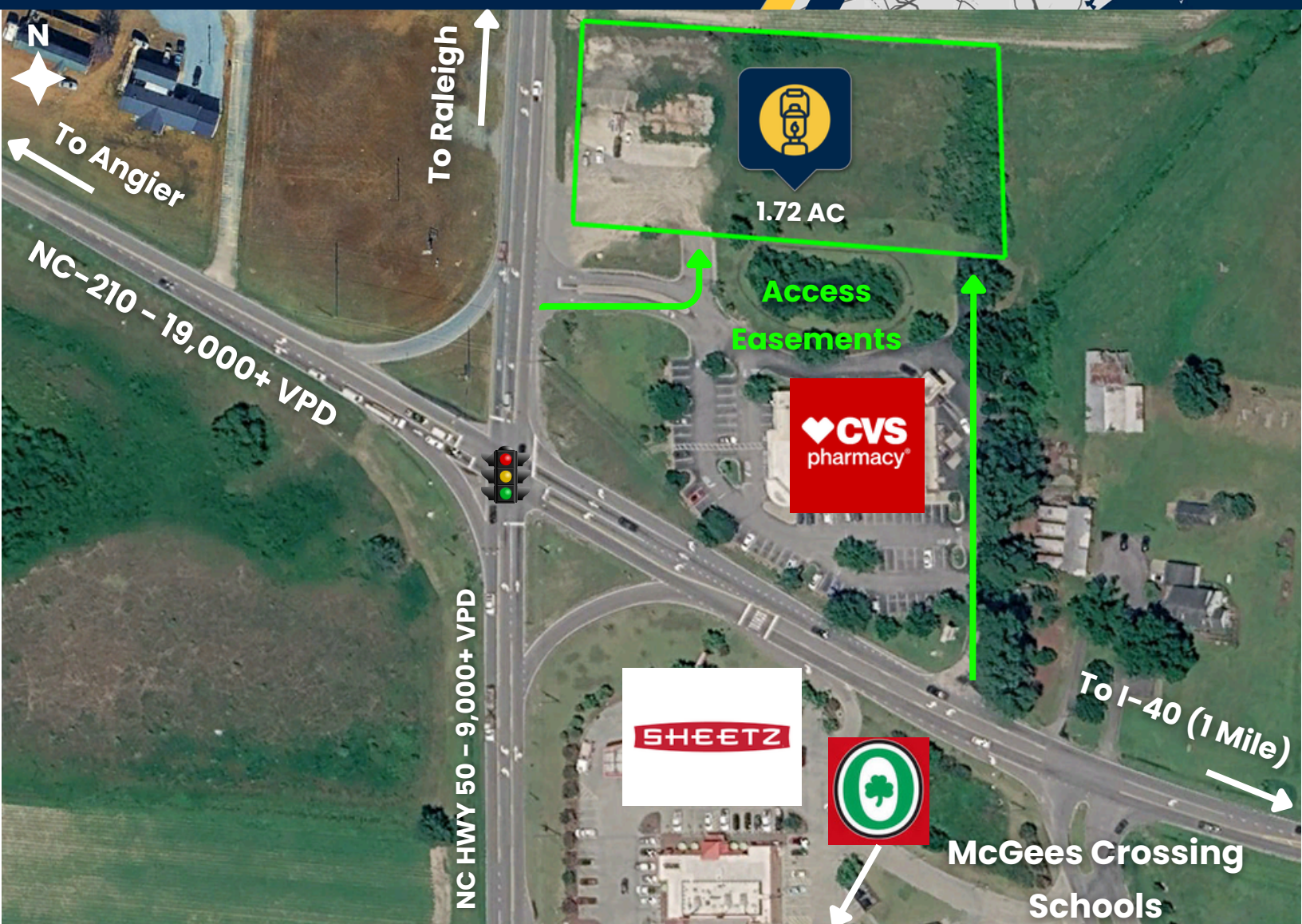


GROUND LEASE

1.72 AC SITE SIGNALIZED INTERSECTION

NC-210 & NC-50

Benson, NC 27504



OFFERING SUMMARY

- Address: 10754 NC HWY 50, Benson, NC 27504
- Acreage: Approximately 1.72 Acres
- Pricing: \$150,000/yr Ground Lease

PROPERTY HIGHLIGHTS

- Zoning: GB – General Business, Johnston County
- Traffic: 19,000 VPD on NC-210 | 9,000 VPD on NC HWY 50
- Access: Full access
- Condition: Rough graded with all utilities to the site

LOCATION DESCRIPTION

- Located in Benson, NC in Johnston County, one of North Carolina's fastest growing counties just 25 minutes from Raleigh.
- Signalized intersection at NC-210 and NC-50 with combined traffic counts exceeding 28,000 VPD
- High performing retailers in the trade area
- 1 mile to I-40 providing excellent regional accessibility
- Located just north of McGees Crossing Elementary and Middle Schools, providing strong daytime population

Interested?

