

RETAIL PROPERTY FOR LEASE

VENTURE POINTE • 388 VENTURE DR, SMITHFIELD, NC 27577



OFFERING SUMMARY

Available SF:	1,400 - 8,750 SF
Lease Rate:	\$19.00 - 25.00 SF/yr (MG; Strip Center - Retail/Office)
Lot Size:	4.0 Acres
Year Built:	2005
Building Size:	27,000
Zoning:	B-3
Market:	Raleigh-Durham
Submarket:	Johnston County
Traffic Count:	10,000

PROPERTY OVERVIEW

This strip center is well suited for both retail and office use. It is anchored by MedFast Urgent Care and Rent-A-Center. Located around the corner from the Carolina Outlet Center and the hotel/restaurant district, it is easily accessible from I-95 and less than a mile from the busy US 301 hwy/Brightleaf Blvd, making it a busy thoroughfare between the two. It is bordered by a pond and cul-de-sac.

PROPERTY HIGHLIGHTS

- Easy access to I-95 and US 301 Hwy
- Second generation retail/office space available
- 8,750 of cold dark shell can be configured as needed



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EXECUTIVE SUMMARY

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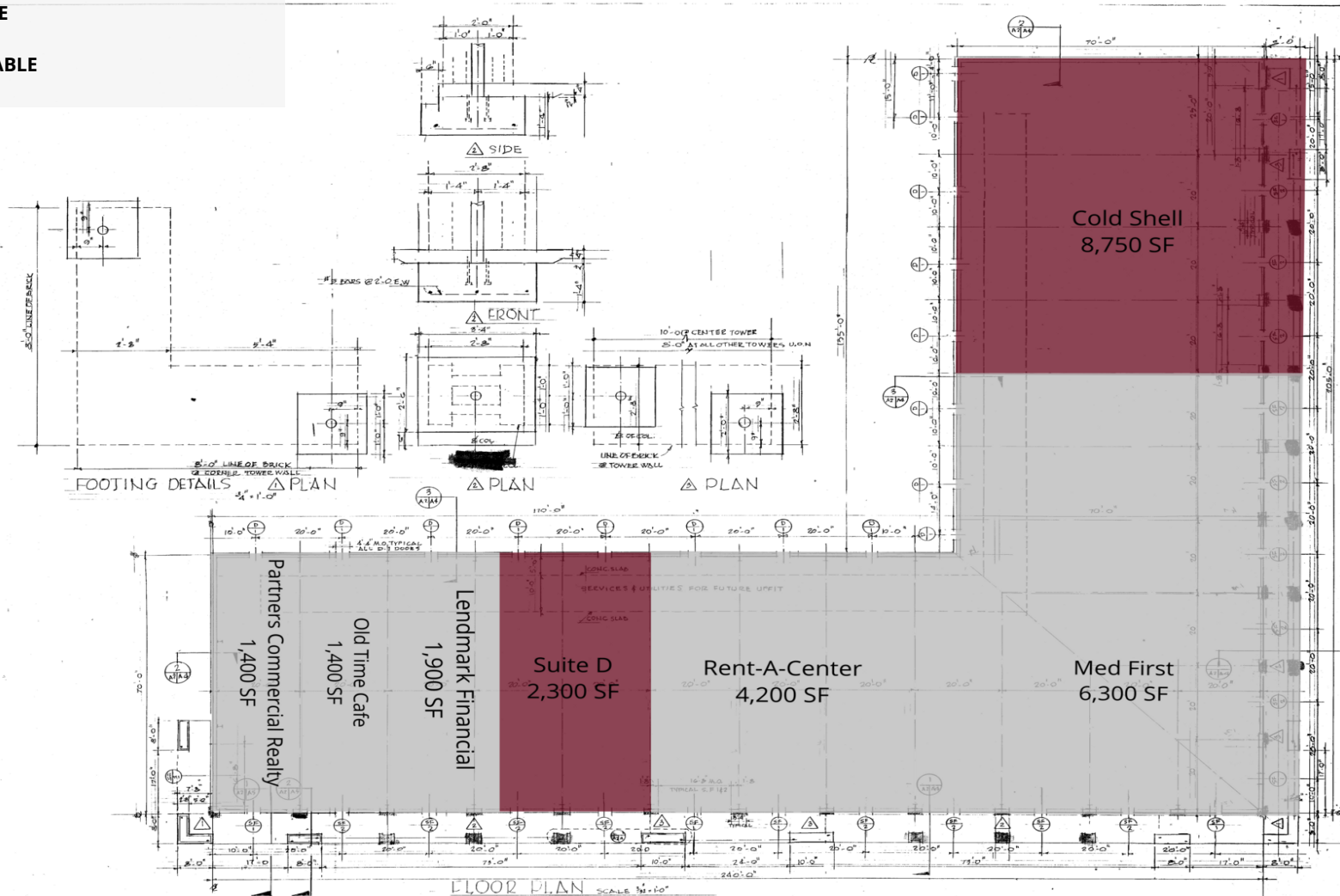
ADDITIONAL PHOTOS

