



13,000 SF RETAIL SPACE FOR LEASE

620 DR DONNIE H JONES JR BLVD

PRINCETON, NC 27569

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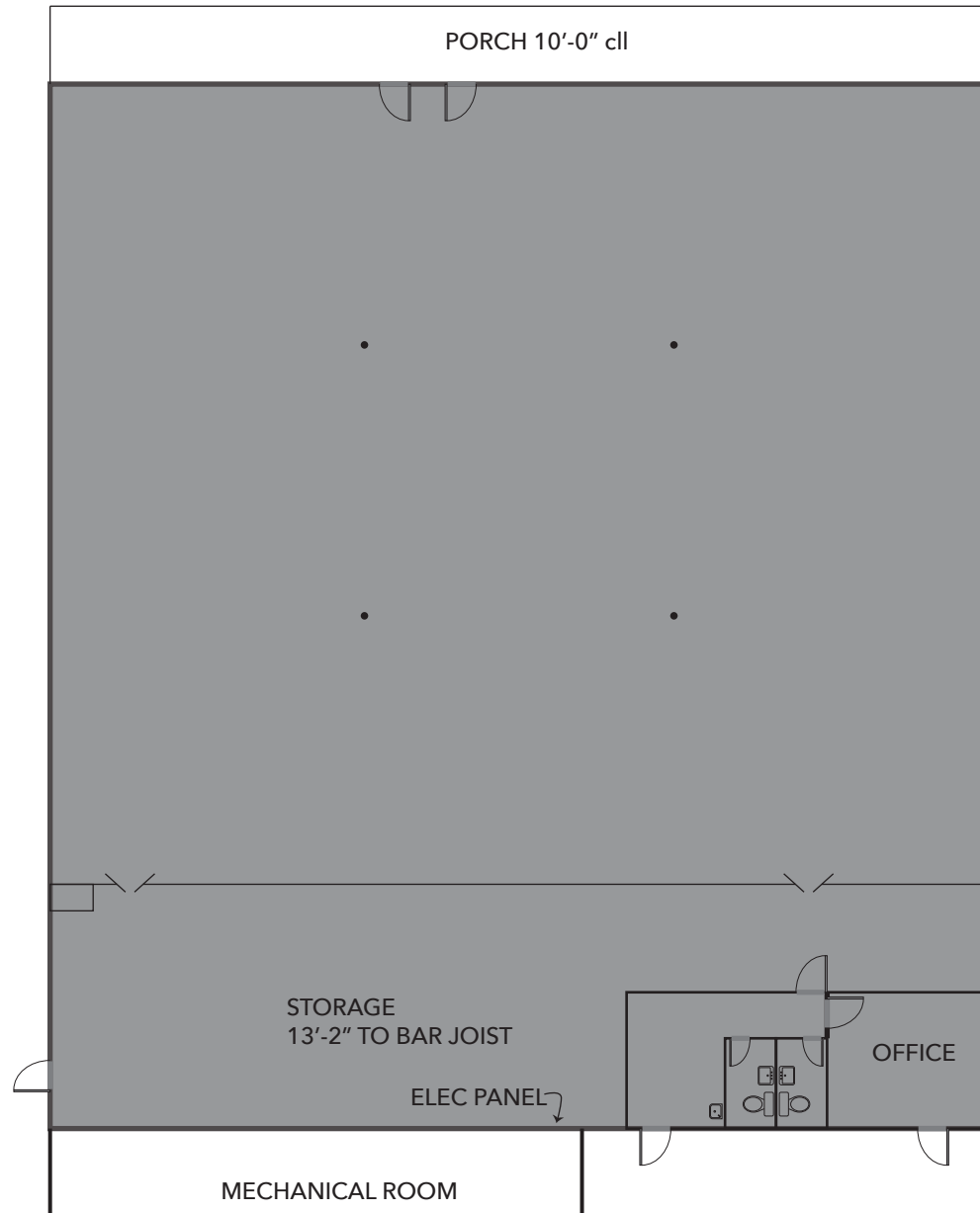
Princeton, NC 27569

PROPERTY DESCRIPTION

- » 13,000 SF freestanding retail building located in rapidly growing Princeton, NC
- » Built as a grocery store and later a Family Dollar
- » Located 9.5 miles from I-95 and 35 miles to Raleigh
- » Visible and easily accessible from US 70 Hwy/ Future I-42 (31,500 VPD)
- » Concrete block and brick construction
- » Suitable for retail, vehicle/equipment/boat sales, building supply, contractor office w/ yard, light warehousing, etc.
- » C-3 Neighborhood and Highway zoning
- » One dock on-site, drive-in can be added
- » 3 Phase power and yard space available
- » Lease Rate: \$9.00 SF/yr NNN

