

# FLEX SPACE FOR LEASE



**5240 HWY 96**  
YOUNGSVILLE, NC 27596

**\$15.00 PSF NNN**

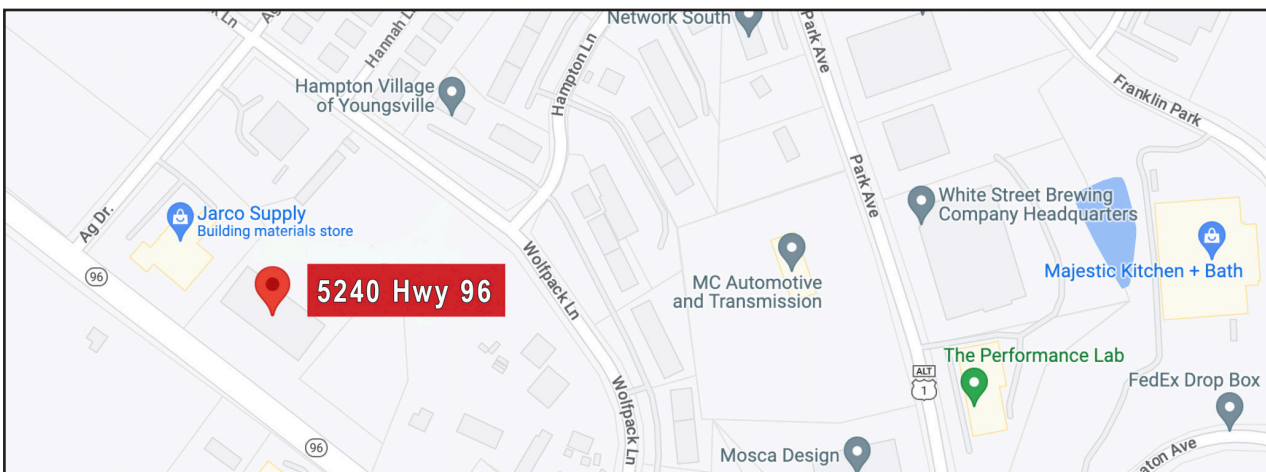
## PROPERTY HIGHLIGHTS

2,500 SF Building

Roll up Door

Great Youngsville Location

Easy Access to Route 1



PATRICK GATEWOOD | 919.631.0589 | PATRICK@OAKCITYCOMMERCIAL.COM  
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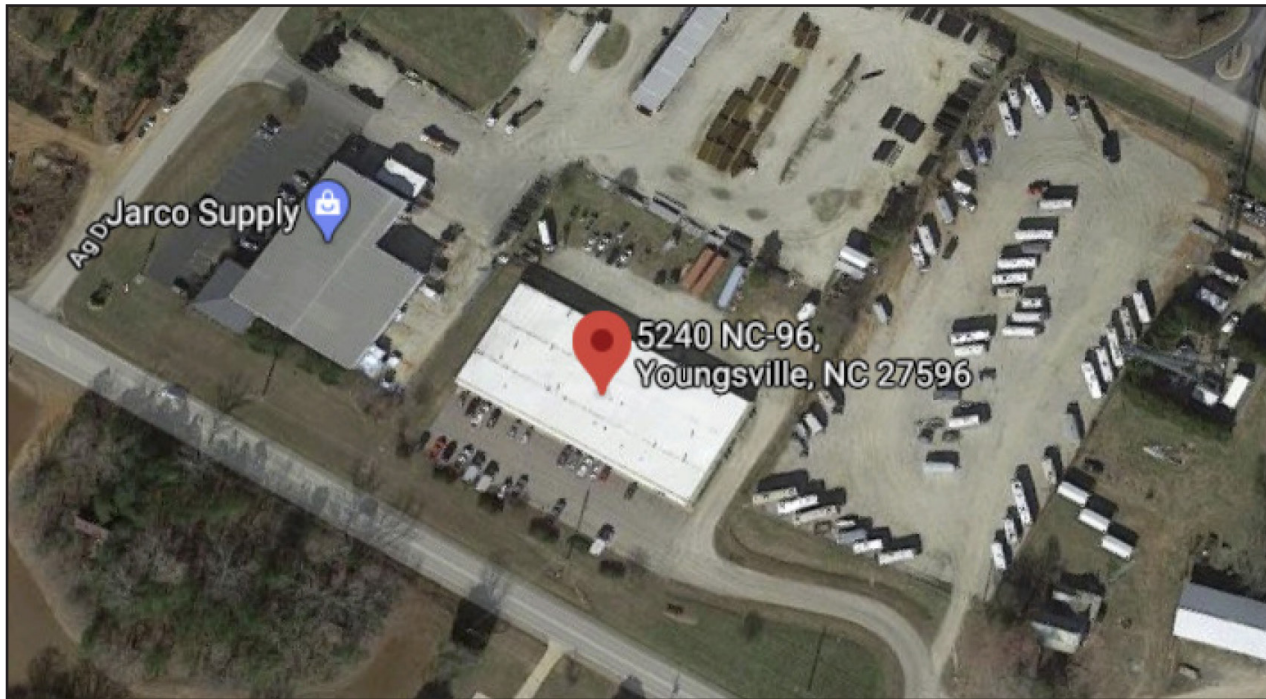
## AMENITIES

- McDonald's
- First Citizen's Bank
- Taco Bell
- Food Lion
- Waffle House
- Shell
- Toney Ace Hardware
- Tractor Supply Co.
- Sheetz
- CVS

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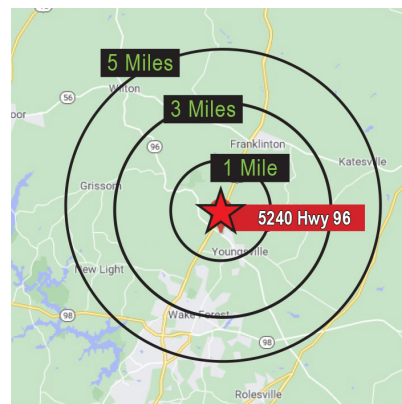
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## DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
2020 Estimated Population	1,152	14,299	43,118
2025 Projected Population	1,285	15,786	47,466
Median Age	40.1	39.8	38.2
2020 Estimated Housholds	435	5,273	15,945
Median Household Income	\$73,520	\$77,809	\$73,869



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