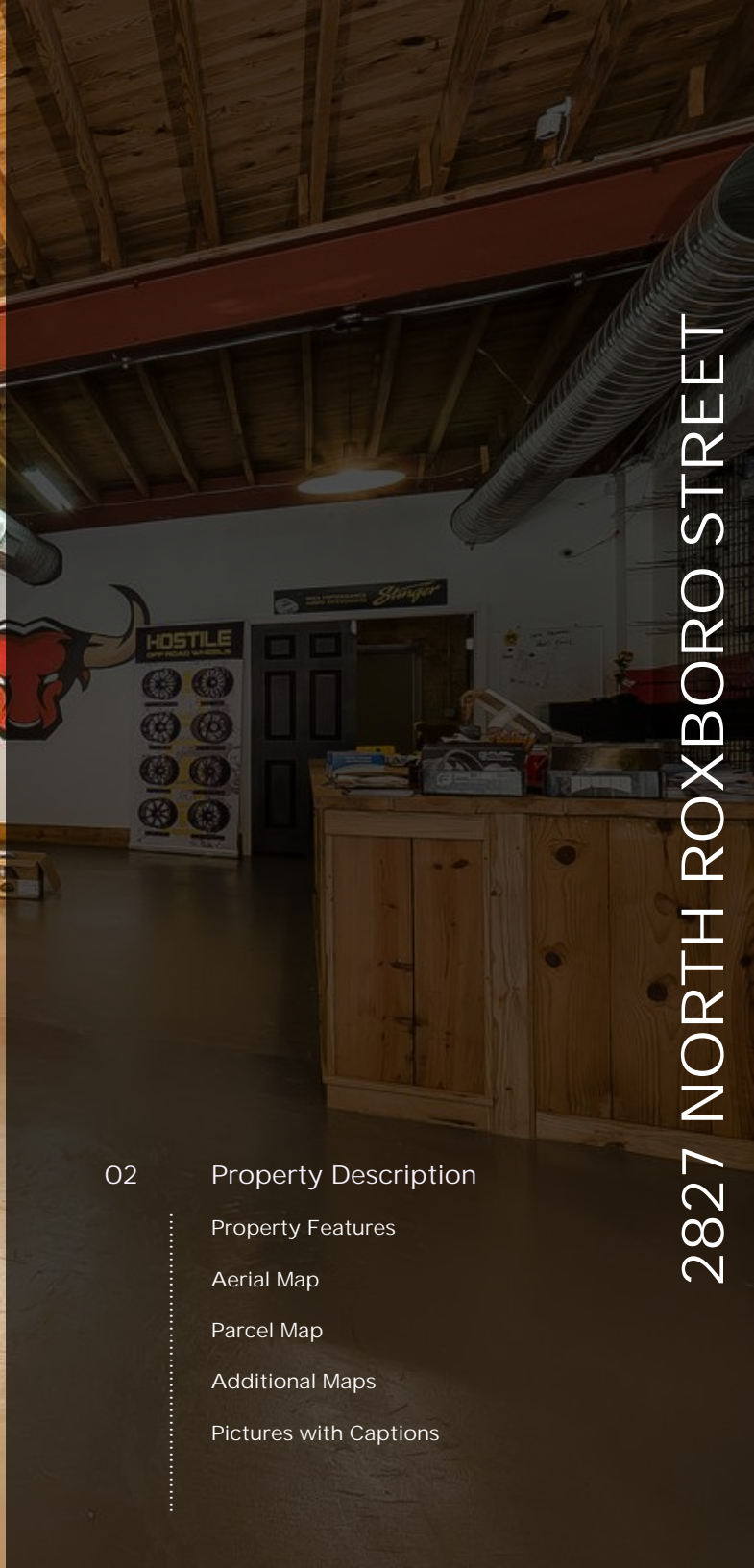
Regional Map



Locator Map







- 02
- Property Description
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Pictures with Captions

