

# Light Industrial Space For Sale

105 N Sharpe St  
Selma, NC 27576





## TABLE OF CONTENTS

<b>3</b>	Property Highlights
<b>4</b>	Parcel Map
<b>5</b>	Site Plan
<b>6</b>	Floor Plans
<b>8</b>	Property Photos
<b>10</b>	Area Map
<b>11</b>	Aerials
<b>11</b>	Amenities Map
<b>13</b>	Market Overview
<b>14</b>	Demographic Overview
<b>15</b>	



## KEY HIGHLIGHTS

Nearby Distance to Downtown Selma  
Fenced in secured outdoor yard and parking  
Can accomodate large trucks  
9 Minutes to Bus. HWY 70

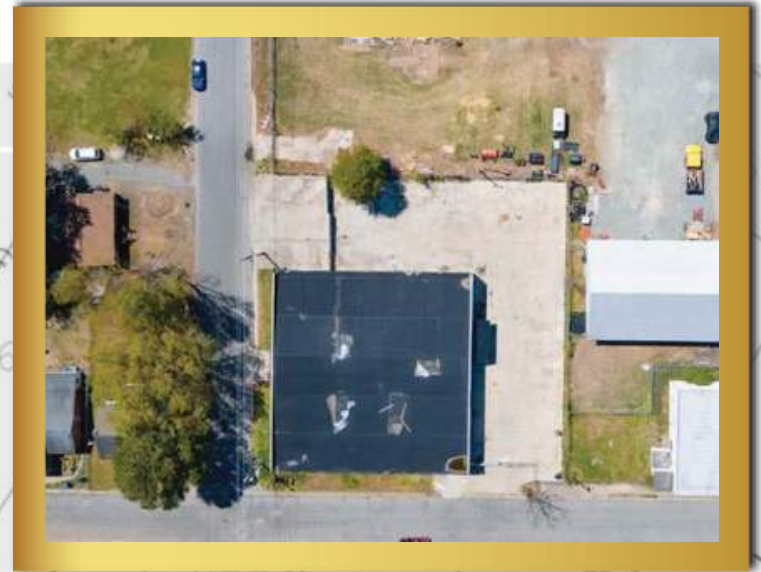
**Near Eastfield Crossing:** A 2.8 million sqft master planned mixed-use development comprised of a business park, retail, medical, professional space, hospitality, entertainment, as well as senior living.

## PROPERTY HIGHLIGHTS

<b>Sale Price</b>	\$695,000
<b>Lot Size</b>	0.53 acres
<b>Building Size</b>	11,089 SF Total 10,010 SF Ground Floor SF 1,079 SF Second Floor
<b>Use</b>	Industrial
<b>Zoning</b>	I-1
<b>Drive-ins</b>	5 drive in doors



