

# RETAIL FOR SALE 120 WEST VANCE STREET

Zebulon, NC 27597



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## PROPERTY DESCRIPTION

Single-story building for sale in the heart of a vibrant and booming downtown district in one of the fastest-growing towns in North Carolina. Ideal for a creative use in a walkable destination.

## PROPERTY HIGHLIGHTS

- ±9,017 SF space for sale
- Shell condition
- HVAC in place for 1/3 of the building
- Operable bathroom & water available
- Downtown Core zoning permits child care center, artisan studio, retail, restaurant, office, medical office, bottle shop, co-working space, event venue, personal services, microbrewery, veterinary clinic, among other uses
- Sale Price: \$995,000 (\$110.35/SF)



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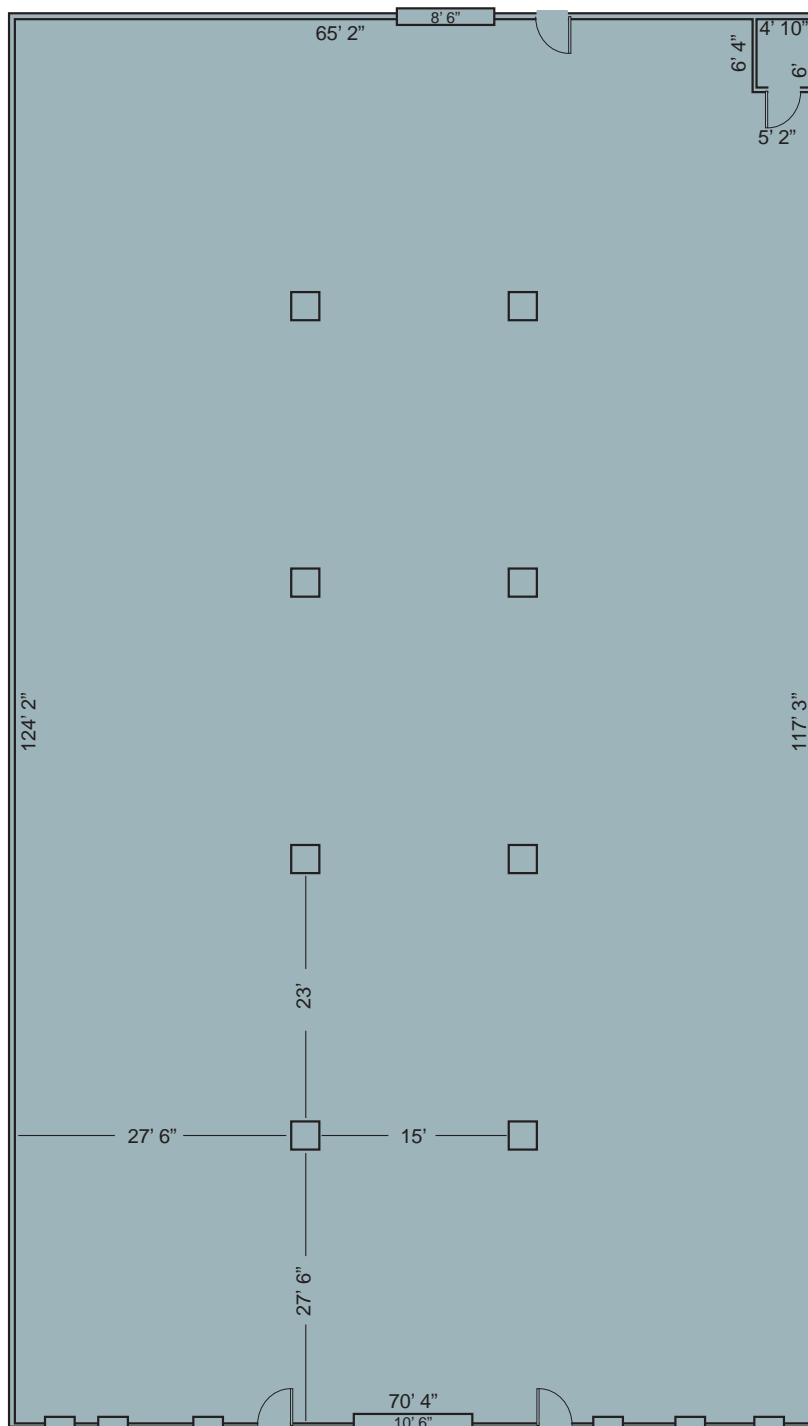
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No liability of any kind is to be imposed on the broker herein.