PROPERTY FEATURES

BUILDING SF	7,210
GLA (SF)	6,633
LAND SF	11,238
LAND ACRES	.258
YEAR BUILT	1942
YEAR RENOVATED	2008 & 2019
# OF PARCELS	1
ZONING TYPE	CG - Commercial General
TAX PARCEL ID	119916
NUMBER OF STORIES	Single
NUMBER OF BUILDINGS	2
LOT DIMENSION	150'X75'
NUMBER OF PARKING SPACES	10+ shared front and rear area
MIXED USE	Multi-Tenant
STREET FRONTAGE	75'
TRAFFIC COUNTS	27783/VPD
WALK SCORE	55
TRANSIT SCORE	31

NEIGHBORING PROPERTIES

NORTH	Retail Use
SOUTH	Office/Retail Use
EAST	N. Roxboro St.
WEST	Vacant Lot

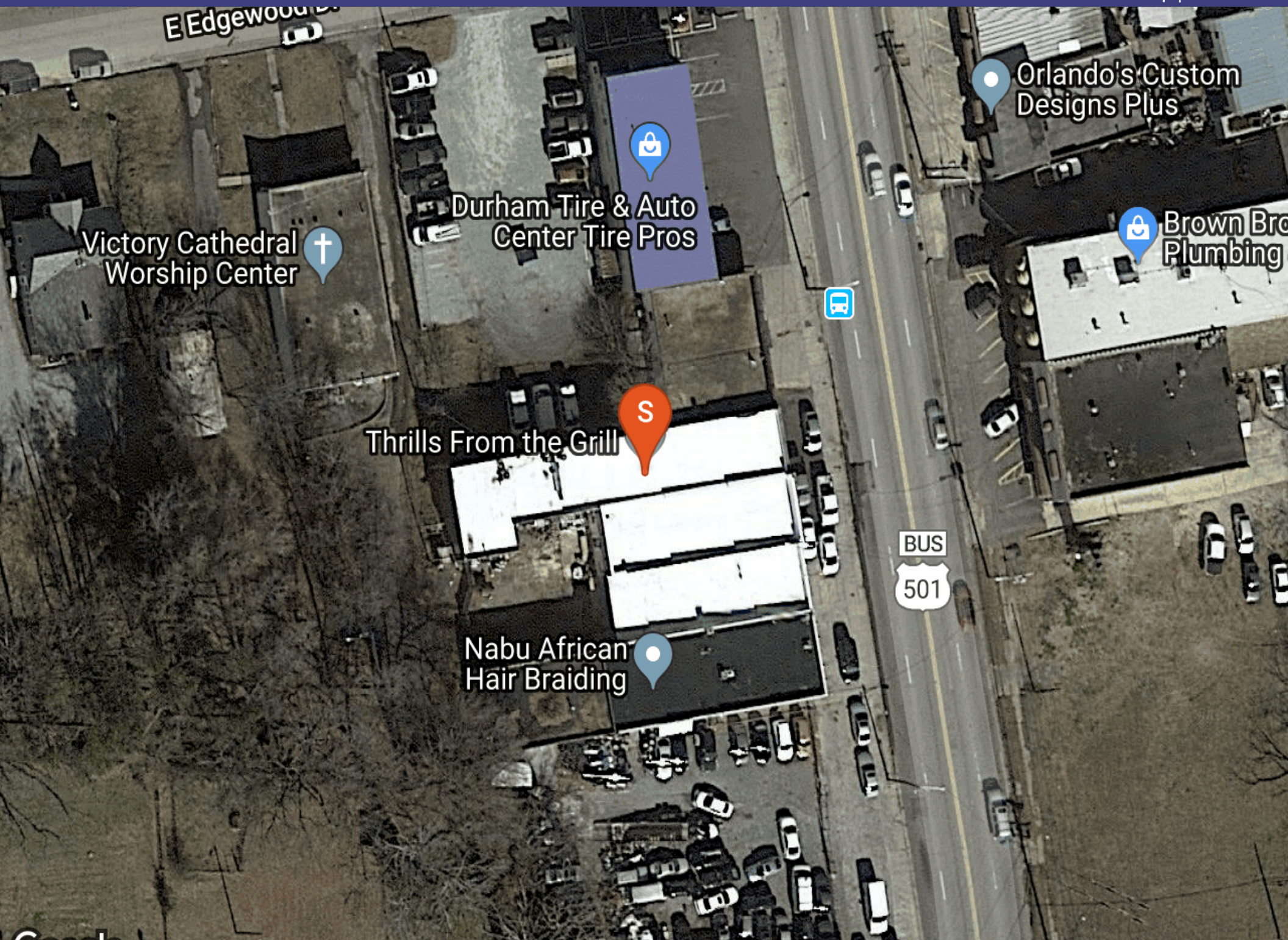
MECHANICAL

HVAC	Updated
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	3 Phase 220 Amp Service
LIGHTING	Updated