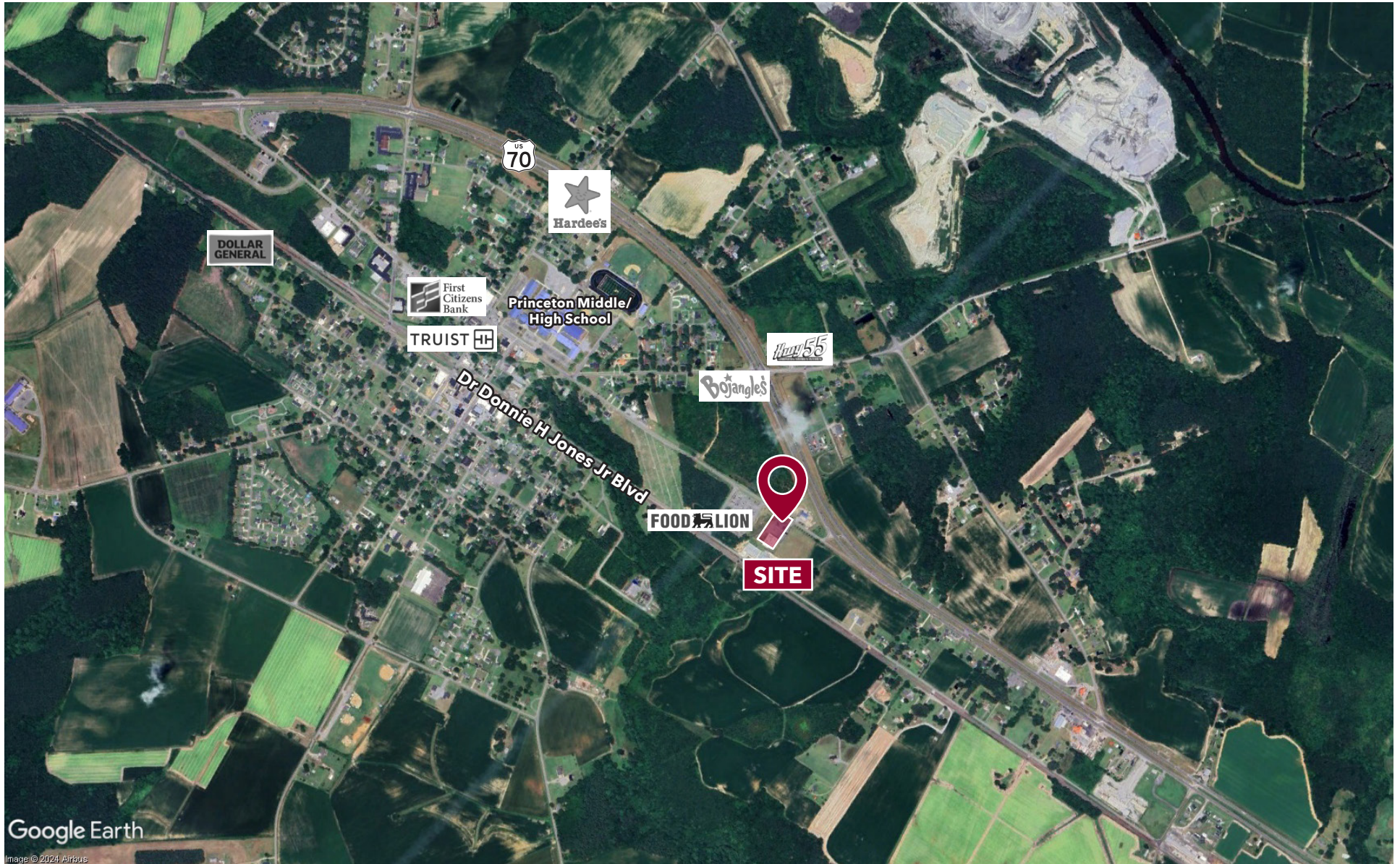
LOCATION

The property is in Princeton, located halfway between Smithfield/Selma and Goldsboro. The property is visible from US 70 Hwy and convenient to I-95 and I-795.



