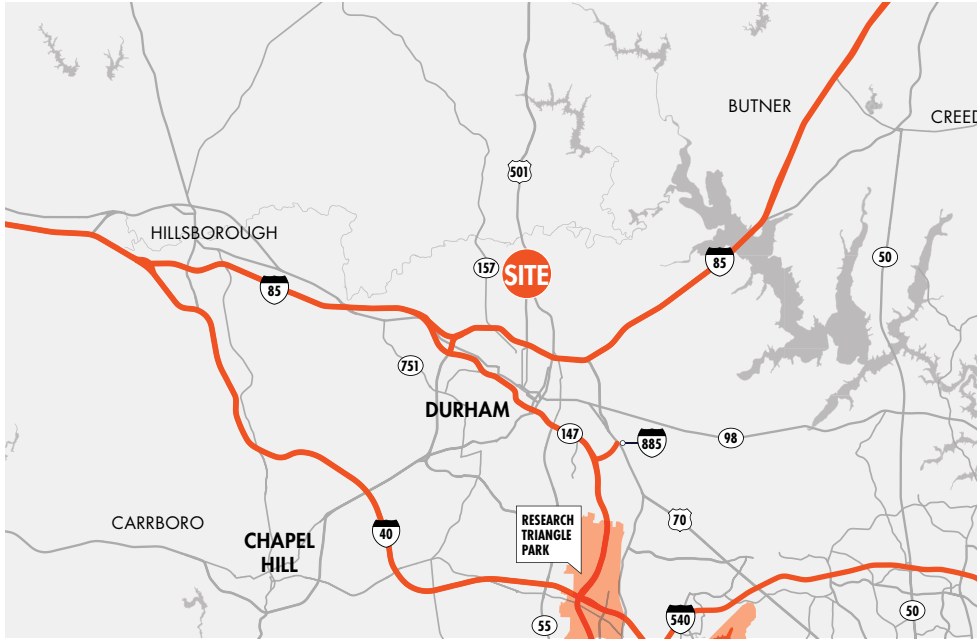


±1,221 SF



**4201 NORTH ROXBORO STREET**  
DURHAM, NC 27704

FOR LEASE | ±1,221 SF








### PROPERTY FEATURES






- Rare small shop space adjacent to Starbucks in North Duke Crossing front outparcel building
- Well-positioned only one mile from Duke Regional Hospital (369 licensed beds)
- Excellent visibility on North Roxboro Street with Fairfield Street connection to North Duke Street
- Northern High School is one mile north with 250,000 SF on 227 AC due to open next year

### DEMOGRAPHICS




#### 1 MILE RADIUS

	<b>8,244</b> ESTIMATED POPULATION 2023
	<b>36.9</b> MEDIAN AGE
	<b>\$55,999</b> MEDIAN HOUSEHOLD INCOME
	<b>6,993</b> TOTAL EMPLOYEES
	<b>\$259,956</b> MEDIAN HOME VALUE 2023

#### 3 MILE RADIUS

	<b>61,956</b> ESTIMATED POPULATION 2023
	<b>37.2</b> MEDIAN AGE
	<b>\$75,060</b> MEDIAN HOUSEHOLD INCOME
	<b>22,393</b> TOTAL EMPLOYEES
	<b>\$334,739</b> MEDIAN HOME VALUE 2023

#### 5 MILE RADIUS

	<b>140,751</b> ESTIMATED POPULATION 2023		<b>59,226</b> TOTAL EMPLOYEES
	<b>36.8</b> MEDIAN AGE		<b>\$322,327</b> MEDIAN HOME VALUE 2023
	<b>\$71,282</b> MEDIAN HOUSEHOLD INCOME		

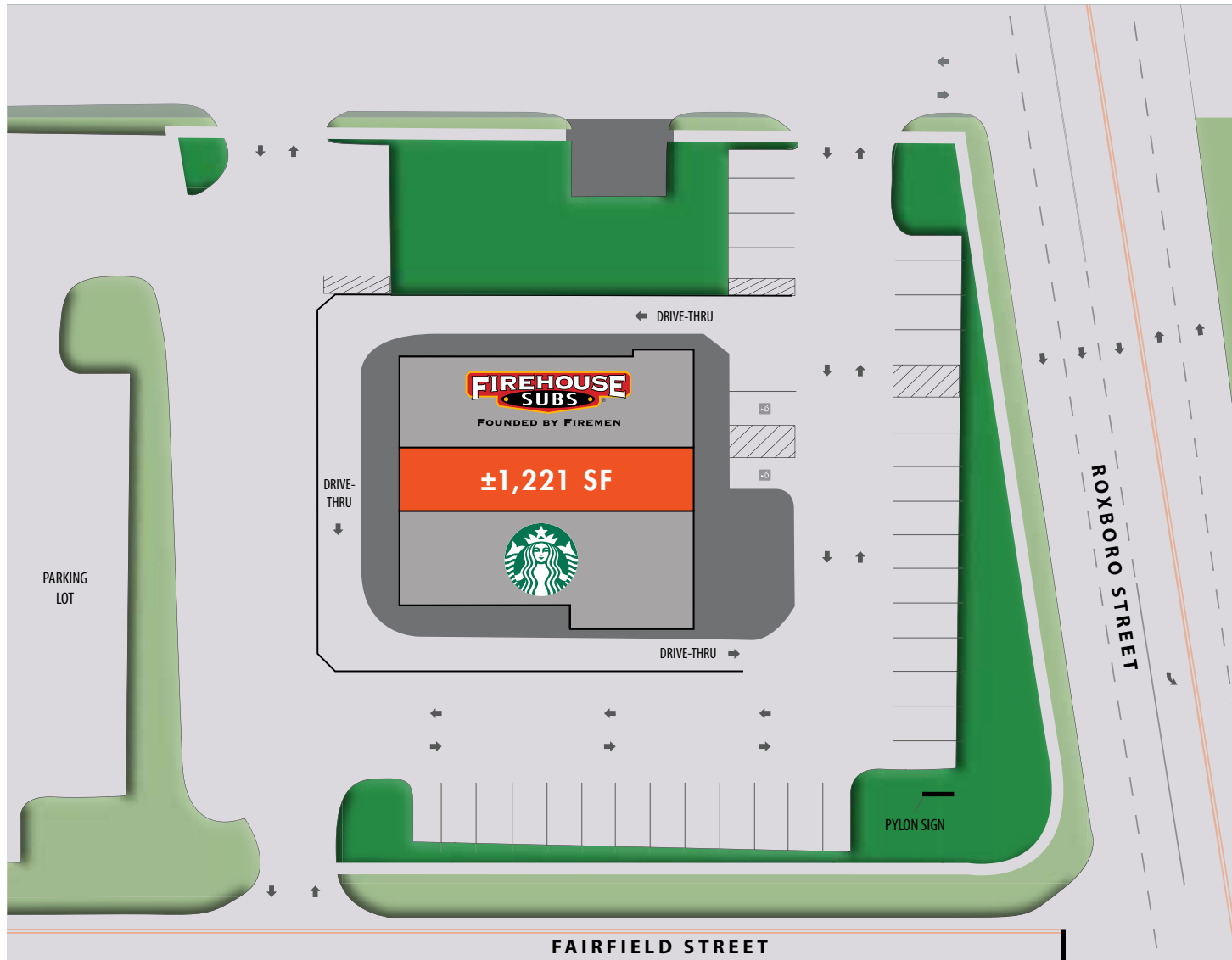
### AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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 Julie.Augustyn@foundrycommercial.com  
 Licensed Real Estate Broker





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