CONSTRUCTION

FOUNDATION	Crawl Space
FRAMING	Masonry
EXTERIOR	Brick
PARKING SURFACE	Concrete/Asphalt
ROOF	New membrane





E Edgewood St

Victory Cathedral  
Worship Center

Durham Tire & Auto  
Center Tire Pros

Orlando's Custom  
Designs Plus

Brown Bros  
Plumbing

Thrills From the Grill

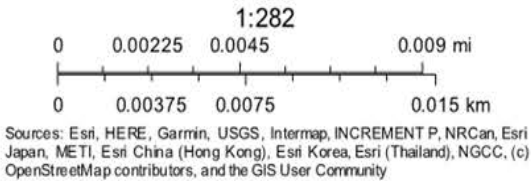
Nabu African  
Hair Braiding

BUS  
501





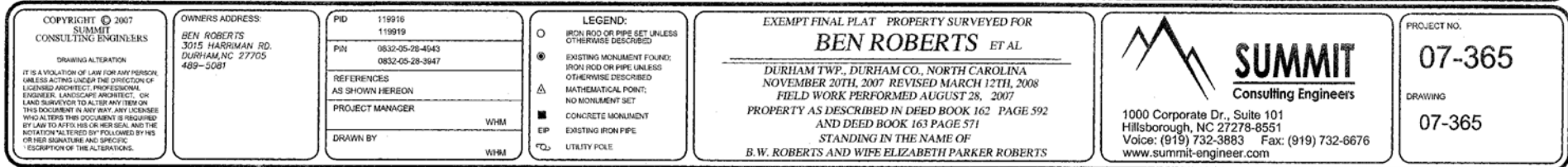
August 31, 2019











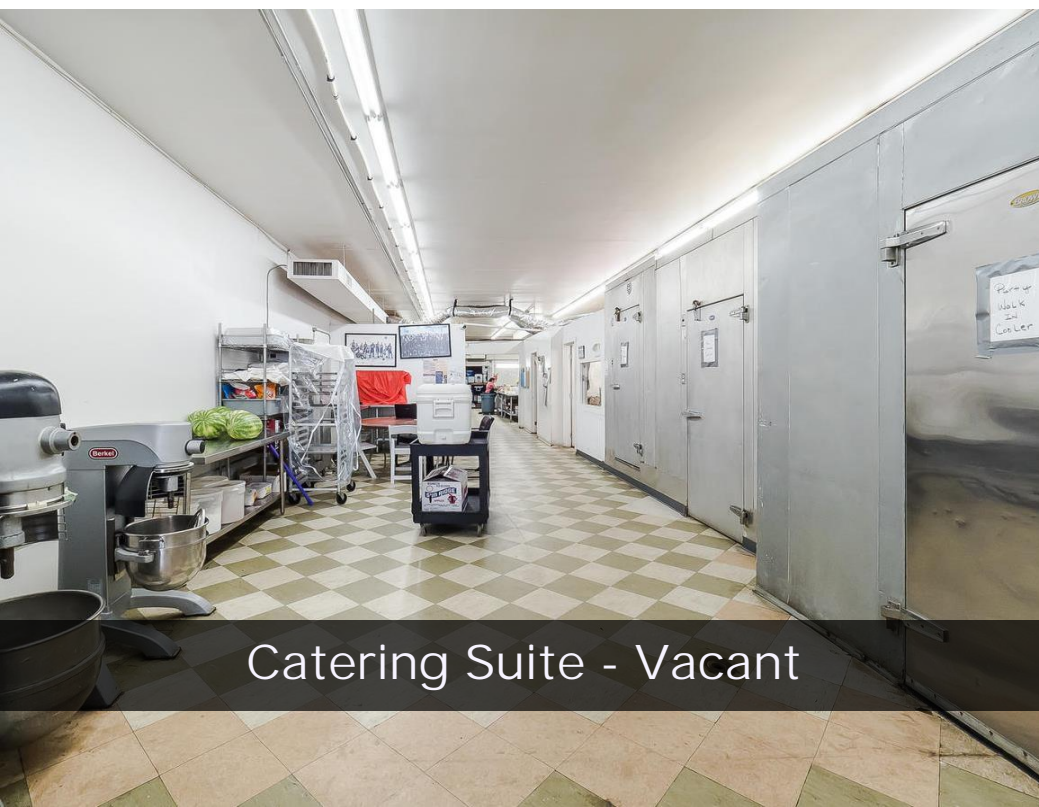




Catering Suite - Vacant



Catering Suite - Vacant

