



ESPCRE
ESP COMMERCIAL REALTY

OFFERING MEMORANDUM



**925 N Brightleaf Blvd.,
Smithfield, NC 27577**

DON SAMSON

Director of Business Development

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✉️ Don@espcre.com





925 N Brightleaf Blvd

\$720,000

925 N Brightleaf Boulevard offers an exceptional opportunity to acquire a high-visibility commercial property along one of Smithfield's primary retail corridors. Located just minutes from Carolina Premium Outlets, the property benefits from strong consumer traffic and proximity to national retailers and established businesses. Positioned less than one mile from I-95, the site provides outstanding regional accessibility and connectivity, making it attractive for both local and highway-oriented users.

The property is zoned B-3 (Highway Business), allowing for a wide range of retail, restaurant, office, service,...

- Fully renovated in 2021 (Energy-efficient LED lighting installed throughout)
- Fiberglass reinforced panels in large back room
- Plumbing in place for dog spa, hair salon
- Vapor barrier in crawl space
- 24,000 Cars a day pass on Hwy 301
- ADA ramp on front of building
- 15 parking spots



Price: \$720,000

Property Type: Retail

Property Subtype: Freestanding

Building Class: C

Sale Type: Investment or Owner User

Lot Size: 0.39 AC

Gross Building Area: 1,909 SF

No. Stories: 1

Year Built: 1984

Tenancy: Multi

Parking Ratio: 10/1,000 SF

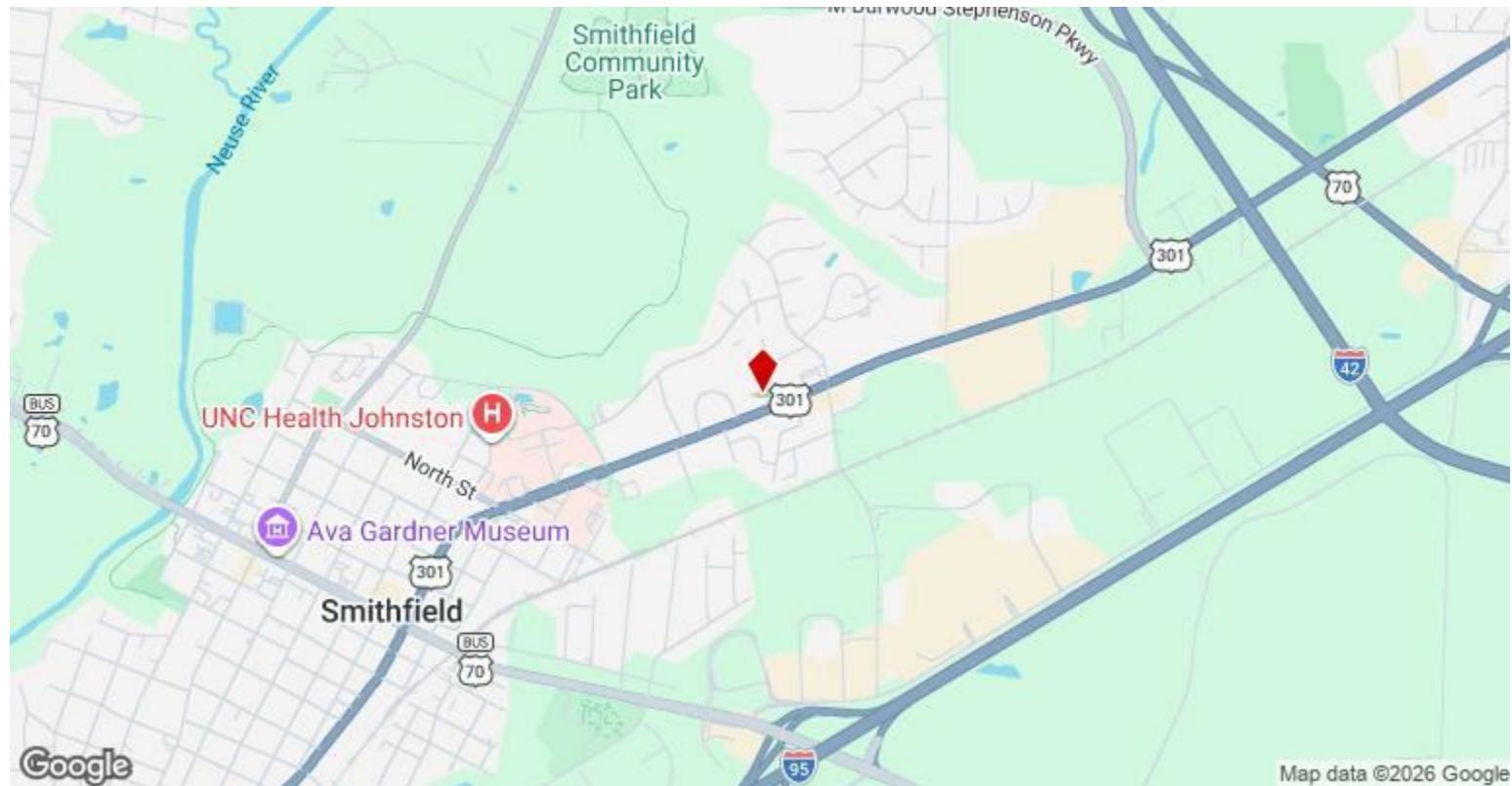
Zoning Description: B-3

APN / Parcel ID: 15005032A

Cross Streets: Peedin Rd

Walk Score ®: 46 (Car-Dependent)