## PARCEL MAP

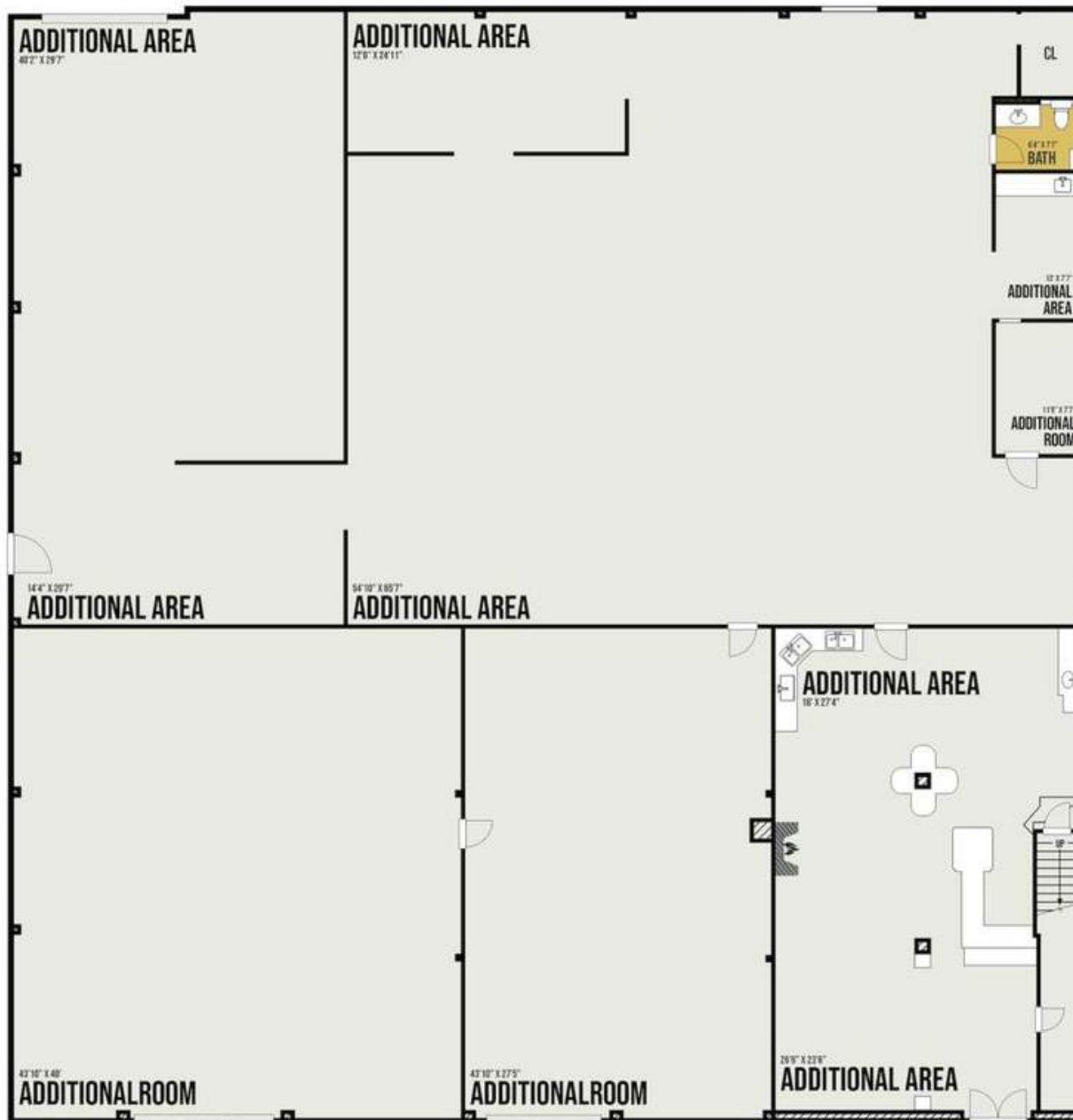




# SITE PLAN



# FLOOR PLAN



**GROUND FLOOR**  
10,010 SF

FLOOR PLAN



SECOND FLOOR  
1,079 SF



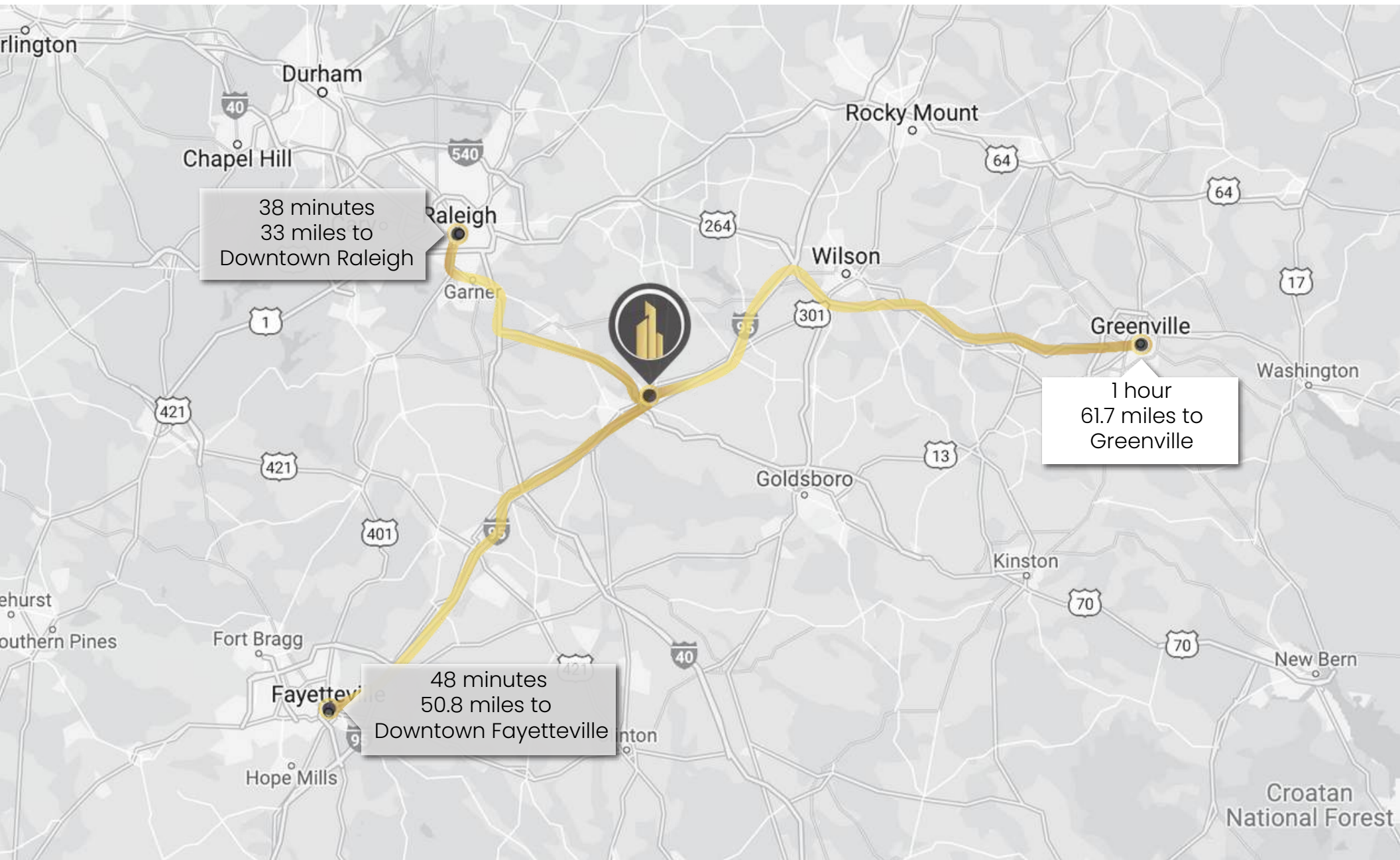








## AREA MAP





# AERIAL LOOKING SOUTHWEST





# AERIAL LOOKING NORTH





SELMA ELEMENTARY SCHOOL



FAMILY DOLLAR

301

BYP  
70

Auto  
Zone

TSC TRACTOR  
SUPPLY CO



Walmart



DUNKIN'

DOLLAR TREE

O'Reilly  
AUTO PARTS

LOWE'S

Chick-fil-e

Quality  
INN



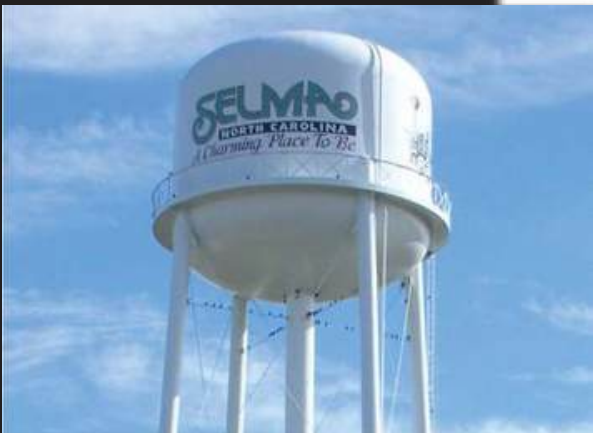
POPEYES



INTERSTATE  
95

CAROLINA  
PREMIUM OUTLETS  
A SIMON CENTER





**Selma** is a town in Johnston County, North Carolina and is part of the Raleigh-Durham-Cary Combined Statistical Area. The area has a population over 1.7 million residents, though the town of Selma is able to maintain its rural character. Selma is bordered to the southwest by Smithfield, the county seat, and to the northwest by Wilson's Mills.

On May 1, 1867, lots were sold around a newly established station on the North Carolina Railroad. From those lots, the town was built and chartered as a town on February 11, 1873. The town recently renovated its

1924 passenger depot, which has Amtrak service. The town is also home to the Mitchener Station, which was built in 1855 and is thought to be the oldest surviving train station in North Carolina. After Interstate 95 was built in the late 1950s, the town experienced growth due to its location next to the interstate. Today, there are many hotels and restaurants located in the area thanks to the traffic from I-95.

The town enjoys easy access to I-95 and US Route 301 and is just 30 miles to Raleigh. Amtrak passenger trains stop at the historic Selma Union Dept and offers service to Charlotte, New York City, Savannah, and intermediate points. The Johnston County Area Transit System (JCATS) is a coordinated transit system that provides transportation services in Selma and throughout Johnston County.