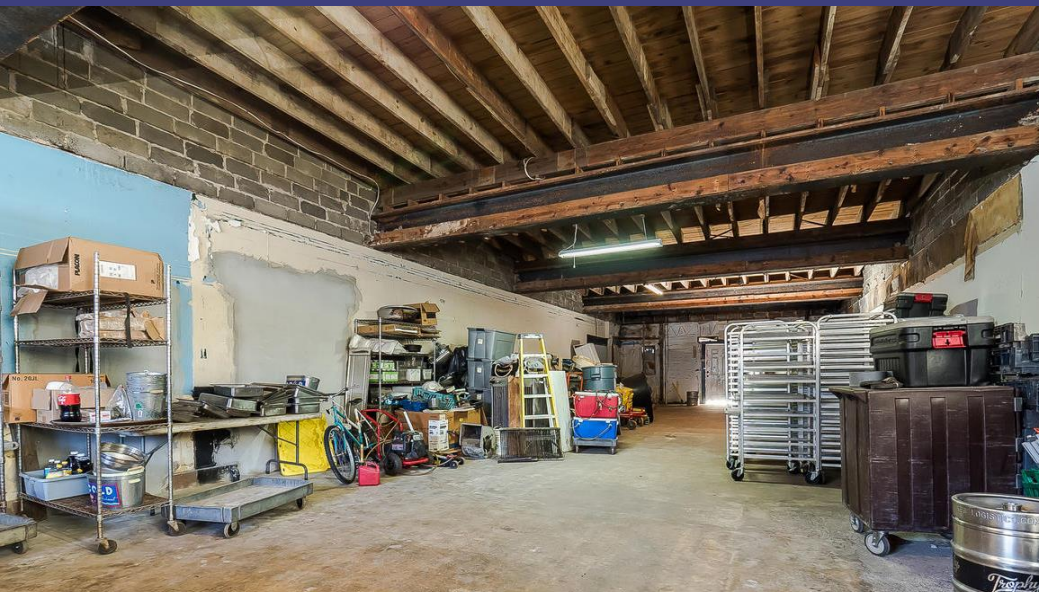


Catering Suite - Vacant



Catering Suite - Vacant

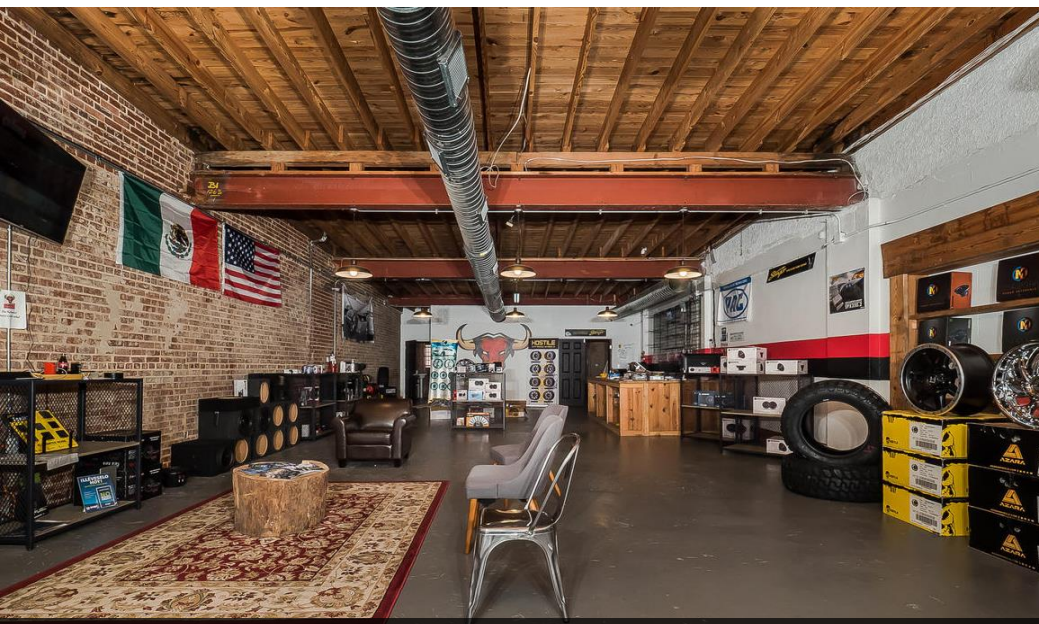




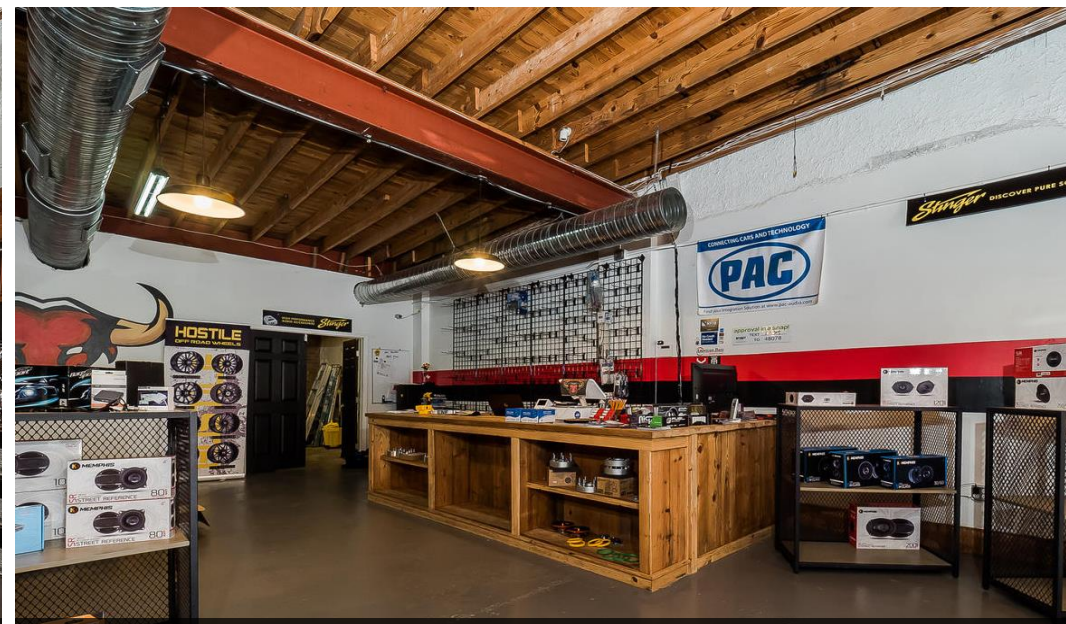