925 N Brightleaf Blvd, Smithfield, NC 27577

4 Mis to I-40

2 Mi to I-95

26,500 VPD



23,000 VPD



925 N Brightleaf Blvd.

925 N Brightleaf Blvd.



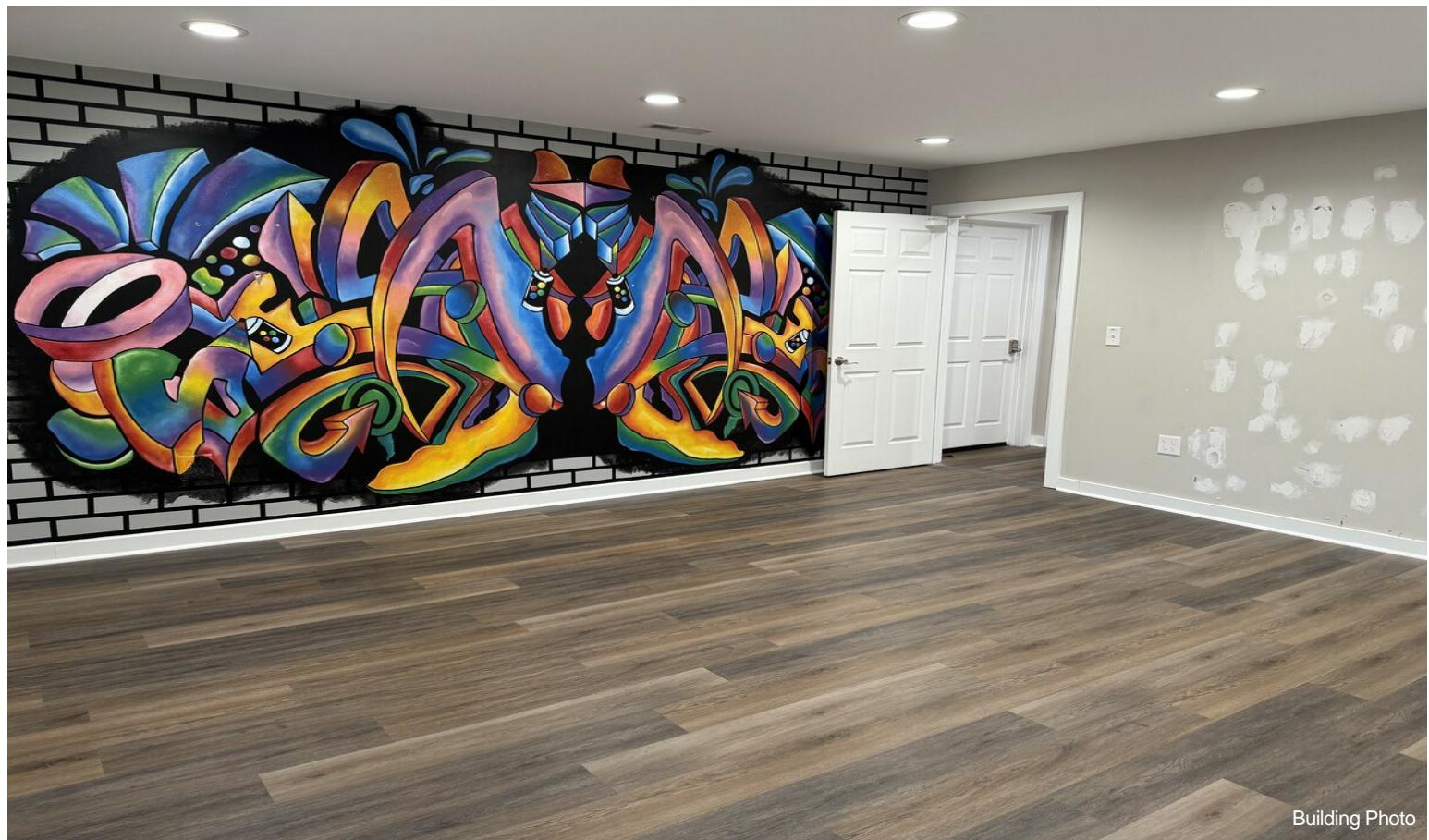
15,000 VPD



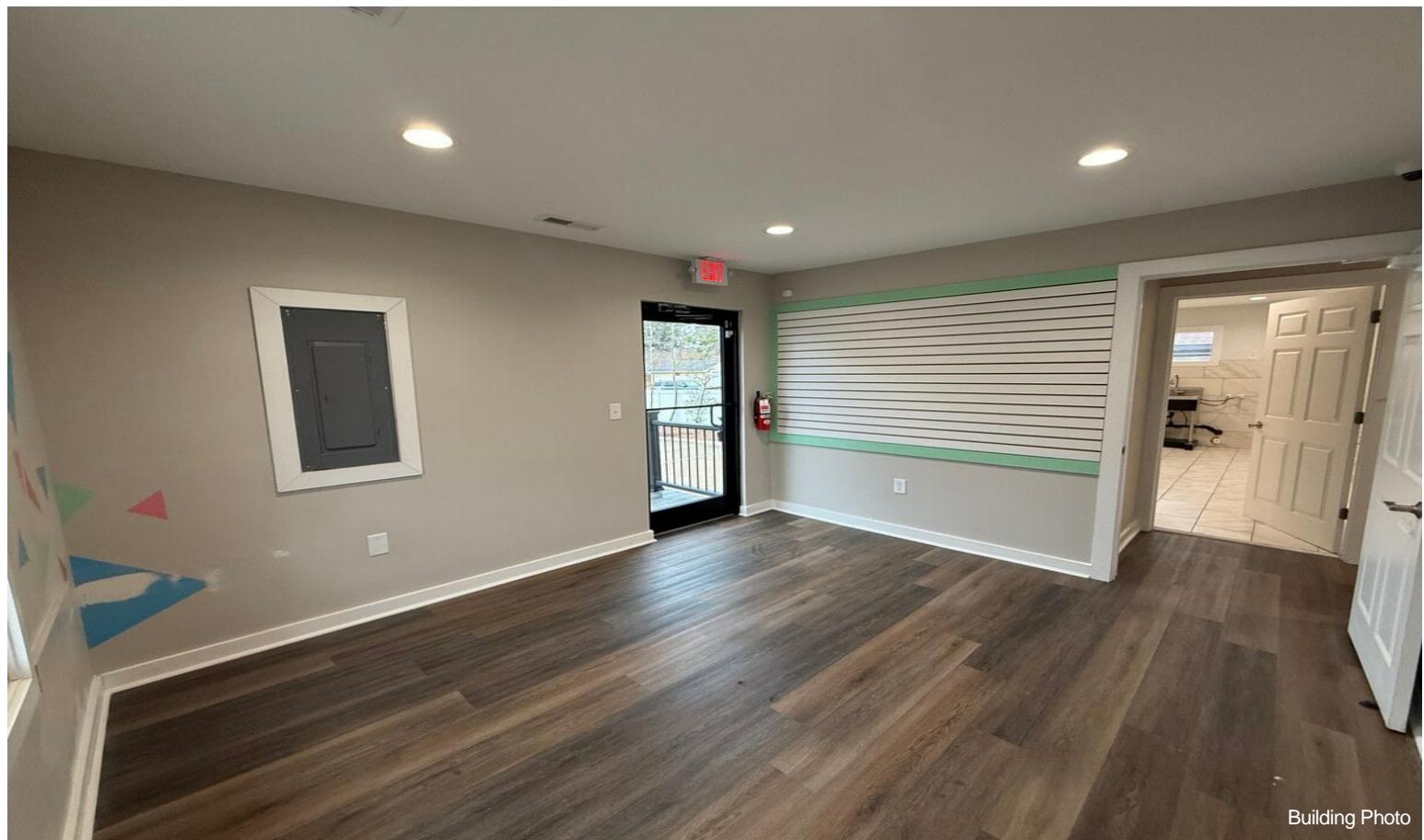