Contact us for more information

Mike Wilen

Mike@southatlanticsites.com

(919) 438-0934

GROUND LEASE

1.72 AC SITE SIGNALIZED INTERSECTION

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ROADS AND RETAIL



Interested?
**Contact us for more
information**

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GROUND LEASE

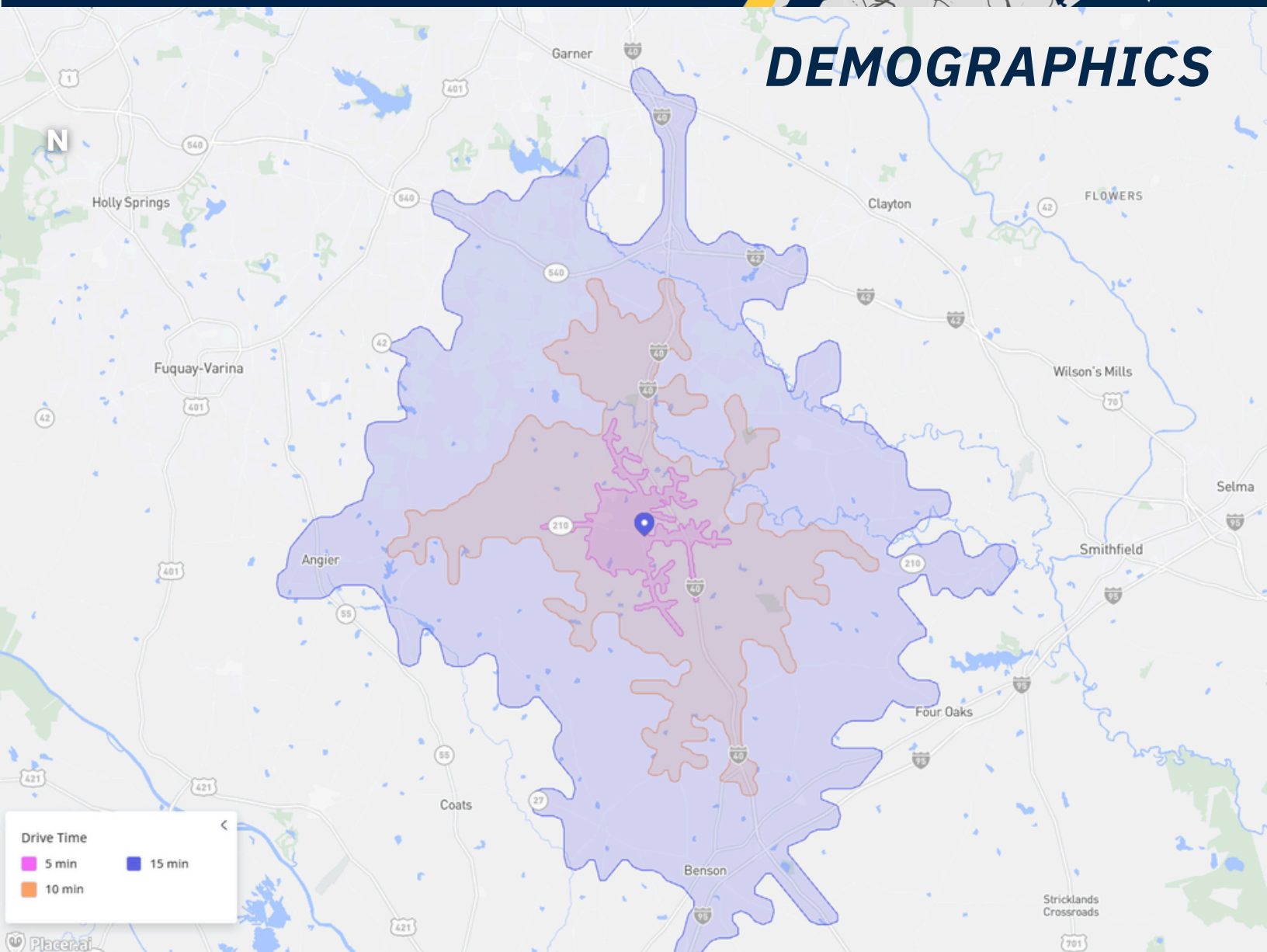
1.72 AC SITE SIGNALIZED INTERSECTION

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DEMOGRAPHICS



| | | | | | | |
|---------------------------------------|--------------|-----|--------------|-----|--------------|-----|
| Population | 3,315 | | 25,999 | | 104,930 | |
| Households | 1,176 | | 9,282 | | 37,956 | |
| Persons per Household | 2.82 | 115 | 2.8 | 115 | 2.76 | 113 |
| Household Median Income | \$96,097.34 | 134 | \$103,885.58 | 145 | \$91,054.62 | 127 |
| Household Median Disposable Income | \$81,696.09 | 133 | \$86,858.92 | 141 | \$77,512.74 | 126 |
| Household Median Discretionary Income | \$66,348.94 | 146 | \$72,194.99 | 159 | \$62,842.33 | 138 |
| Average Income Per Person | \$42,501.08 | 106 | \$43,406.58 | 108 | \$39,886.32 | 100 |
| Median Rent | \$1,559.78 | 126 | \$1,304.99 | 105 | \$1,280.07 | 103 |
| Median House Value | \$353,384.62 | 103 | \$370,575.85 | 108 | \$371,570.66 | 109 |

