



## PROPERTY DESCRIPTION

Discover the prime investment opportunity located at 611 South Brightleaf Boulevard in the thriving Smithfield area. This impressive property spans 5.47 acres, offering ample space for retail development, complemented by B-3 zoning. With easy access to I-95 and I-42, this strategically positioned site is primed for commercial success. Equipped with water and sewer access, this property presents an ideal foundation for retail endeavors. This versatile space provides a valuable opportunity for investor looking to establish a prominent presence in a high-traffic location. Embrace the potential of this property and elevate your retail investment strategy with this exceptional opportunity.

## PROPERTY HIGHLIGHTS

- Water/Sewer
- 5.47 Ac.
- Zoned B-3
- Access is easy to I-95/I-42

## TERESA DAUGHTRY

Commercial Broker  
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## OFFERING SUMMARY

Sale Price:	\$1.2
Lot Size:	5.47 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	190	653	1,437
Total Population	448	1,533	3,360
Average HH Income	\$36,019	\$41,745	\$65,737



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## LOCATION DESCRIPTION

Explore the potential of Smithfield, NC, a dynamic hub for commercial development and investment. The area's strategic location and robust infrastructure make it an ideal choice for commercial land investment. Benefit from the location to key points of interest such as the Ava Gardner Museum, the Carolina Premium Outlets, and the Neuse River, all of which contribute to the area's appeal and economic vitality. With a focus on commercial growth and opportunity, Smithfield offers a prime location for your next commercial land investment venture.

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# FOR SALE 611 SOUTH BRIGHTLEAF BOULEVARD

Additional Photos



## TERESA DAUGHTRY

Commercial Broker

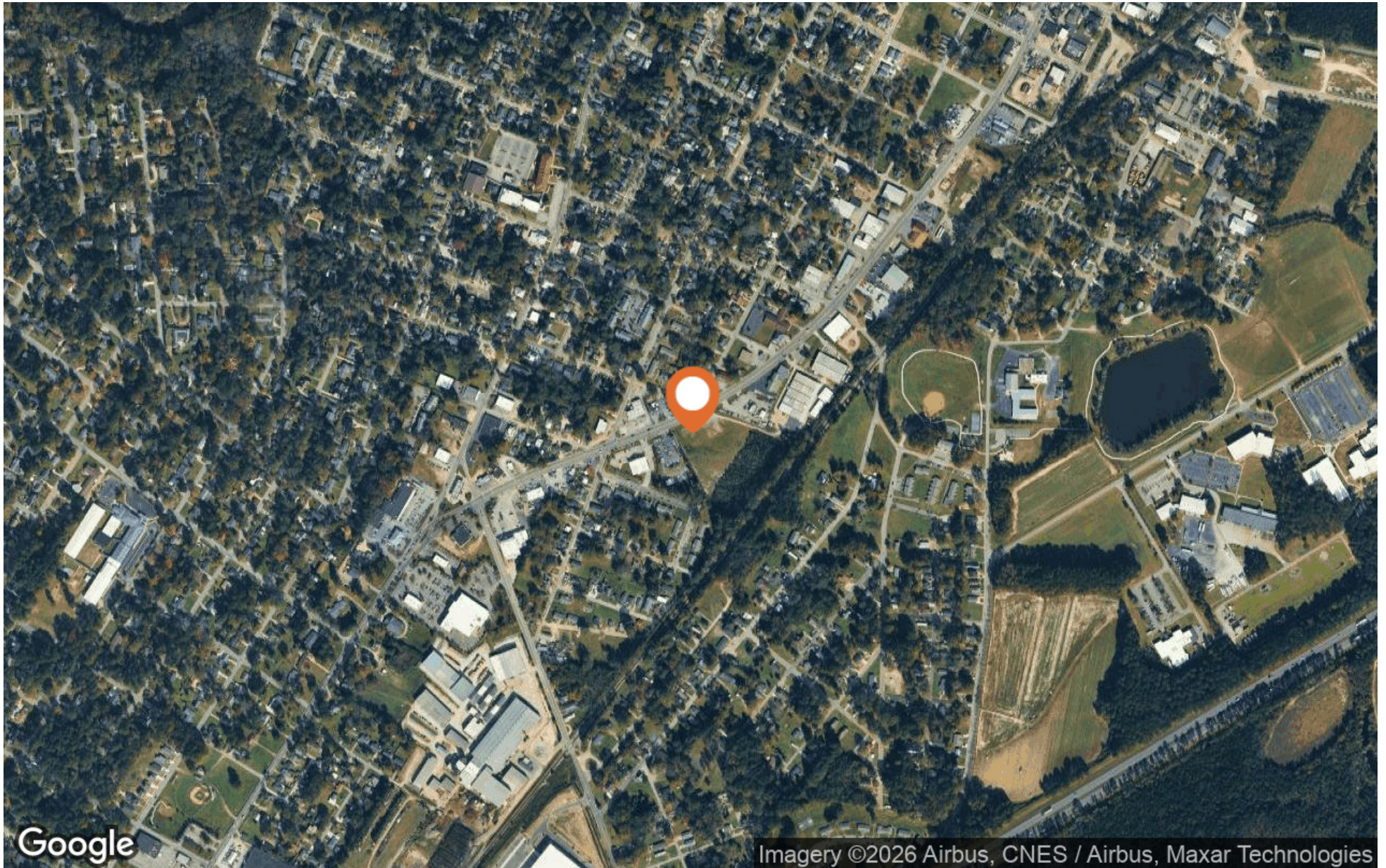
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# FOR SALE 611 SOUTH BRIGHTLEAF BOULEVARD

Aerial Map



**TERESA DAUGHTRY**

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**HARRIS**  
Realty & Land