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AVAILABLE

UNAVAILABLE



WILLIAM E. MC CLURG
ARCHITECT
1443 BRANCH CHAPEL CHURCH RD.
SELMA
NORTH CAROLINA

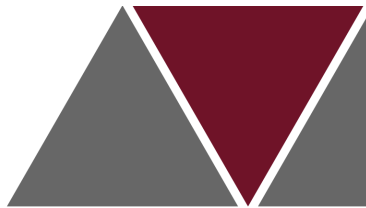


FLOOR PLAN
FOUNDATION PLAN
AND SECTIONS

THE BRADLEY CORPORATION
GENERAL CONTRACTOR

VENTURE POINTE
MOHAMAD K. SON
VENTURE DRIVE, SMITHFIELD

SHEET
A2



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite D	Available	2,300 SF	Modified Gross	\$19.00 SF/yr	Open space with single bath in back right corner. Two doors in front and two doors in back.
Suite TBD 8750 SF	Available	1,400 - 8,750 SF	Modified Gross	\$19.00 - \$25.00 SF/yr	This is a 125 foot by 70 foot cold dark shell. Concrete slab in place with exception of utility trench.

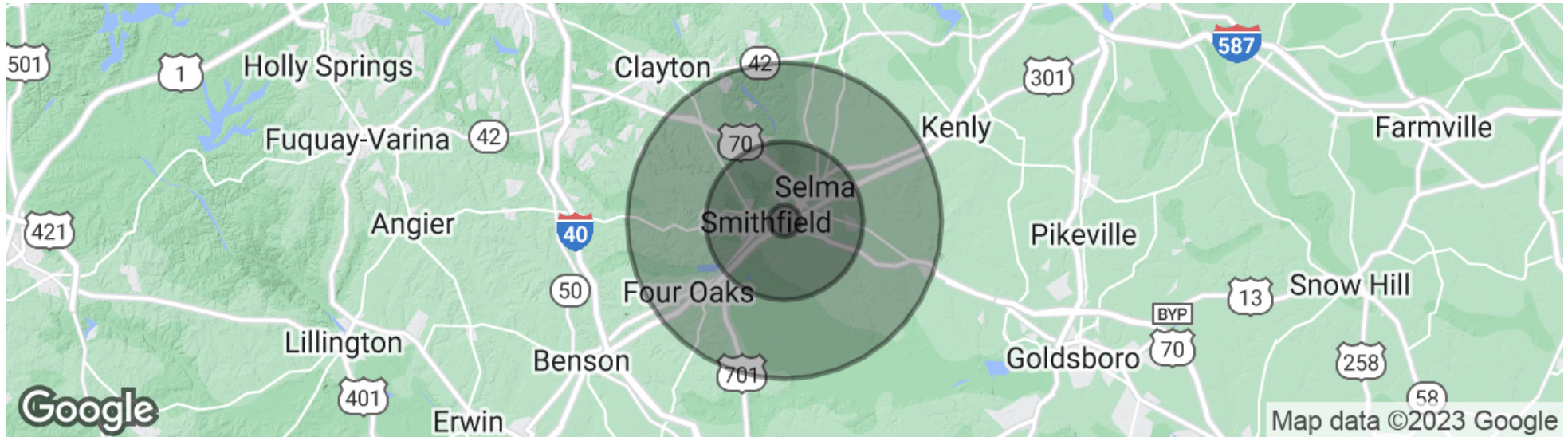
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,150	22,465	65,631
Median age	43.3	39.7	37.9
Median age (Male)	36.1	36.9	36.1
Median age (Female)	48.3	42.0	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	464	8,765	24,758
# of persons per HH	2.5	2.6	2.7
Average HH income	\$49,435	\$52,975	\$55,062
Average house value	\$124,979	\$171,138	\$181,191

* Demographic data derived from 2020 ACS - US Census