GROUND LEASE

1.72 AC SITE SIGNALIZED INTERSECTION

NC-210 & NC-50

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NC-210 TRAFFIC ANALYSIS



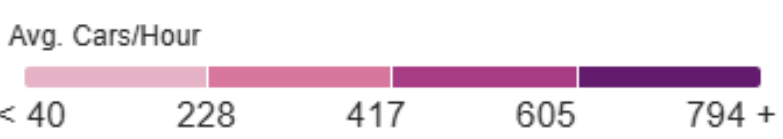
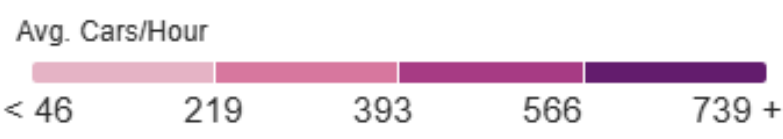
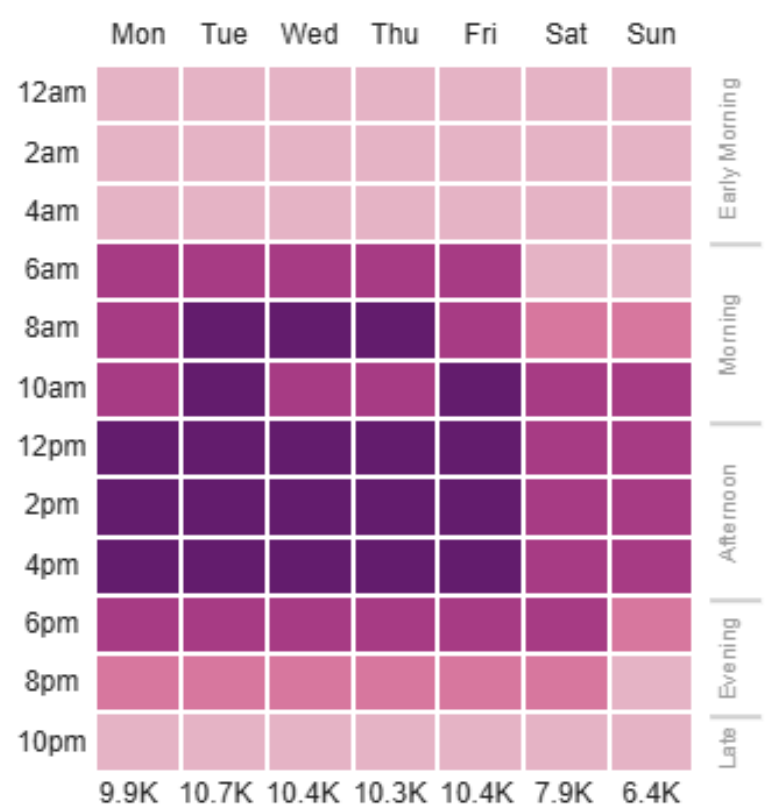
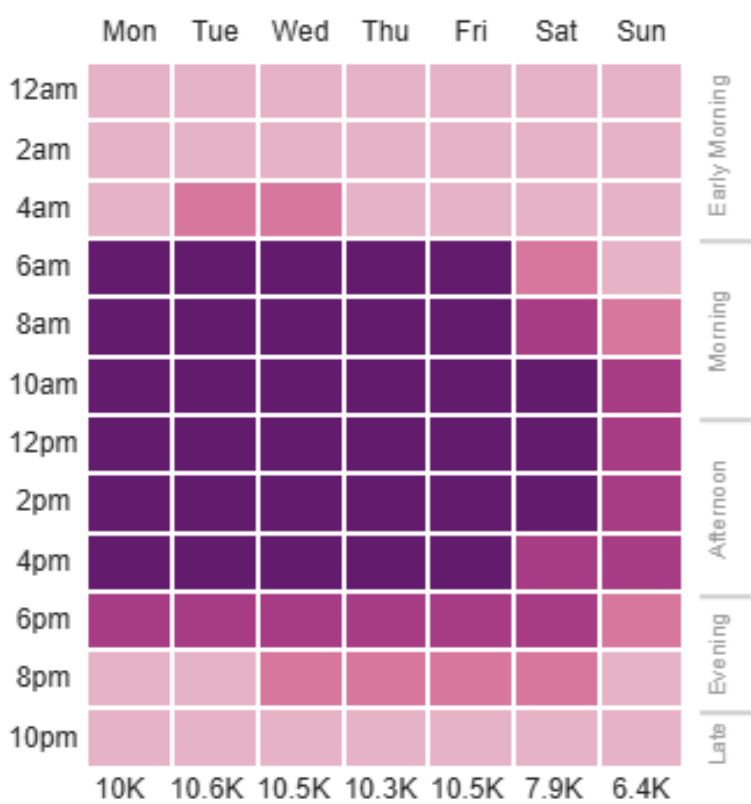
9,441 Cars | Average Daily Volume
NC 210



9,431 Cars | Average Daily Volume
NC 210

Eastbound

Westbound



Interested?
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