

OFFICE/RETAIL CONDO FOR LEASE

447 VENTURE DRIVE , SUITE F, SMITHFIELD NC 27577



OFFERING SUMMARY

Available SF: 1,540 SF

Lease Rate: \$15.00 SF/yr (MG)

Lot Size: 0.0 Acres

Year Built: 2004

Building Size: 12,320

Zoning: B-3

Market: Raleigh/Durham

Submarket: Johnston County

PROPERTY OVERVIEW

Suite F is a 1,540 sf second generation retail or office space with an open floor plan with a kitchenette and a bathroom. Suite is conveniently located in Smithfield between highly trafficked N Brightleaf Blvd/US 301 and Outlet Center Drive, with easy access to I-95, US 70/new I-42 & I-40. Surrounded by retail, restaurants, and hotels. Zoning allows for office or retail use. Ideal for a medical office, attorneys office, real estate firm or service based businesses.

PROPERTY HIGHLIGHTS

- Easy access to Brightleaf Blvd/US301 AADT 23,500 and Outlet Center Drive AADT 10,000
- Office or retail use
- Open floor plan
- Ample parking

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RETAIL/OFFICE CONDOS FOR LEASE

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OFFICE/RETAIL BUILDING FOR LEASE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,152	22,449	65,197
Average Age	43.3	39.8	37.9
Average Age (Male)	36.1	36.9	36.1
Average Age (Female)	48.3	42.0	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	465	8,770	24,601
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$49,380	\$52,812	\$54,974
Average House Value	\$124,343	\$170,625	\$181,224

2020 American Community Survey (ACS)

