

**2,400 SF retail space (Can be split into two units of 1,200 sqft each)**

## PROPERTY HIGHLIGHTS

- ±2,400 SF retail space (Can be split into two units of 1,200 sqft each)
- Second generation retail spaces and two shell spaces
- ±0.79 acres
- NC PIN#: 260413-13-7552
- Built in 2009
- Traffic counts: 24,000 VPD on N Brightleaf
- High foot traffic

## PROPERTY DESCRIPTION

This is a rare opportunity to lease in a high-visibility retail strip building with an existing drive-thru in a prime Smithfield location. With high traffic counts, excellent visibility, and easy accessibility, this property is perfect for business owners looking to lease in a strategic location. The building features two second-generation spaces and two adjacent open shell suites next to Boost Mobile, offering flexible leasing options. The open shell suites can be leased as a single 2,400 sqft unit or split into two 1,200 sqft units, catering to a variety of business needs. Additionally, this property presents a rare chance to lease the drive-thru end cap space, which is expected to become available in Q3/Q4 of 2025. If you're looking to establish your business in a thriving, high-traffic area, this property offers unmatched potential. Don't miss out on leasing this prime real estate opportunity—contact us today

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,293	16,863	28,569
Daytime Population	12,221	31,709	41,615
Median HH Income	\$40,280	\$36,675	\$46,218
Median Age	45.6	39.9	38.8
Median Home Value	\$223,762	\$205,161	\$215,210

for more details!

## ZONING INFORMATION

[Future Land Use Map](#)

[Current Zoning](#)

## PROPERTY DOCUMENTS

[Building Plan](#)

[Site Plan](#)

[Grading Utilities](#)

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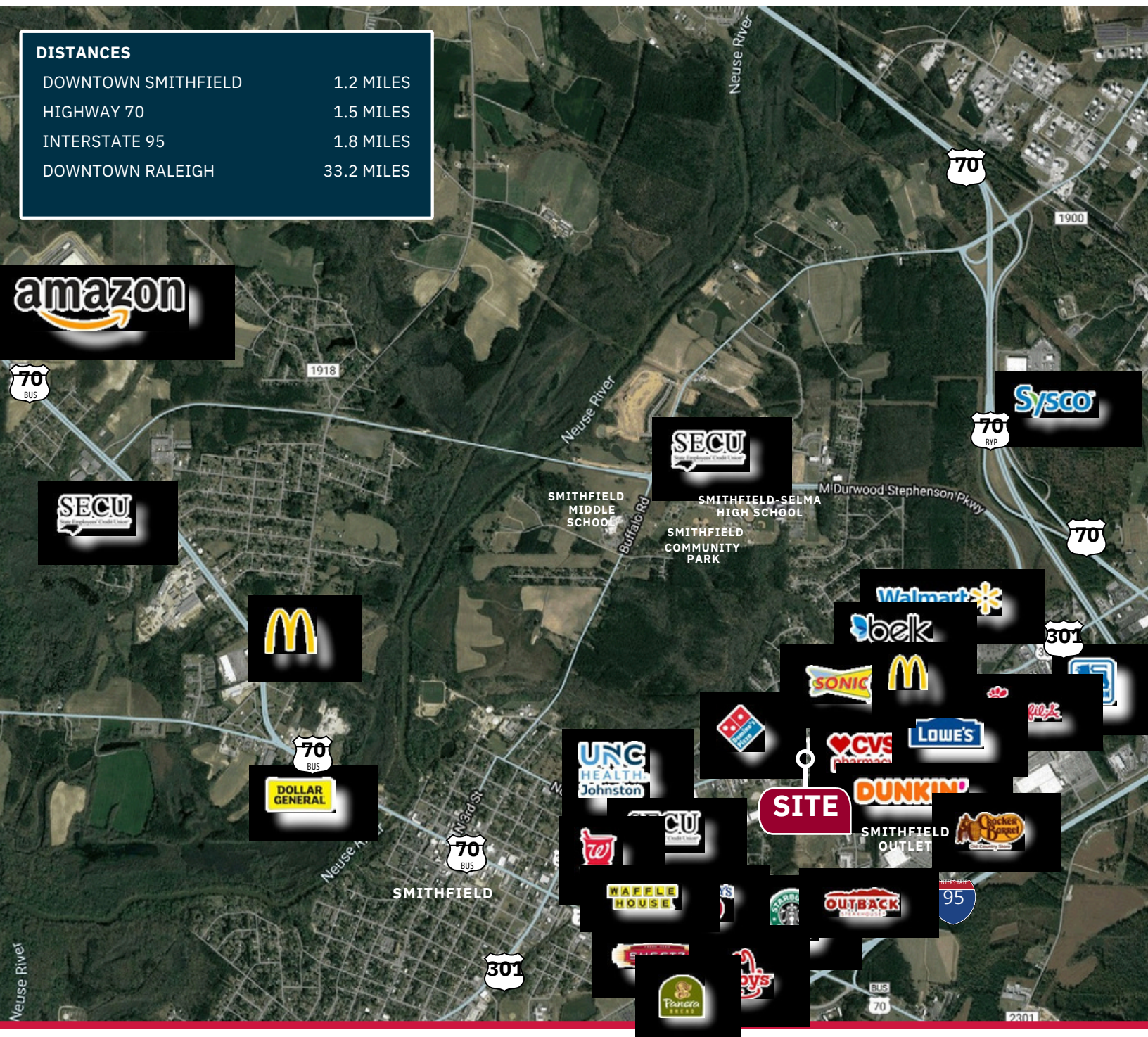
1006 N BRIGHTLEAF BLVD

SMITHFIELD, NC 27577

Retail Space For Lease

**DISTANCES**

DOWNTOWN SMITHFIELD	1.2 MILES
HIGHWAY 70	1.5 MILES
INTERSTATE 95	1.8 MILES
DOWNTOWN RALEIGH	33.2 MILES



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