Middle Suite - Vacant



Middle Suite- Vacant

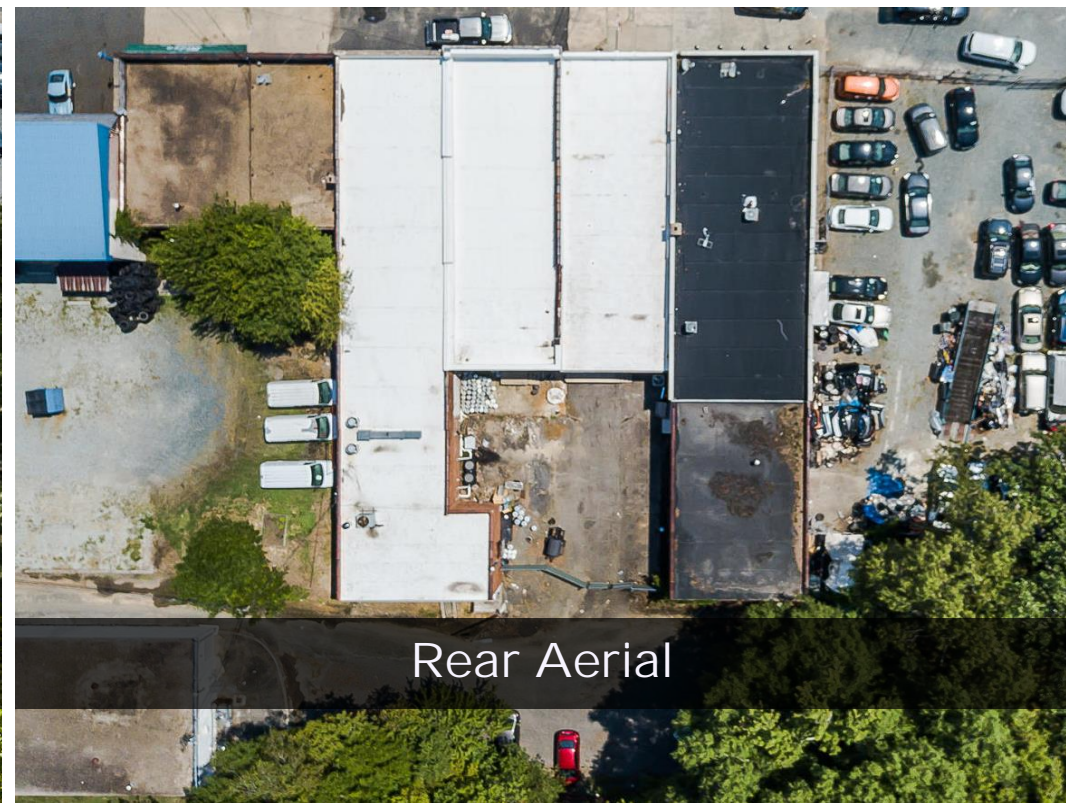
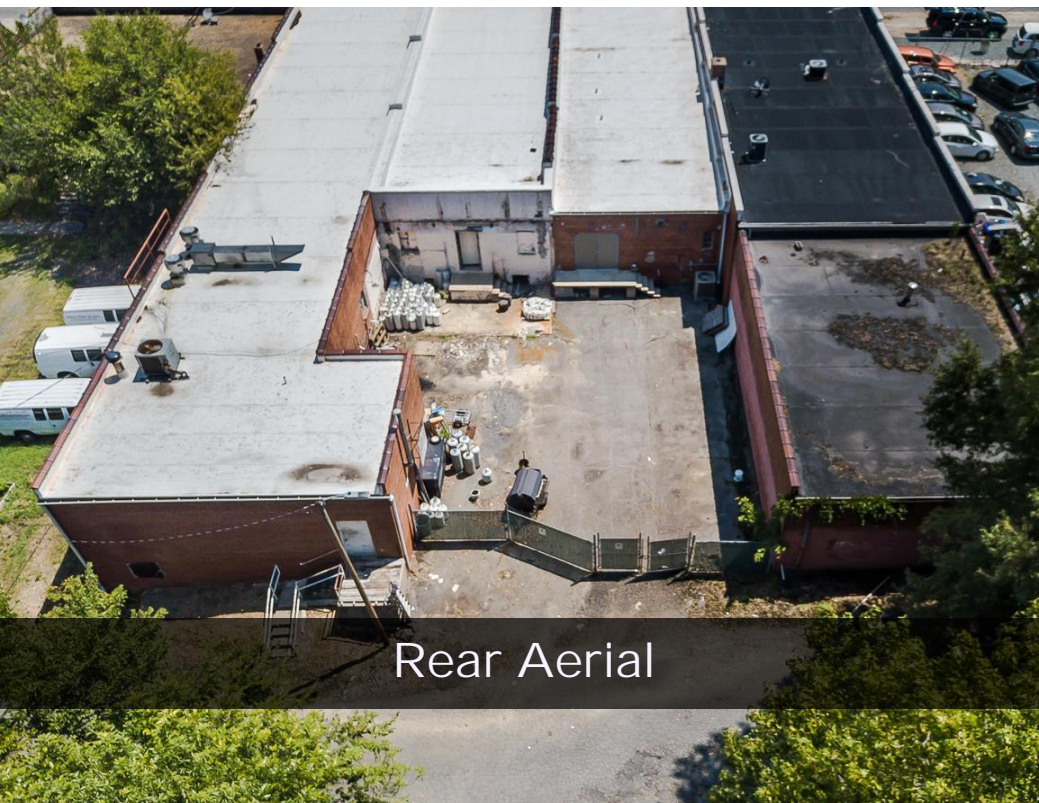
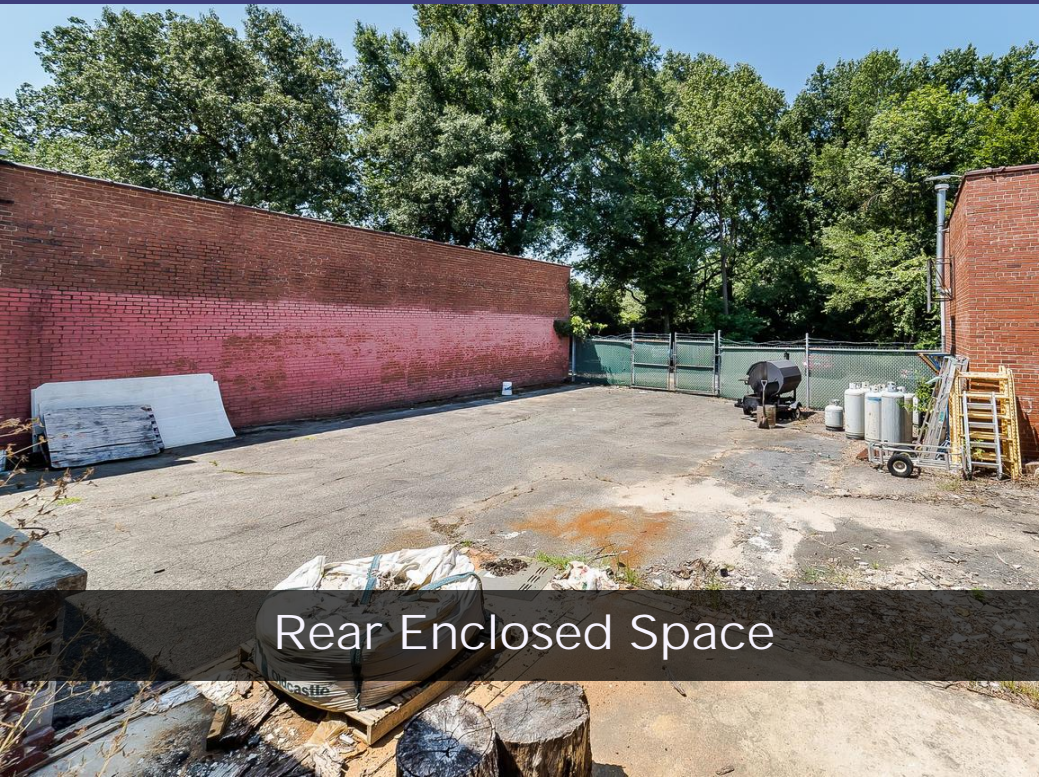


