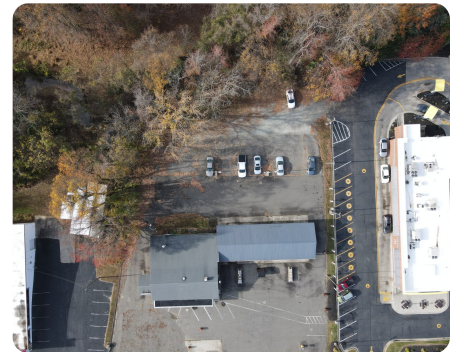


UNDER CONTRACT



Prime Redevelopment Opportunity in the Retail Heart of Roxboro, NC

1 +/- Acres | Person County, NC | \$750,000



ADDRESS

725 North Madison Blvd
Roxboro, NC 27573

LOCATION

From US 15-501 North from Durham, travel 30 miles. The property is on the left.

PROPERTY SUMMARY

This newly listed commercial property offers a rare chance to secure a high-visibility redevelopment site in Roxboro's bustling retail corridor. Situated on approximately 1 acre of usable land, this former convenience store boasts 200 feet of frontage along Madison Boulevard (15-501), which sees an impressive 20,500 AADT.

Roxboro is poised for significant growth, fueled by the newly proposed Microsoft Data Center and several up-and-coming residential developments. This area is attracting investment and population growth, creating increased demand for retail and dining options.

This stretch of Madison Boulevard is Roxboro's retail epicenter, making it the perfect location for QSRs, retail franchises, or any business seeking maximum exposure in a growing market.

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