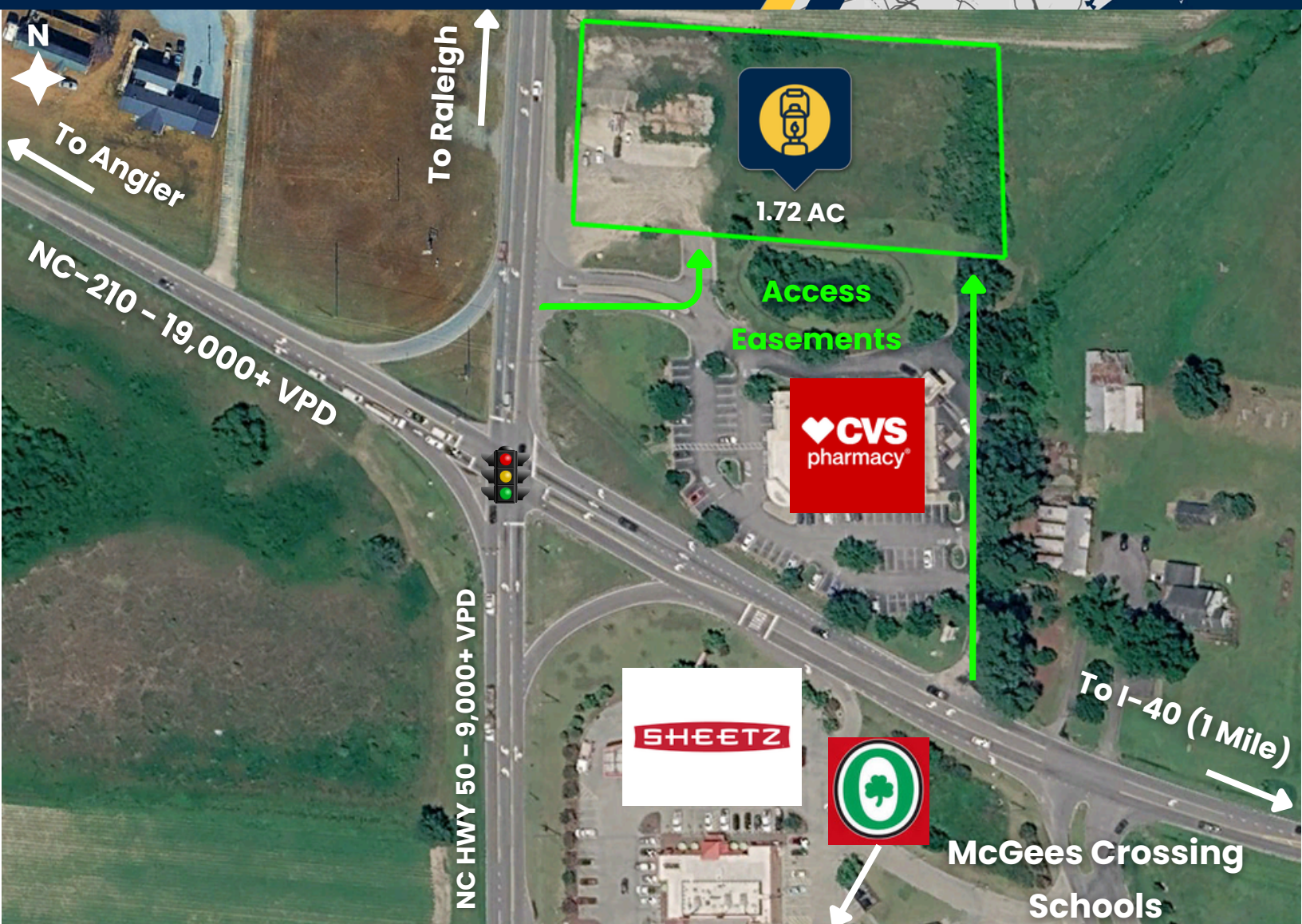


FOR SALE OR GROUND LEASE

1.72 AC SITE SIGNALIZED INTERSECTION

NC-210 & NC-50

Benson, NC 27504



OFFERING SUMMARY

- Address: 10754 NC HWY 50, Benson, NC 27504
- Acreage: Approximately 1.72 Acres
- Pricing: \$150,000/yr Ground Lease, Sale Price Negotiable

PROPERTY HIGHLIGHTS

- Zoning: GB – General Business, Johnston County
- Traffic: 19,000 VPD on NC-210 | 9,000 VPD on NC HWY 50
- Access: Full access until NCDOT construction 2029
- Condition: Rough graded with all utilities to the site

LOCATION DESCRIPTION

- Located in Benson, NC in Johnston County, one of North Carolina's fastest growing counties just 25 minutes from Raleigh.
- Signalized intersection at NC-210 and NC-50 with combined traffic counts exceeding 28,000 VPD
- High performing retailers in the trade area
- 1 mile to I-40 providing excellent regional accessibility
- Located just north of McGees Crossing Elementary and Middle Schools, providing strong daytime population

Interested?

