

# SECOND FLOOR OFFICE SPACE FOR LEASE

3174 US 70W 2ND FLOOR • SMITHFIELD, NC 27577



## OFFERING SUMMARY

Available SF:	2,580 SF
Lease Rate:	\$12.00 SF/yr (Full Service)
Lot Size:	1.52 Acres
Year Built:	1983
Building Size:	11,520
Renovated:	1995
Zoning:	IND

## PROPERTY OVERVIEW

Creative office space conveniently located on future Interstate 42 in Smithfield with fast access to Clayton, Garner, Raleigh, and the I-95/I-40 corridors. Roughly 2600 SF comprised of offices, open work areas, kitchen/break room with sink, oven and refrigerator, two restrooms, and 2 entrances. (one entrance is shared by 1st floor tenant and 2nd floor space). AADT of 29,000 on US 70 HWY. As part of the conversion from US 70 to Interstate 42 access to this property will be moved from US 70 to a service road from Wilson Mills.

## PROPERTY HIGHLIGHTS

- Creative office space
- Conveniently located on US HWY 70W
- Easy access to Clayton, Garner, Raleigh
- AADT of 29,000 on US 70 HW
- [www.ncdot.gov/projects/us-70-wilsons-mills/Pages/default.aspx](http://www.ncdot.gov/projects/us-70-wilsons-mills/Pages/default.aspx)

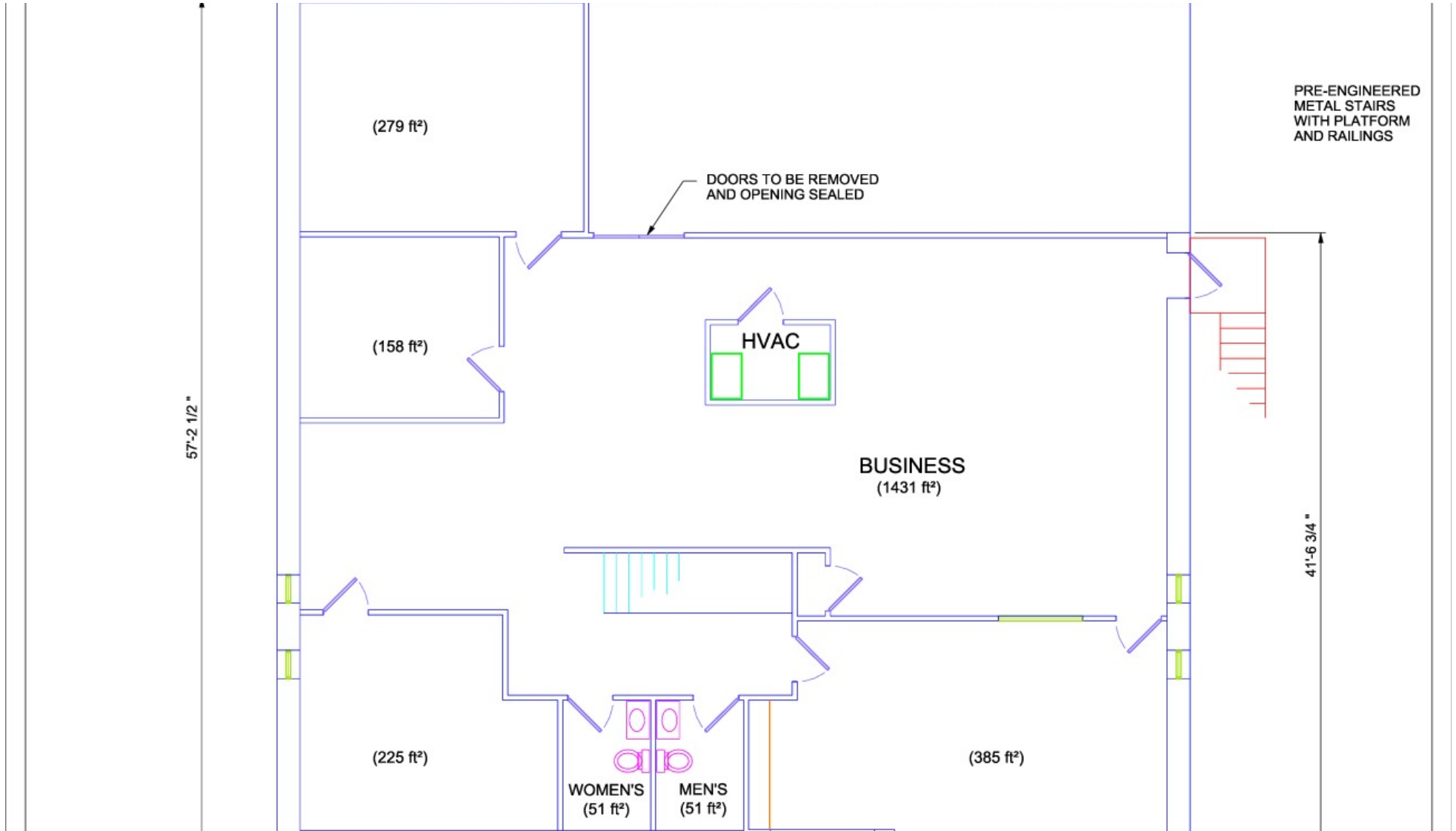
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# OFFICE BUILDING FOR LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,001	10,395	27,496
Average Age	31.0	36.3	39.2
Average Age (Male)	30.7	34.5	38.7
Average Age (Female)	32.6	36.8	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	336	3,718	10,489
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$52,286	\$53,003	\$53,645
Average House Value	\$747,258	\$259,611	\$218,594

\* Demographic data derived from 2020 ACS - US Census

