

LAND FOR SALE

611 S BRIGHTLEAF BOULEVARD, SMITHFIELD, NC 27577



OFFERING SUMMARY

Sale Price:	\$985,000
Lot Size:	5.47 Acres
Zoning:	B-3
Market:	Raleigh/Durham
Submarket:	Johnston
Traffic Count:	13,000

PROPERTY OVERVIEW

Elevate your multifamily investment portfolio with the prime potential offered by the property at 611 Brightleaf Blvd in Smithfield, NC. Zoned B-3, this property presents a wealth of development opportunities, from versatile commercial strip centers to strategically positioned storage units. Enjoy the convenience of Smithfield water and sewer access (consult with town for capacity), ensuring seamless utility connections for future development. With its strategic location, the property offers easy access to I-95 and Hwy 70, enhancing its appeal for multifamily investors seeking well-connected and dynamic investment opportunities within the thriving Raleigh/Durham market. Embrace the potential for lucrative development ventures in this strategically positioned and versatile property.

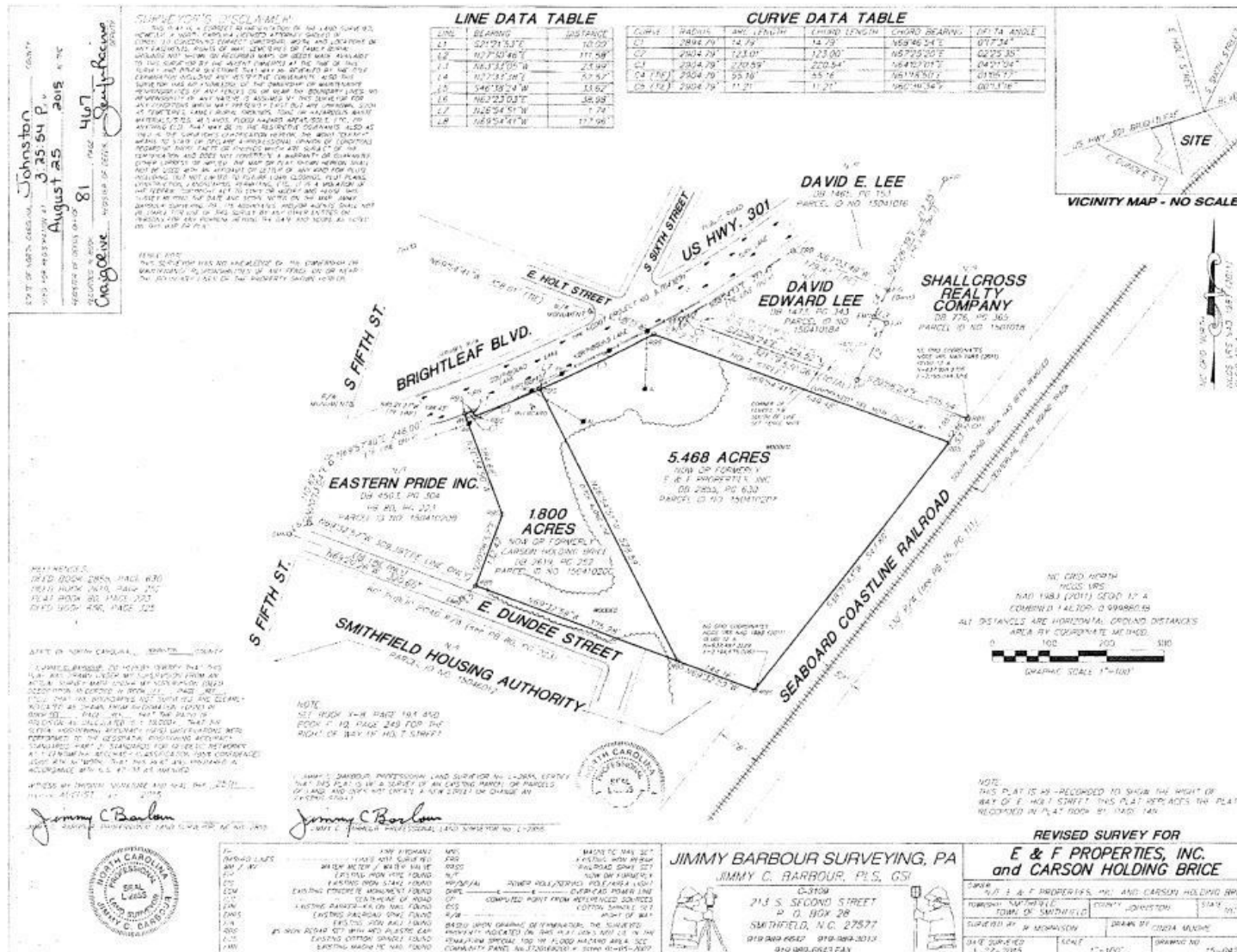
PROPERTY HIGHLIGHTS

- Zoned B-3 for versatile development opportunities
- Ideal for storage units or a commercial strip center
- Access to Smithfield water and sewer (consult with town for capacity)
- Convenient location within the Raleigh/Durham area
- Easy access to I-95 and Hwy 70 for seamless connectivity



Partners
Commercial Realty

ADDITIONAL PHOTOS



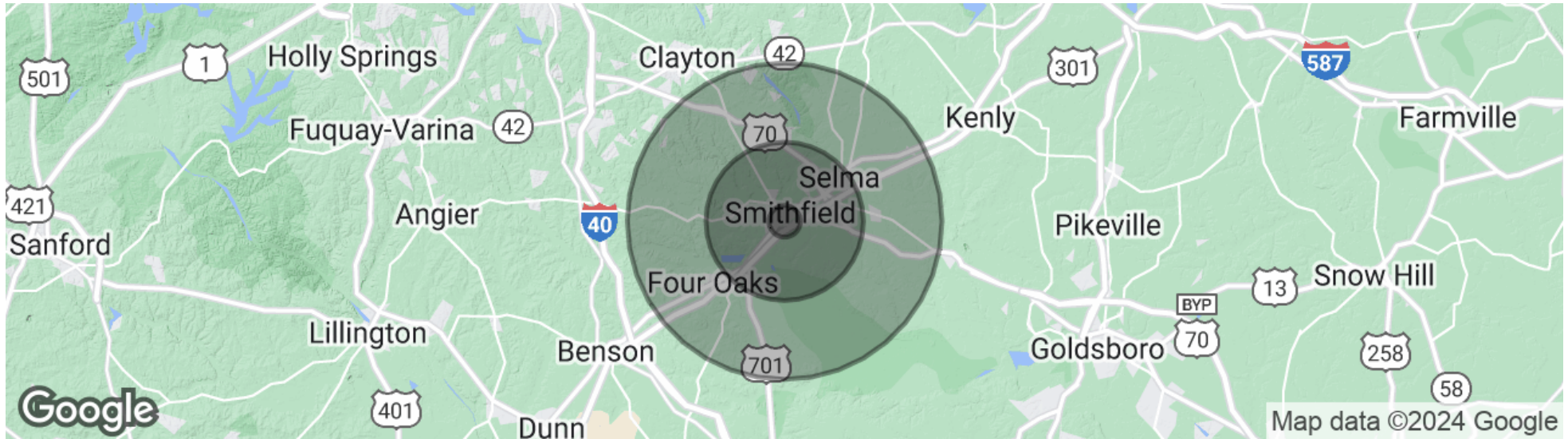
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,092	21,281	68,852
Median age	41.1	39.5	37.7
Median age (Male)	38.2	37.0	35.9
Median age (Female)	42.9	41.4	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	868	8,243	25,969
# of persons per HH	2.4	2.6	2.7
Average HH income	\$53,065	\$55,280	\$55,736
Average house value	\$167,744	\$172,214	\$177,571

* Demographic data derived from 2020 ACS - US Census