Contact us for more information

Mike Wilen

Mike@southatlanticsites.com

(919) 438-0934

GROUND LEASE

1.72 AC SITE SIGNALIZED INTERSECTION

NC-210 & NC-50

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ROADS AND RETAIL



500 ft © Mapbox © OpenStreetMap Improve this map

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South
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NCDOT INTERSECTION CHANGES CONSTRUCTION STARTING 2029



[Download
Full Map Here](#)

GROUND LEASE

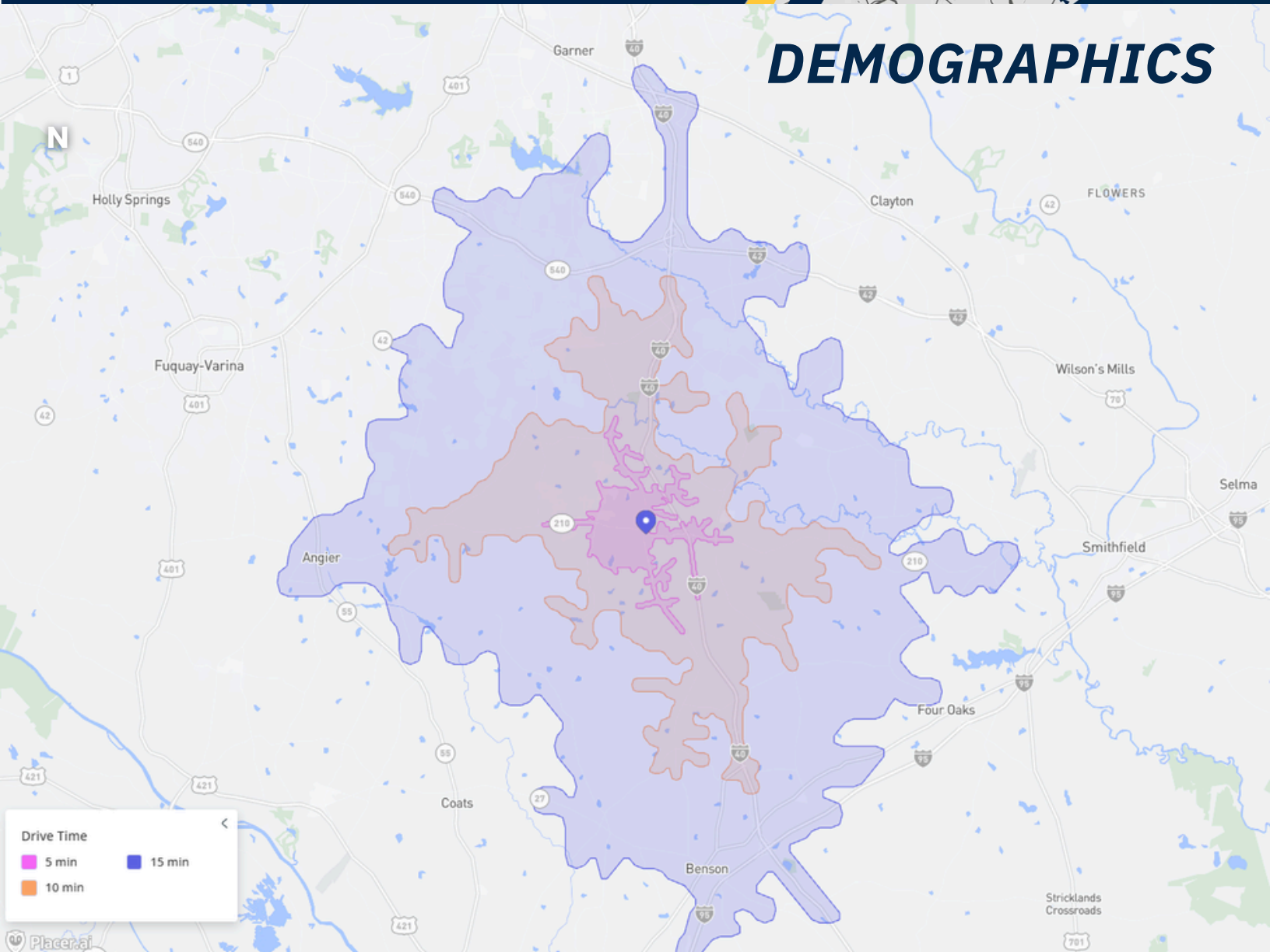
1.72 AC SITE SIGNALIZED INTERSECTION

NC-210 & NC-50

Benson, NC 27504



DEMOGRAPHICS



Population	3,315		25,999		104,930	
Households	1,176		9,282		37,956	
Persons per Household	2.82	115	2.8	115	2.76	113
Household Median Income	\$96,097.34	134	\$103,885.58	145	\$91,054.62	127
Household Median Disposable Income	\$81,696.09	133	\$86,858.92	141	\$77,512.74	126
Household Median Discretionary Income	\$66,348.94	146	\$72,194.99	159	\$62,842.33	138
Average Income Per Person	\$42,501.08	106	\$43,406.58	108	\$39,886.32	100
Median Rent	\$1,559.78	126	\$1,304.99	105	\$1,280.07	103
Median House Value	\$353,384.62	103	\$370,575.85	108	\$371,570.66	109