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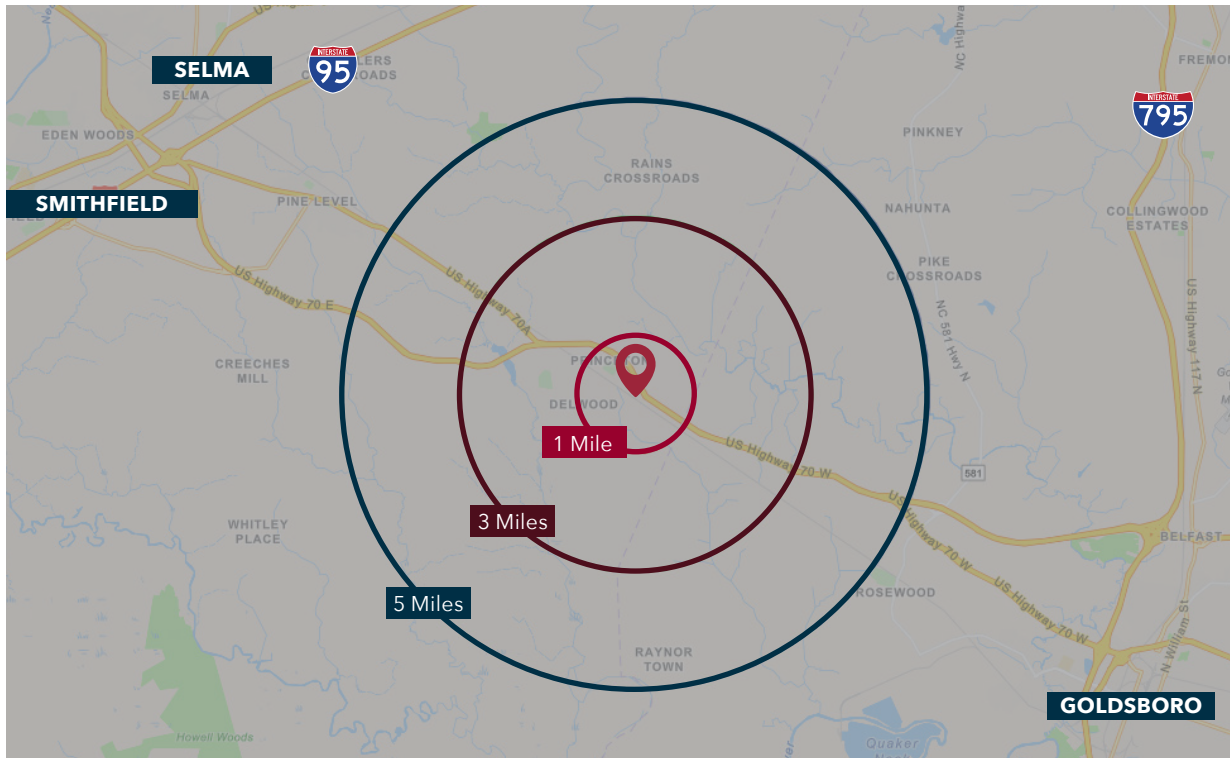


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| | 1 MILES | 3 MILES | 5 MILES |
|------------------------------|-----------|-----------|-----------|
| Population (2024) | 1,539 | 5,833 | 13,955 |
| 2024-2029 Annual Growth Rate | 1.17% | 0.90% | 0.82% |
| Median Age | 39.2 | 39.2 | 39.4 |
| Average Household Income | \$63,657 | \$84,737 | \$87,330 |
| Average Home Value | \$193,403 | \$238,238 | \$250,941 |



ABOUT PRINCETON, NC

- » Located in Johnston County, one of the fastest growing counties in North Carolina, Princeton is growing at a rapid rate with an estimated 11% growth over the next five years.
- » The city is located along US 70 Hwy/future I-42. Significant planning is underway to further improve the roadways to enhance regional mobility and the connectivity between Princeton and Raleigh.
- » Proposed US 70 Hwy improvements include widening the roadway, upgrading interchanges, and adding service roads.
- » 10 miles from Smithfield and Selma, and 11 miles from Goldsboro along the US-70 corridor.

DISTANCES

| | |
|-----------|-------------------------|
| US 70 Hwy | 0.5 miles / 2 minutes |
| I-795 | 9.4 miles / 9 minutes |
| I-95 | 10.4 miles / 13 minutes |

Presented by:

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