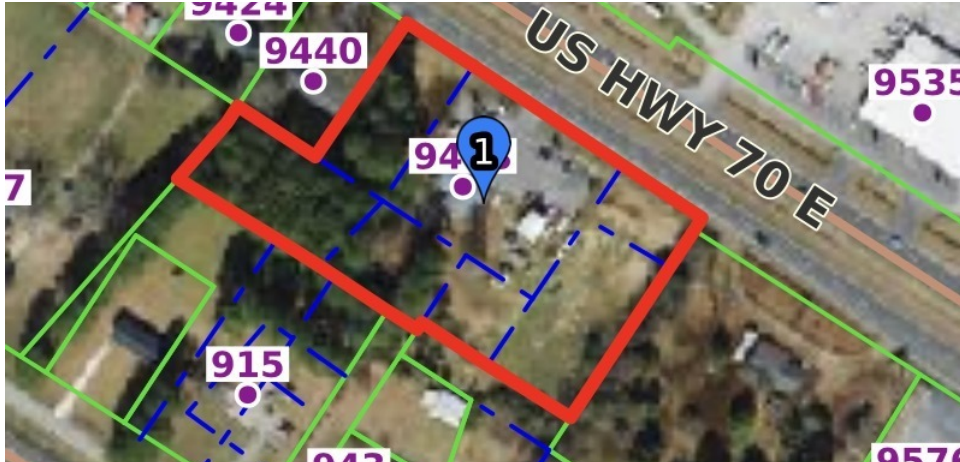


LAND AVAILABLE FOR GROUND FOR LEASE

9468 US HIGHWAY 70 E, PRINCETON, NC 27569



OFFERING SUMMARY

Available SF:	3.1 Acres
Lease Rate:	Subject to use, contact broker for details
Lot Size:	3.1 Acres
Zoning:	C3
Market:	Raleigh/Durham
Submarket:	Johnston County

PROPERTY OVERVIEW

Ground lease on highly trafficked US-70 in Princeton NC with an AADT of 26,000 vehicles. Lot has a paved pad with a 30x25 metal building, a large fenced in yard, as well as a large side yard for equipment storage, etc.. Water and electric run to the property, brick house non-habitable. C3 zoning allows for many uses.

PROPERTY HIGHLIGHTS

- Ground Lease
- Located on highly trafficked US-70
- AADT 26,000
- 30x25 metal building

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	945	14,266	60,718
Average Age	39.5	40.5	39.5
Average Age (Male)	39.0	39.4	38.4
Average Age (Female)	43.3	39.0	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	478	5,996	25,479
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$47,306	\$61,431	\$57,416
Average House Value	\$116,579	\$126,007	\$128,907

* Demographic data derived from 2020 ACS - US Census