GROUND LEASE

1.72 AC SITE SIGNALIZED INTERSECTION
NC-210 & NC-50
Benson, NC 27504



NC-210 TRAFFIC ANALYSIS

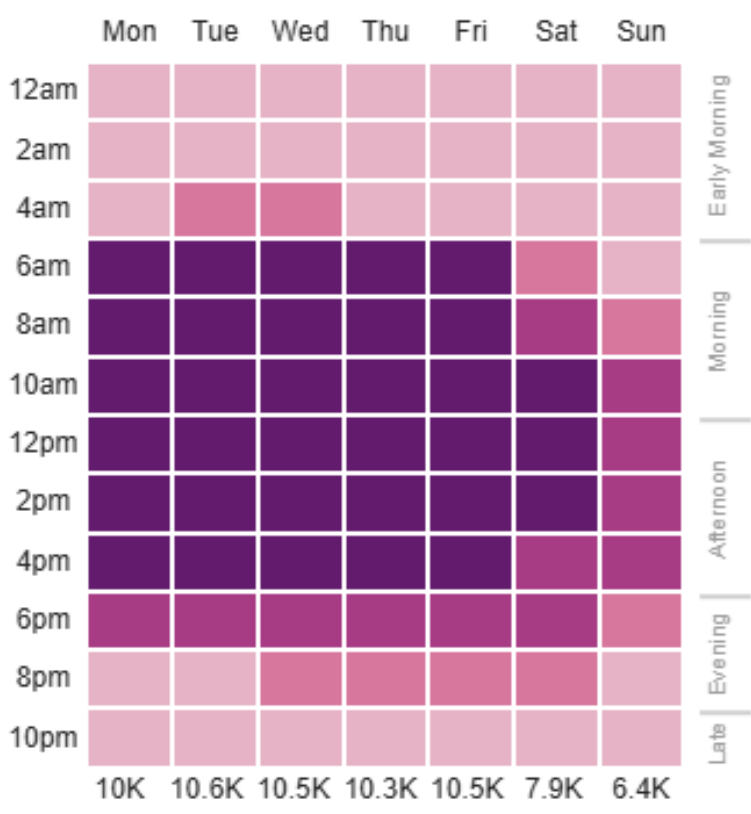


9,441 Cars | Average Daily Volume
NC 210

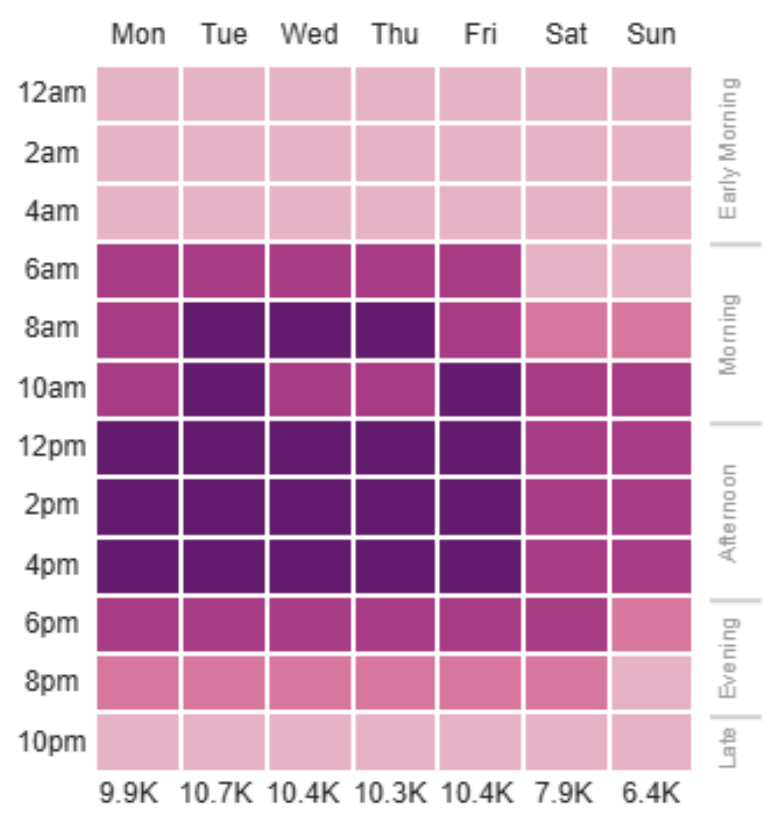


9,431 Cars | Average Daily Volume
NC 210

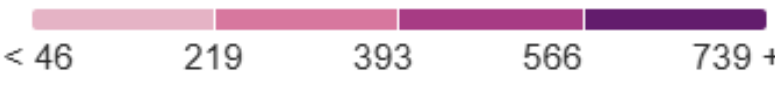
Eastbound



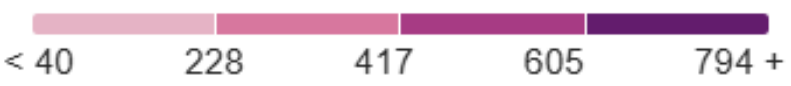
Westbound



Avg. Cars/Hour



Avg. Cars/Hour



Interested?
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