# **LAND AVAILABLE FOR GROUND FOR LEASE** 9468 US HIGHWAY 70 E, PRINCETON, NC 27569





| OFFERING SUMMARY |   |
|------------------|---|
| Available SF:    | 3.1 Acres                                     |
| Lease Rate:      | Subject to use, contact<br>broker for details |
| Lot Size:        | 3.1 Acres                                     |
| Zoning:          | C3  |
| Market:          | Raleigh/Durham                                |

Ground lease on highly trafficked US-70 in Princeton NC with an AADT of 26,000 vehicles. Lot has a paved pad with a 30x25 metal building, a large fenced in yard, as well as a large side yard for equipment storage, etc.. Water and electric run to the property, brick house non-habitable. C3 zoning allows for many uses.

#### **PROPERTY HIGHLIGHTS**

**PROPERTY OVERVIEW** 

- Ground Lease
- Located on highly trafficked US-70
- AADT 26,000
- 30x25 metal building

Submarket:

Johnston County



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| POPULATION           | 1 MILE | 5 MILES | <b>10 MILES</b> |
|----------------------|--------|---------|-----------------|
| Total Population     | 945    | 14,266  | 60,718          |
| Average Age          | 39.5   | 40.5    | 39.5            |
| Average Age (Male)   | 39.0   | 39.4    | 38.4            |
| Average Age (Female) | 43.3   | 39.0    | 39.7            |
| HOUSEHOLDS & INCOME  | 1 MILE | 5 MILES | 10 MILES        |
| Total Housebolds     | 178    | 5 996   | 25 / 79         |

| Total Households    | 478       | 5,996     | 25,479    |
|---------------------|-----------|-----------|-----------|
| # of Persons per HH | 2.0       | 2.4       | 2.4       |
| Average HH Income   | \$47,306  | \$61,431  | \$57,416  |
| Average House Value | \$116,579 | \$126,007 | \$128,907 |

\* Demographic data derived from 2020 ACS - US Census



