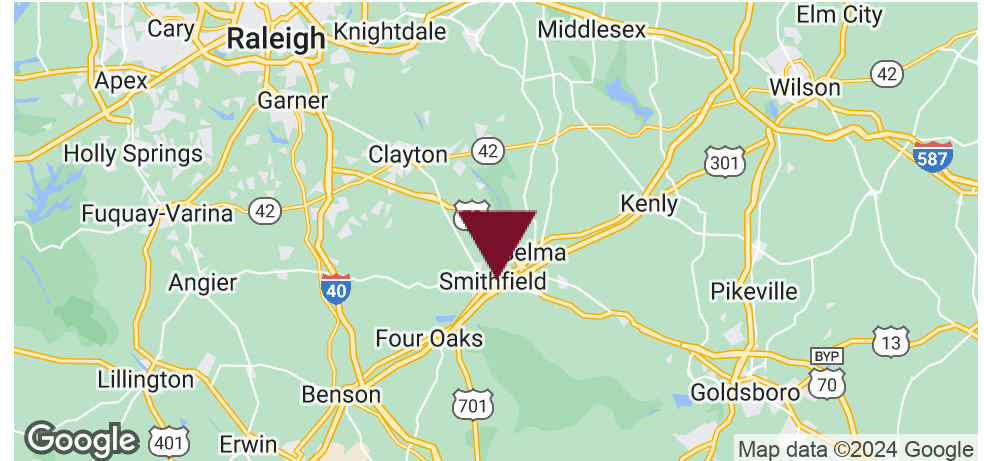


# RETAIL SPACE FOR LEASE - INDUSTRIAL PLAZA

## 513 OUTLET CENTER DR, SMITHFIELD, NC 27577



### OFFERING SUMMARY

Available SF:	2,900 SF
Lease Rate:	\$24.00 SF/yr (MG)
Lot Size:	1.5 Acres
Year Built:	1999
Building Size:	13,290
Renovated:	2018
Zoning:	B-3 CUD
Market:	Raleigh-Durham
Submarket:	Johnston County
Traffic Count:	10,000

### PROPERTY OVERVIEW

This shopping center is located in the heart of the hotel and restaurant district along I-95 between exits 95 and 97, a quarter mile south of the Carolina Premium Outlets. It's facade was updated summer 2018. Firehouse Subs, Tropical Smoothie Cafe, Vero's Pizzeria, Burney's Sweets & More and a 15 year nail salon tenant anchor the center. This area experiences high overnight traffic from I-95, along with it's local traffic draw.

### PROPERTY HIGHLIGHTS

- High visibility and easy access for Interstate and local traffic
- High draw from existing tenants: Firehouse Subs, Burney's, Venero's Pizzeria, and a nail salon
- Cross access easement with adjoining center with Starbucks, Chipotle and Buffalo Wild Wings



# RETAIL SPACE FOR LEASE-INDUSTRIAL PLAZA

513 OUTLET CENTER DR, SMITHFIELD, NC 27577





# RETAIL SPACE FOR LEASE - INDUSTRIAL PLAZA

## 513 OUTLET CENTER DR, SMITHFIELD, NC 27577

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
511 Outlet Center Drive	Tropical Smoothie Cafe	1,300 SF	Modified Gross	N/A	Leased
513 Outlet Center Dr	Available	2,900 SF	Modified Gross	\$24.00 SF/yr	2nd gen. retail
515 Outlet Center Drive	Firehouse Subs	1,960 SF	Modified Gross	N/A	Leased
517 Outlet Center Drive	Burneys Bakery	1,900 SF	Modified Gross	N/A	Leased
519 Outlet Center Drive	Vero's Pizzeria	2,100 SF	Modified Gross	N/A	Leased
521 Outlet Center Drive	Perfect 10 Nails	3,230 SF	Modified Gross	N/A	Leased





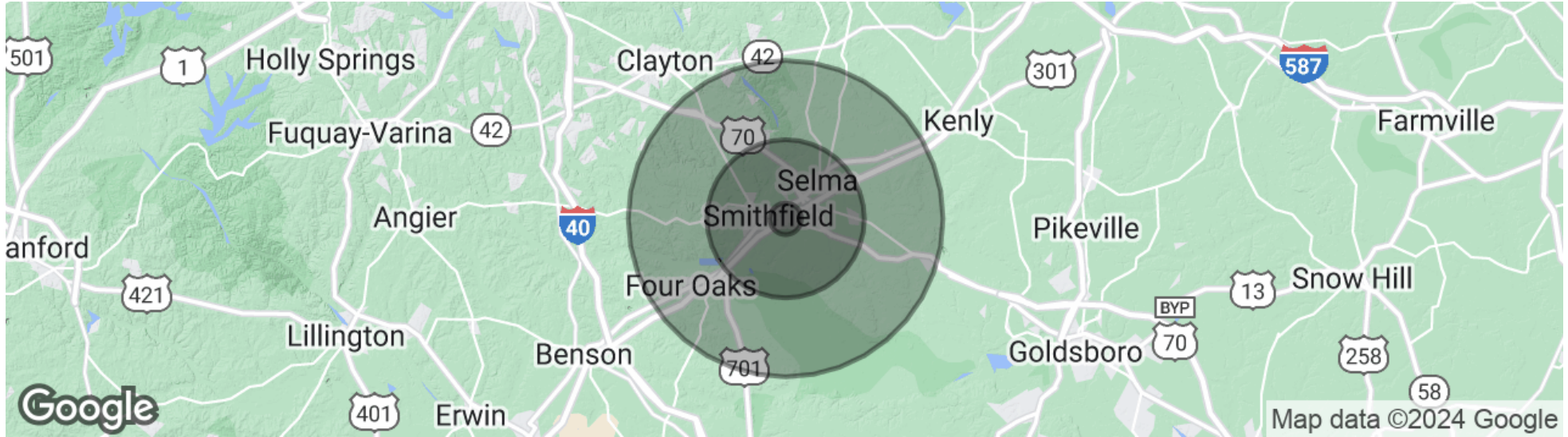
# RETAIL SPACE FOR LEASE - INDUSTRIAL PLAZA

513 OUTLET CENTER DR, SMITHFIELD, NC 27577



# RETAIL SPACE FOR LEASE - INDUSTRIAL PLAZA

## 513 OUTLET CENTER DR, SMITHFIELD, NC 27577



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	941	21,842	64,583
Median age	43.2	39.8	37.9
Median age (Male)	36.5	36.9	36.1
Median age (Female)	47.9	42.1	39.5

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	380	8,533	24,381
# of persons per HH	2.5	2.6	2.6
Average HH income	\$49,422	\$52,996	\$54,884
Average house value	\$125,216	\$169,350	\$180,652

\* Demographic data derived from 2020 ACS - US Census