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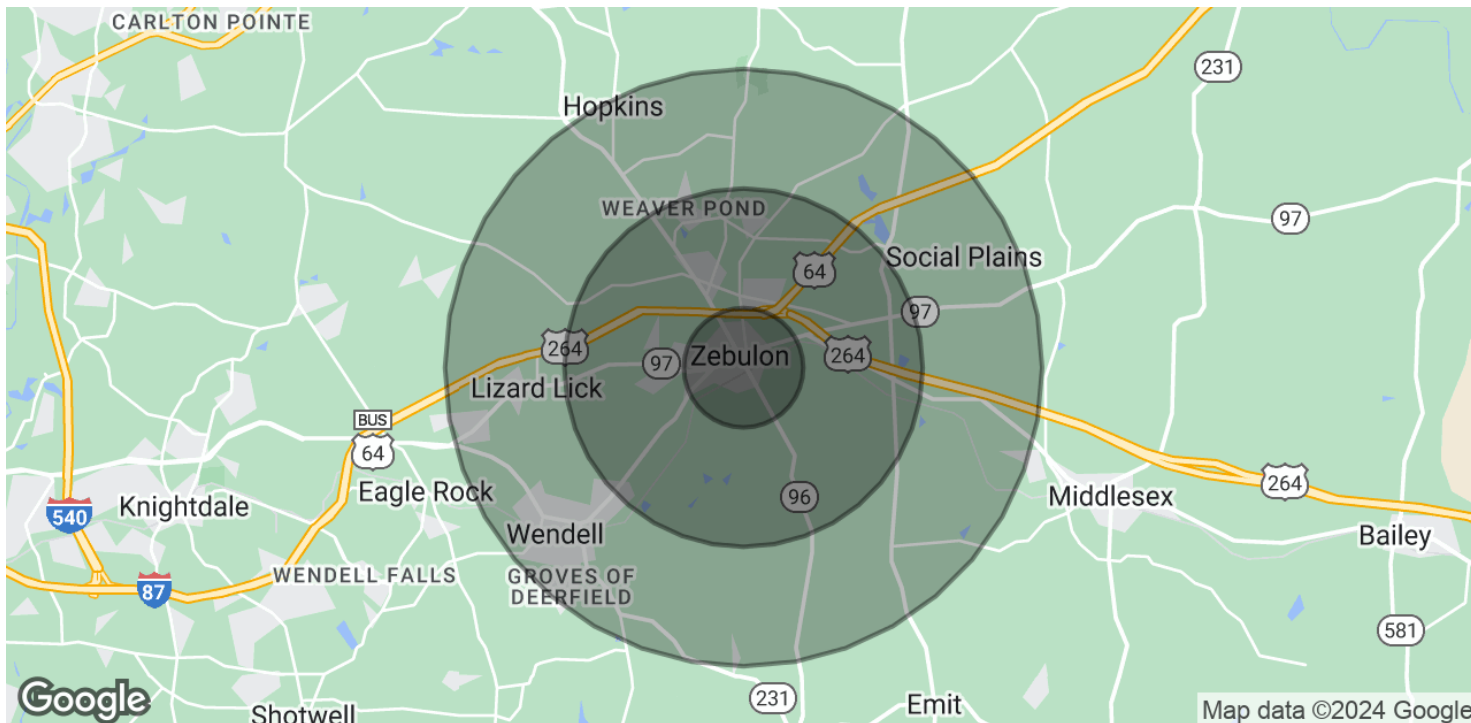
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,793	13,208	26,042
Average Age	41.0	39.9	39.3
Average Age (Male)	44.3	38.4	36.1
Average Age (Female)	38.1	40.0	41.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	616	4,640	9,477
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$64,932	\$73,366	\$74,437
Average House Value	\$215,794	\$219,567	\$209,779

2020 American Community Survey (ACS)

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