

YOUNGSVILLE FLEX II

789 Park Avenue, Youngsville, NC 27596



PRICE PER UNIT:	-
AVAILABLE SF:	5,100 SF
LEASE RATE:	\$8.50 SF/Yr (NNN)
LOT SIZE:	0.12 Acres
BUILDING SIZE:	5,100 SF
GRADE LEVEL DOORS	2
DOCK HIGH DOORS:	
CEILING HEIGHT:	16.0 FT
YEAR BUILT:	2018
ZONING:	Highway Business
MARKET:	Capital Blvd.
SUB MARKET:	Franklin County
CROSS STREETS:	Park Ave. And Capital Blvd.

PROPERTY OVERVIEW

**** PLANNED FOR CONSTRUCTION ****

5,100/sf Office/Warehouse flex building in the existing Youngsville Flex center. Building elevation will be the same as the existing buildings in the center (photo shown). Three stand-alone buildings will be constructed; 2 of the buildings are already leased. The available building will be in the middle of the 3 buildings with frontage on US1A, Park Avenue. The building will have ~600/sf of finished office space and 4,500/sf of warehouse with two 12' roll-up ground level access doors in the rear. There will be ample room for delivery vehicles and parking for customers/tenants.

PROPERTY FEATURES

- 5,100/sf Office/Warehouse Flex Building
- ~600/sf Office
- ~4500/sf Warehouse
- 2 Grade-level Drive in Doors
- Easy Access

