



## New Development For Lease

- Located at the corner of North Roxboro St and Crutchfield St
- Directly across the street from Duke Regional Hospital (369 licensed beds)
- Site benefits from full access off of North Roxboro St (21,000 ADT) and cross access with PNC Bank on E. Carver St.
- Nearby retailers & restaurants include Lowe's Home Improvement, Burlington, Chick-fil-a, Panera & Chipotle

2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,636	65,985	150,699
Med HH Income	\$32,717	\$38,907	\$40,021

Dan Mullin

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Robey Spratt

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**SITE**

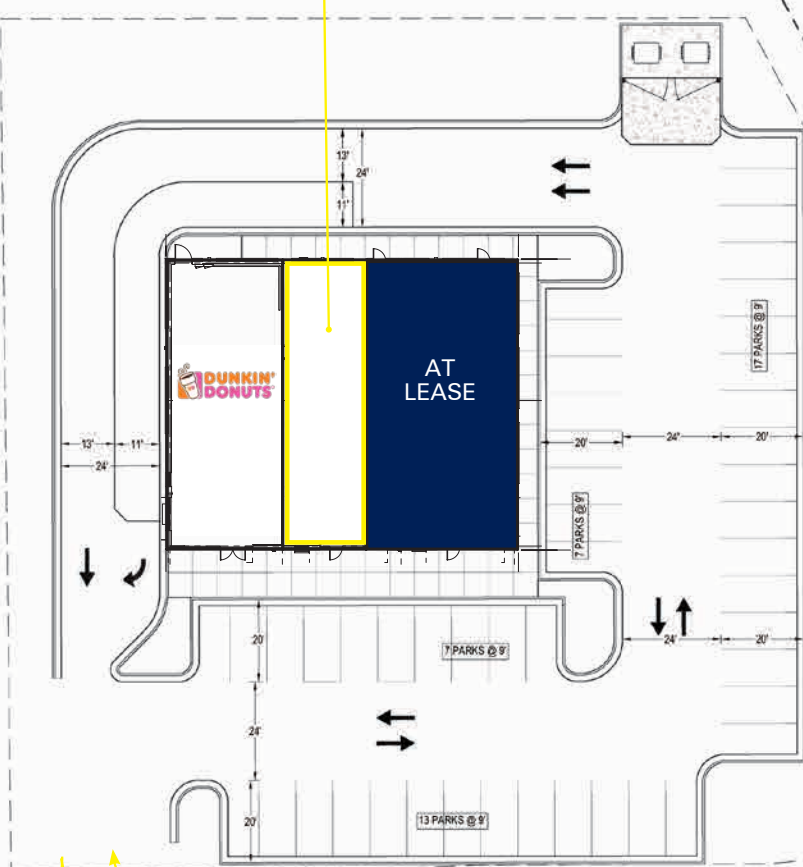
AVAILABLE  
1,400 SF



**\$38,907**  
MED HH INCOME  
IN 3 MILE RADIUS



**21,000**  
ADT ON NEARBY  
NORTH ROXBORO ST



DURHAM, NC

North Roxboro Street

Dan Mullin

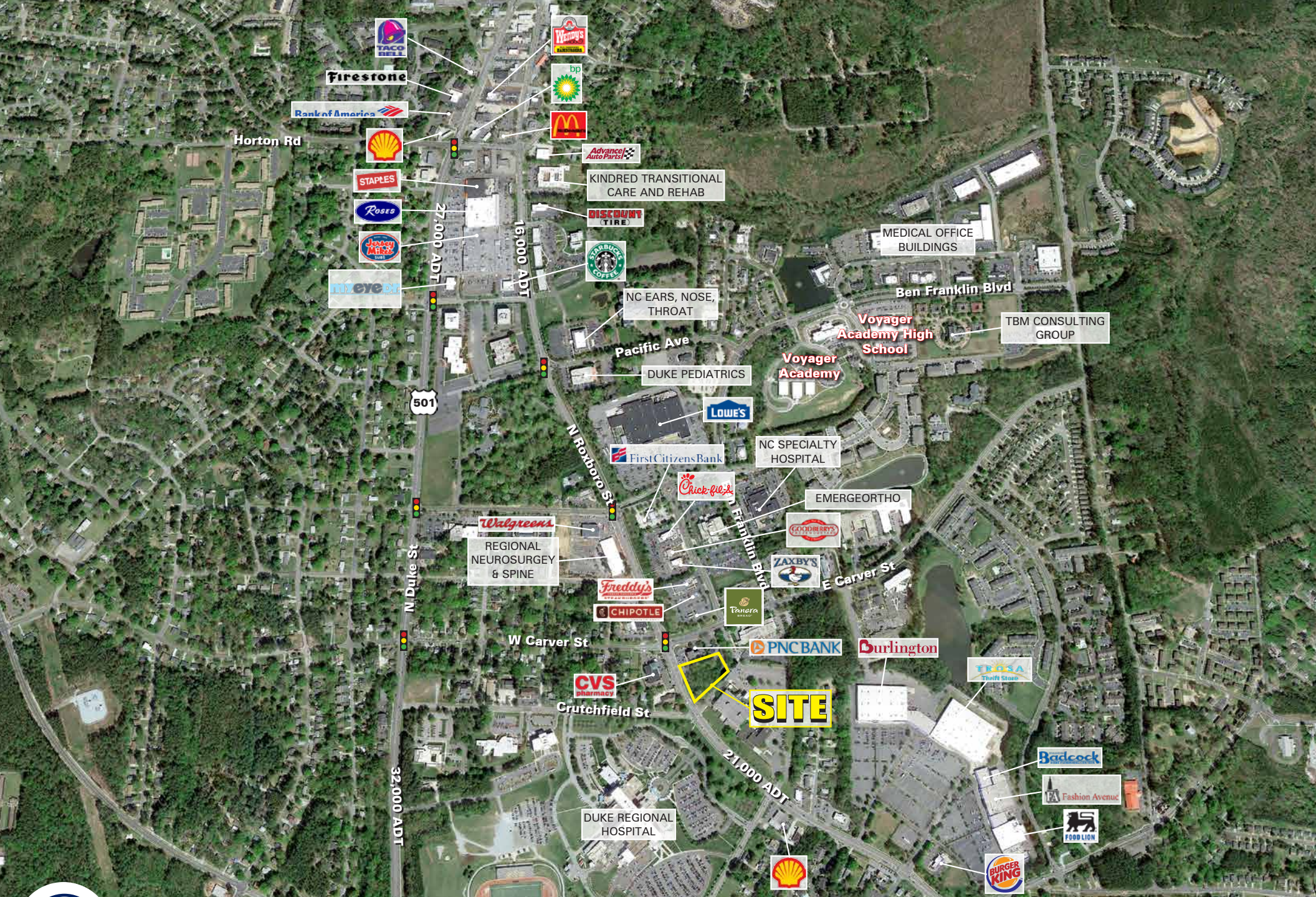
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DURHAM, NC

# North Roxboro Street

MARKET AERIAL

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