

FOR SALE/ or LEASE

90 Mosswood Youngsville, NC 27596



Justin Phillips | 919.815.7142 | Justin@PProfRaleigh.com

 Property
Resources

INVESTMENT TERMS

90 Mosswood Youngsville, NC 27596



BUILDING SIZE: 15,000 SF
PROPERTY SIZE: 1.36 ACRES
BUILDING TYPE: Flex
YEAR BUILT: 1990
TENANCY: Multi-TENANT
TRUCK ACCESS: 6 Drive-in DOORS



FOR SALE: \$2,800,000 (\$186/SF)
LEASE RATE: \$16/SF
LEASE TYPE: NNN

LOCAL MARKET

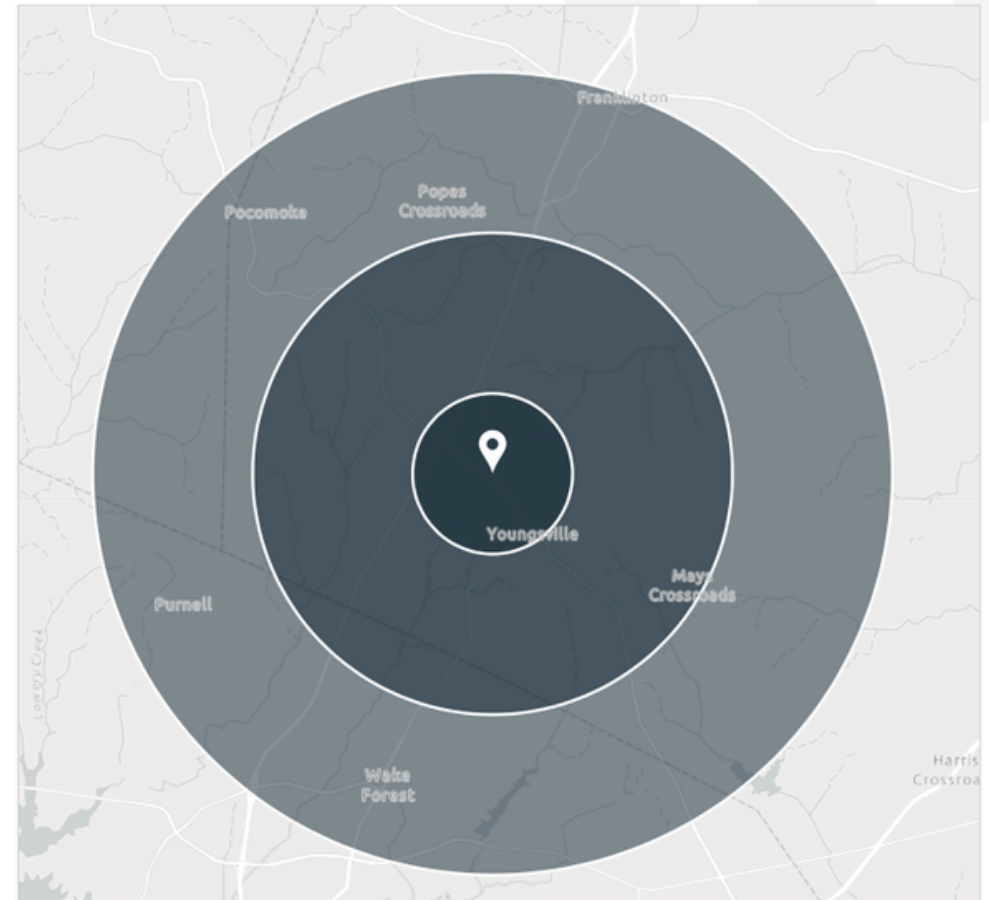
90 Mosswood Youngsville, NC 27596

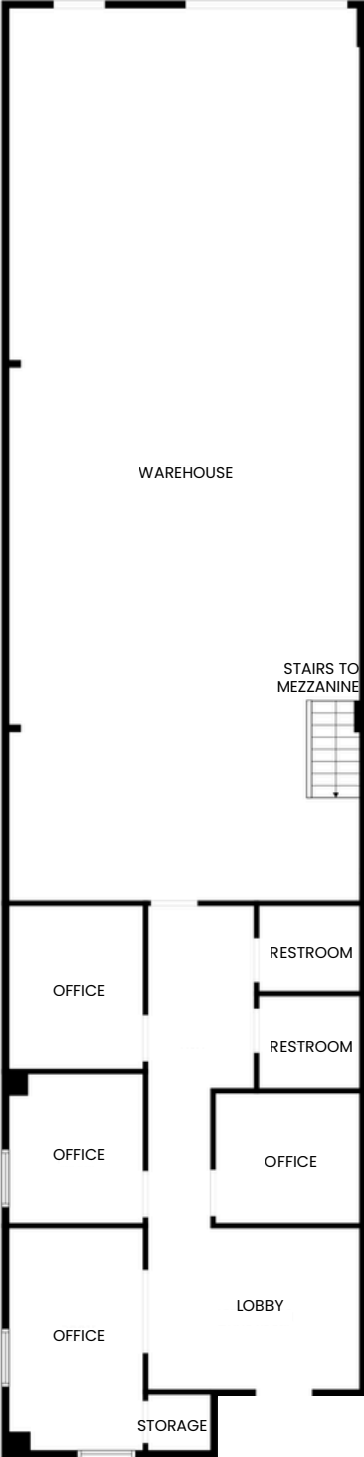


DEMOGRAPHICS

8221BROWNLEIGHDRIVE,RALEIGH, NC 27617

	1 Mile	3 Miles	5 Miles
2024 POPULATION	1,658	18,215	35,346
2029 POPULATION (PROJECTED)	1,910	21,101	39,787
2024 HOUSEHOLDS	760	6,620	13,019
2029 HOUSEHOLDS (PROJECTED)	870	7,741	14,771
OWNER-OCCUPIED HOUSING UNITS	625	5,678	9,684
RENTER-OCCUPIED HOUSING UNITS	135	942	2,601
2024 AVERAGE HOUSEHOLD INCOME	\$102,457	\$116,255	\$135,991
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$116,776	\$131,184	\$153,555





90 MOSSWOOD BLVD, SUITE 600, YOUNGSVILLE, NC