KW COMMERCIAL
4700 Homewood Court,
Suite #200
Raleigh, NC 27609

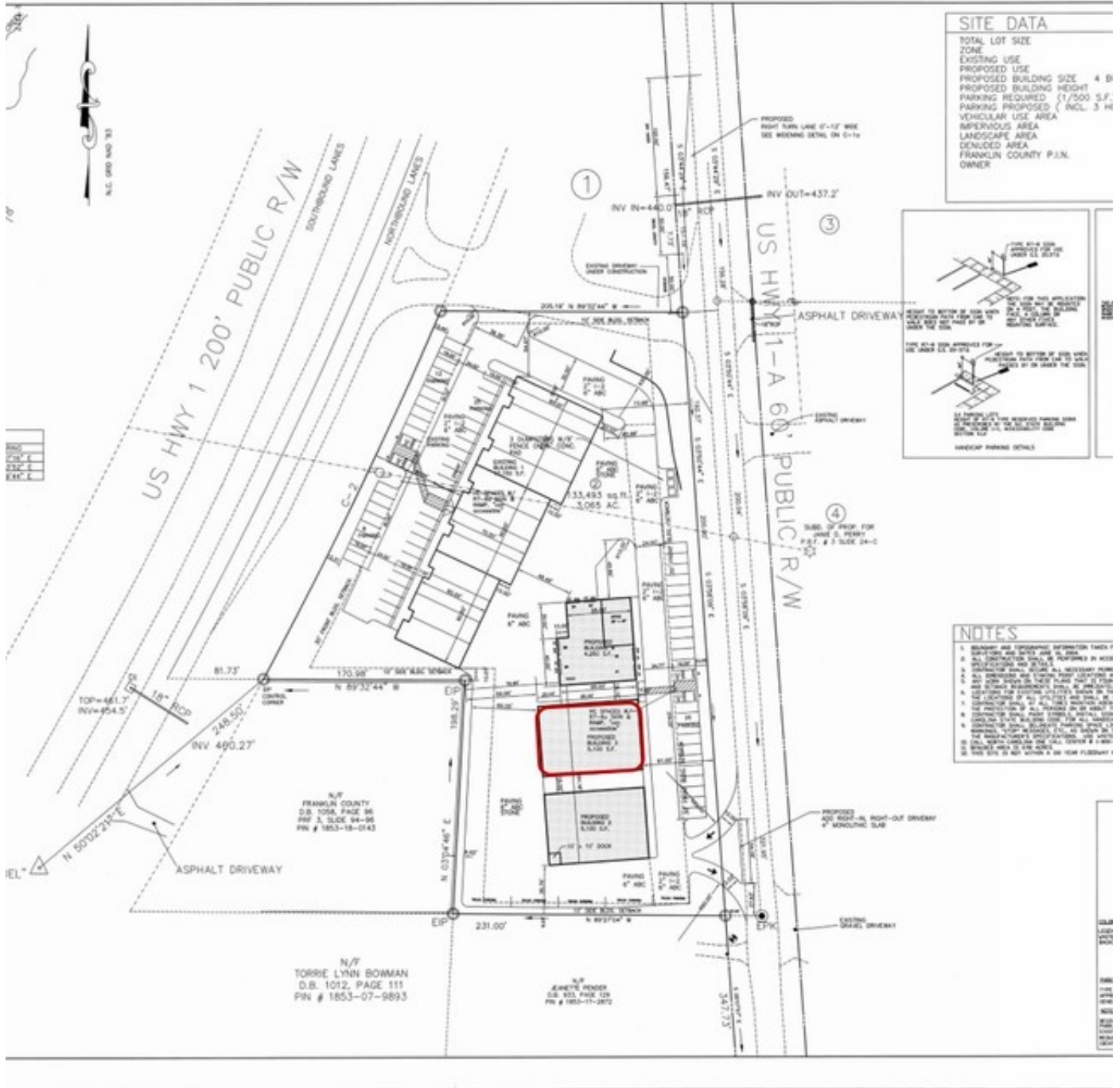
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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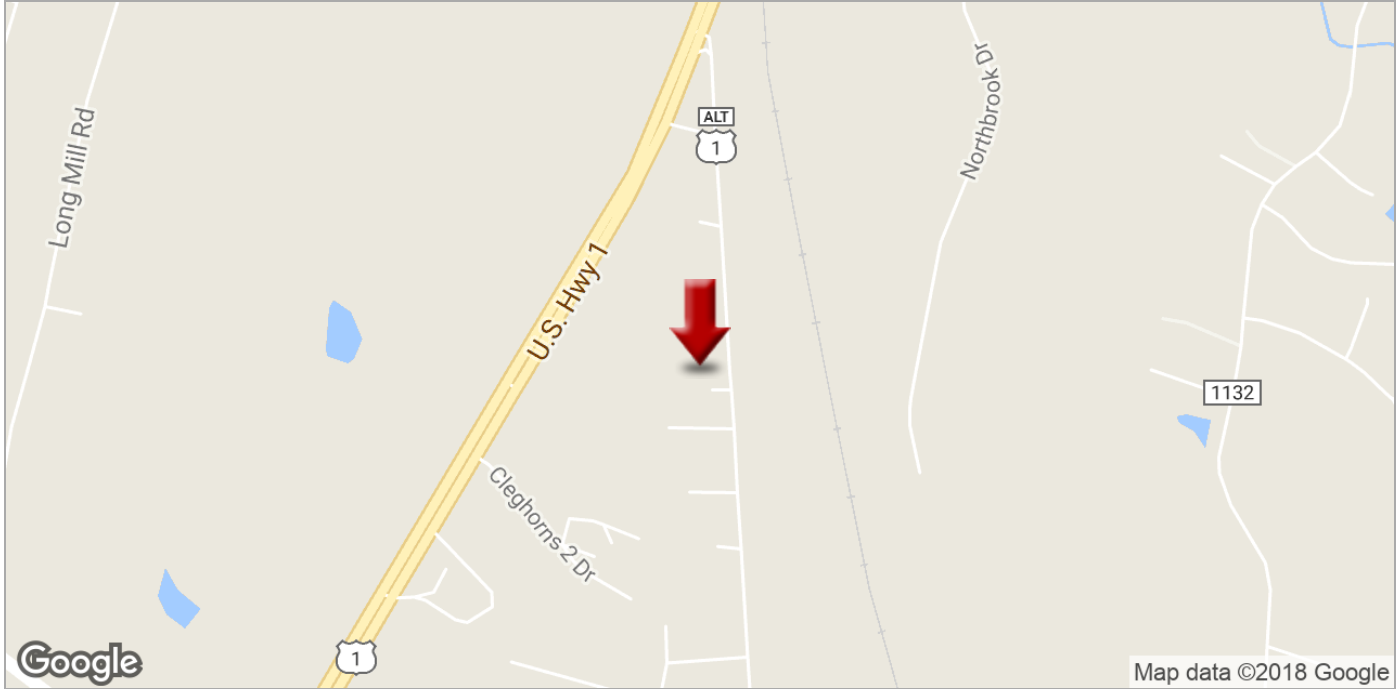
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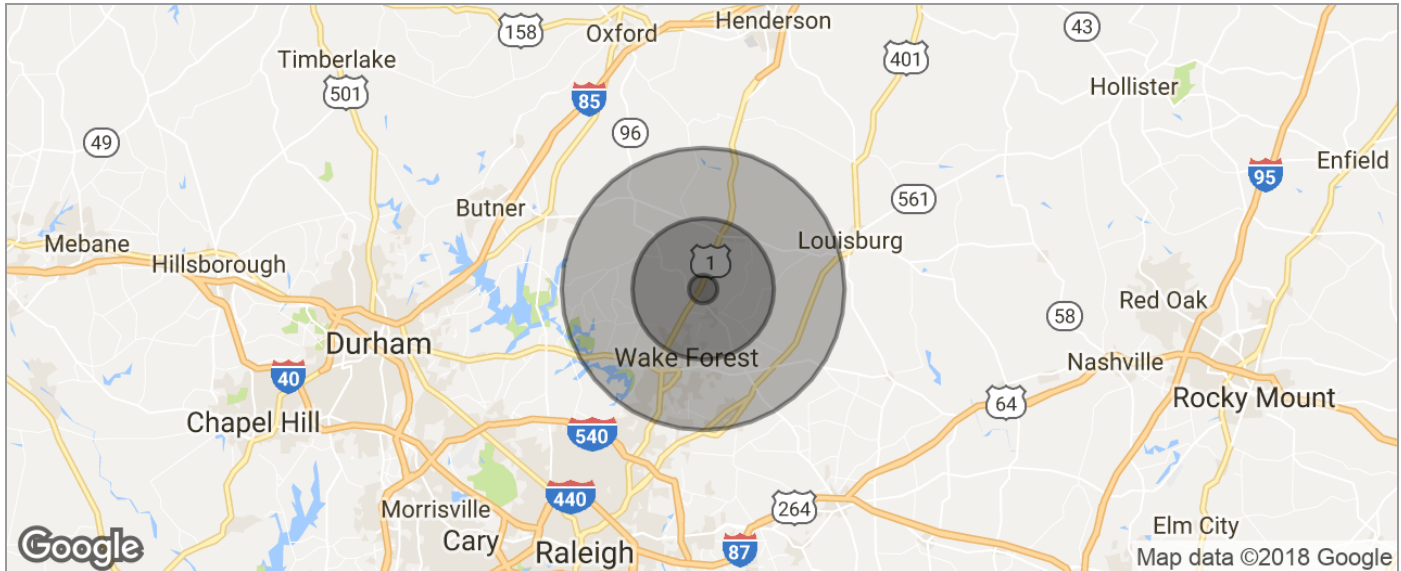
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	740	25,376	97,431
MEDIAN AGE	40.2	37.4	36.8
MEDIAN AGE (MALE)	40.2	37.6	35.5
MEDIAN AGE (FEMALE)	40.2	37.4	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	289	9,689	35,941
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$63,857	\$70,054	\$78,710
AVERAGE HOUSE VALUE	\$219,884	\$230,718	\$220,194
RACE	1 MILE	5 MILES	10 MILES
% WHITE	78.9%	76.2%	76.5%
% BLACK	14.2%	17.1%	16.6%
% ASIAN	1.1%	1.0%	1.9%
% HAWAIIAN	0.0%	0.3%	0.1%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	3.4%	3.2%	3.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	8.4%	6.4%	6.0%

* Demographic data derived from 2010 US Census

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