End Suite - Vacant



End Suite - Vacant





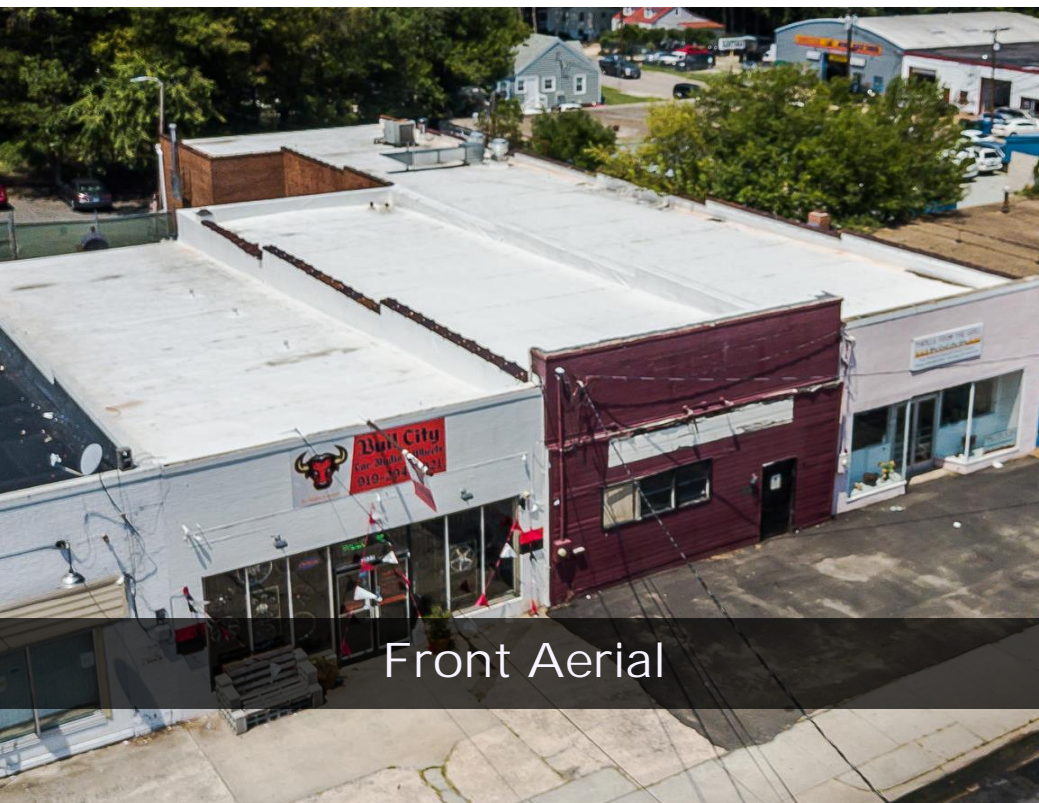




Front Elevation



Front Elevation



Front Aerial



Front Aerial





03

Demographics

Demographic Details





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,485	64,063	133,308
2010 Population	8,215	68,713	143,699
2019 Population	8,834	79,000	163,654
2024 Population	9,331	85,894	177,816
2019-2024: Population: Growth Rate	5.50 %	8.45 %	8.35 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	515	5,372	9,630
\$15,000-\$24,999	539	4,044	7,487
\$25,000-\$34,999	457	4,051	7,581
\$35,000-\$49,999	554	4,274	8,876
\$50,000-\$74,999	657	4,898	9,839
\$75,000-\$99,999	332	3,279	6,850
\$100,000-\$149,999	290	3,005	7,120
\$150,000-\$199,999	101	1,371	3,391
\$200,000 or greater	45	1,029	2,612
Median HH Income	\$40,125	\$41,525	\$45,984
Average HH Income	\$54,360	\$62,742	\$68,764

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,218	26,985	55,174
2010 Total Households	3,278	26,953	55,188
2019 Total Households	3,490	31,323	63,385
2024 Total Households	3,681	34,155	69,254
2019 Average Household Size	2.47	2.40	2.43
2000 Owner Occupied Housing	1,490	10,081	23,661
2000 Renter Occupied Housing	1,552	14,936	27,410
2019 Owner Occupied Housing	1,394	10,899	27,456
2019 Renter Occupied Housing	2,096	20,424	35,929
2019 Vacant Housing	353	3,560	6,994
2019 Total Housing	3,843	34,883	70,379
2024 Owner Occupied Housing	1,562	12,069	30,108
2024 Renter Occupied Housing	2,119	22,086	39,146
2024 Vacant Housing	352	3,755	7,372
2024 Total Housing	4,033	37,910	76,626
2019-2024: Households: Growth Rate	5.35 %	8.75 %	8.95 %





# 2827 North Roxboro Street

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