



PROPERTY DESCRIPTION

Presenting a compelling investment opportunity at 367 Venture Drive, Smithfield, NC, 27577. With a coveted B-3 zoning designation this property offers exceptional potential for retail, medical and office investors. Featuring direct frontage on Venture Drive, the site provides unparalleled exposure and accessibility. The level terrain is perfectly suited for commercial development, with utilities readily available. It's favorable access to major transportation routes including I-95, Us Hwy 301, and I-42. Within a burgeoning commercial corridor, walking distance of hotels, restaurants and retail shopping. Supported with existing infrastructure, this parcel is poised to streamline development timelines and accommodate a diverse range of commercial concepts.

PROPERTY HIGHLIGHTS

- Zoned B-3 classification
- Major highways/Interstate 95
- Direct frontage on Venture Drive

TERESA DAUGHTRY

Commercial Broker
919.669.4748
tdaughtrycommercial@gmail.com
NC #189895

OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	1.26 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	54	187	769
Total Population	128	452	2,002
Average HH Income	\$70,023	\$70,178	\$66,089



FOR SALE: 367 VENTURE DRIVE. SMITHFIELD, NC. 27577

Property Details & Highlights

Property Type	Land
Property Subtype	Office
APN	260418-21-8355
Lot Size	1.26 Acres
Number of Lots	1

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- Zoned B-3 classification
- Major highways/Interstate 95
- Direct frontage on Venture Drive
- Level, easily developable terrain
- Swift commencement with available utilities
- Proximity to existing infrastructure enhances building
- Situated within a growing commercial corridor
- Supports variety of commercial concepts
- Attached are plans that were considered for this site.

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LOCATION DESCRIPTION

East on I-42 continue into Smithfield. Take exit 334 for North Outlet Center Drive, merge onto Outlet Center drive, then turn right on Venture Drive. Property on the right past the Social Security Office.

POWER DESCRIPTION

Duke

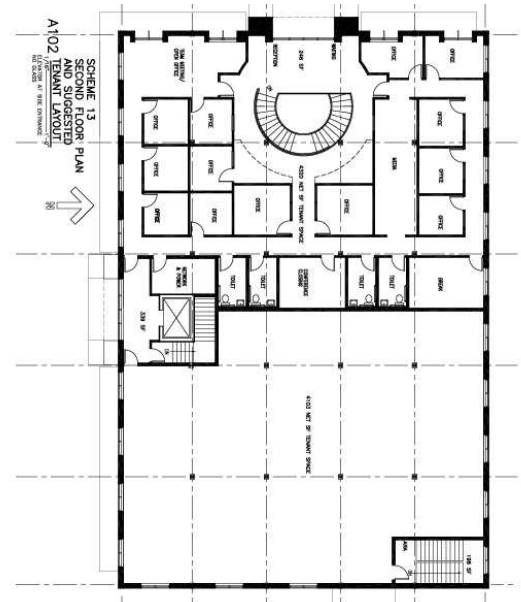
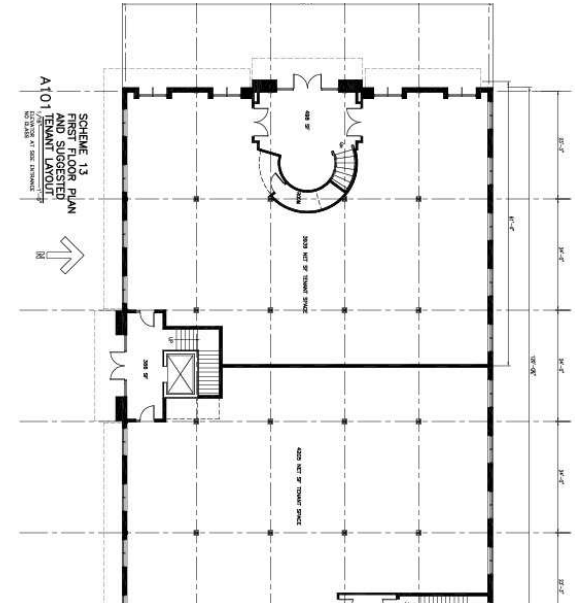
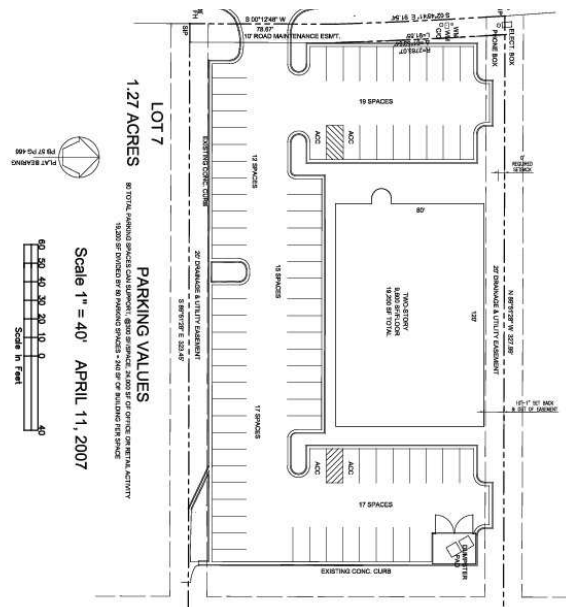
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Additional Photos



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