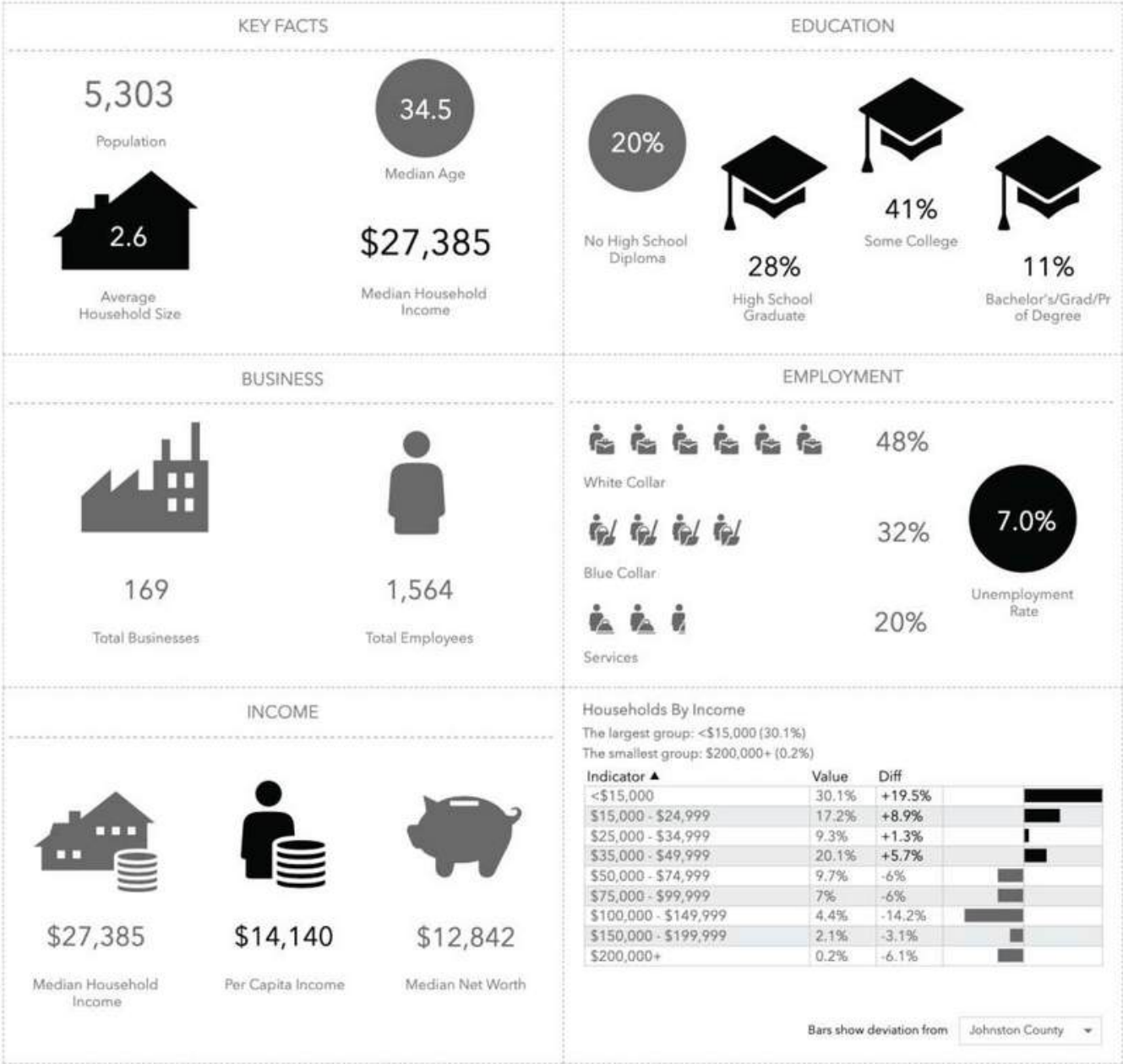


# DEMOGRAPHIC OVERVIEW

2021	Summary	Population	1 Mile	3 Miles	5 Miles
Households	Families	Average	5,303	12,152	27,976
Household	Size	Owner	1,999	4,722	10,440
Occupied	Housing	Units Renter	1,263	3,013	6,677
Occupied	Housing	Units	2.65	2.54	2.59
Median Age	Median	Household	910	2,565	6,098
Income	Average	Household	1,089	2,157	4,342
Income			34.5	37.3	38.6
			\$27,385	\$37,279	\$38,743
			\$38,611	\$53,976	\$55,342

2026	Summary	Population	1 Mile	3 Mile	5 Mile
Households	Families	Average	5,655	13,118	30,194
Household	Size	Owner	2,126	5,098	11,261
Occupied	Housing	Units Renter	1,336	3,231	7,160
Occupied	Housing	Units	2.66	2.54	2.59
Median Age	Median	Household	980	2,840	6,709
Income	Average	Household	1,146	2,258	4,552
Income			35.1	38.0	39.4
			\$32,025	\$40,662	\$42,903
			\$43,889	\$61,867	\$63,548

# DEMOGRAPHIC OVERVIEW





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