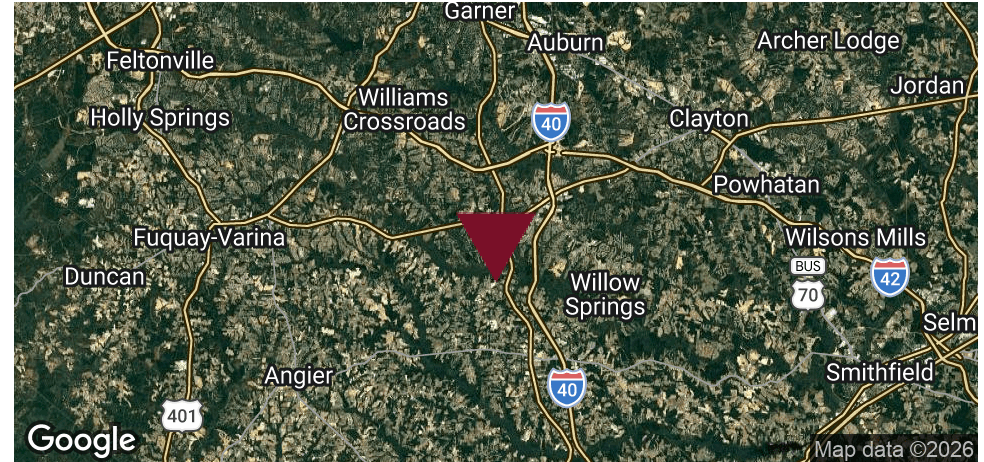


TURNKEY AUTOMOTIVE SERVICE FACILITY FOR LEASE

13715 NORTH CAROLINA 50 • WILLOW SPRINGS, NC 27592



OFFERING SUMMARY

Available SF:	2,989 SF
Lease Rate:	\$9,500 SF/yr (MG)
Lot Size:	1.17 Acres
Year Built:	1986
Building Size:	2,989
Zoning:	CB
Market:	Raleigh/Durham
Submarket:	Johnston

PROPERTY OVERVIEW

Positioned at the highly visible intersection of NC Highway 50 and Mt. Pleasant Road, this ±2,989 SF automotive service facility offers a turnkey opportunity for automotive repair, tire service, inspection, fleet maintenance, or specialty automotive users. The property benefits from approximately 15,000 vehicles per day along NC-50 and features a well-designed layout that includes a private customer waiting area and restroom, creating a comfortable experience for customers while maintaining an efficient workflow for operations. The shop is equipped with six service bays and overhead doors, including four drive-through bays for enhanced productivity and vehicle circulation. Existing equipment included with the lease consists of five hydraulic vehicle lifts, a dedicated tire balancing lift, an additional lift located under the enclosed carport, an tire alignment machine, two large air compressors, eleven hose reels with digital reader, and storage oil tanks. Additional features include a gas-heated shop and electric openers on five of the six overhead doors. The site provides seven dedicated parking spaces in front, along with additional parking and storage areas at the rear of the property, making it a fully functional and move-in-ready automotive service facility.

PROPERTY HIGHLIGHTS

- Turnkey facility
- High visibility location
- Move in ready

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,574	21,800	51,641
Average Age	31.0	35.8	37.8
Average Age (Male)	33.9	36.1	37.7
Average Age (Female)	32.5	36.9	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	739	7,076	17,809
# of Persons per HH	3.5	3.1	2.9
Average HH Income	\$118,722	\$124,932	\$120,217
Average House Value	\$343,955	\$343,495	\$332,557

2023 American Community Survey (ACS)