ARTIST RENDERING OF RETAIL CORRIDOR

Food Lion

Property Photos FULLY UPDATED BUILDING

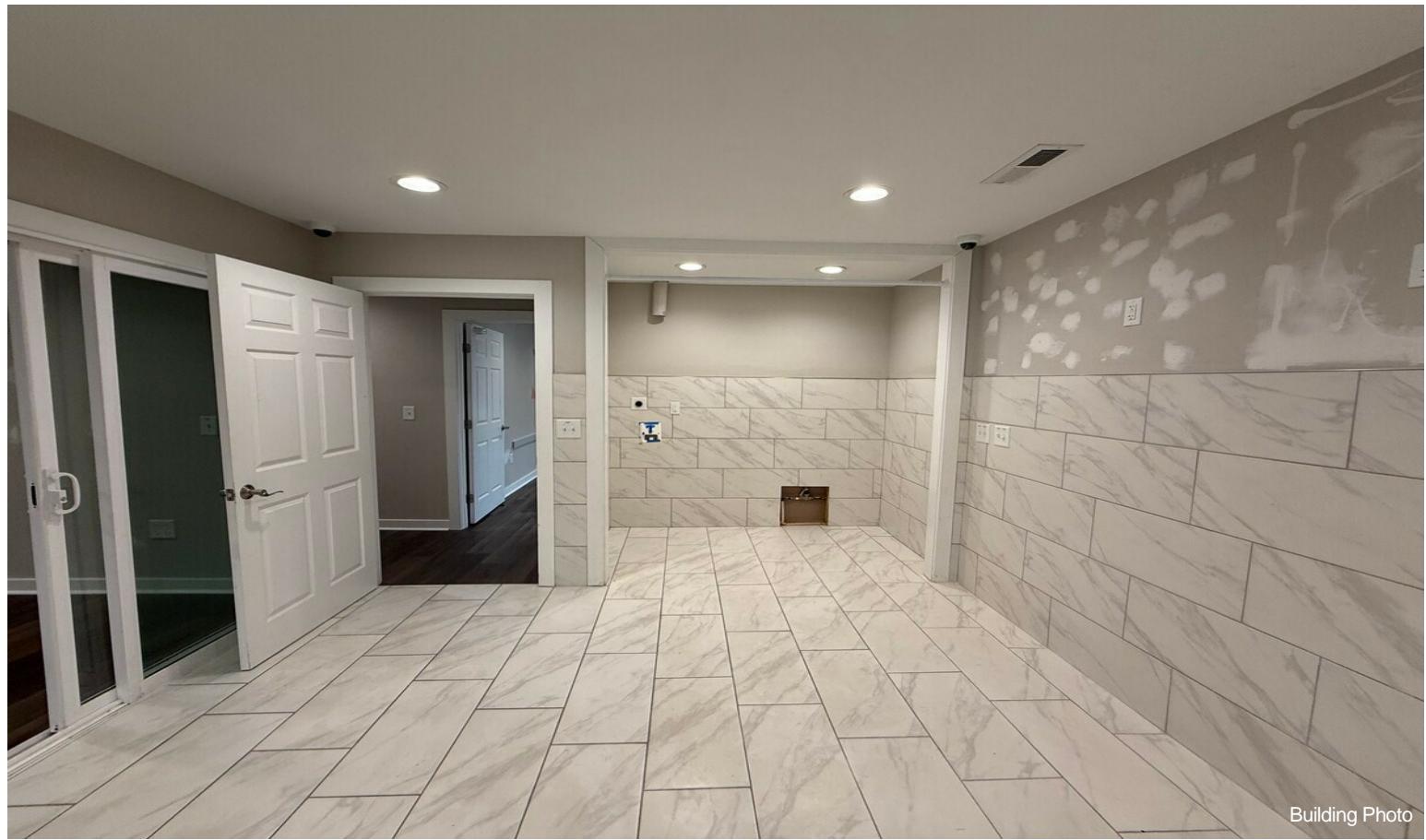


Building Photo

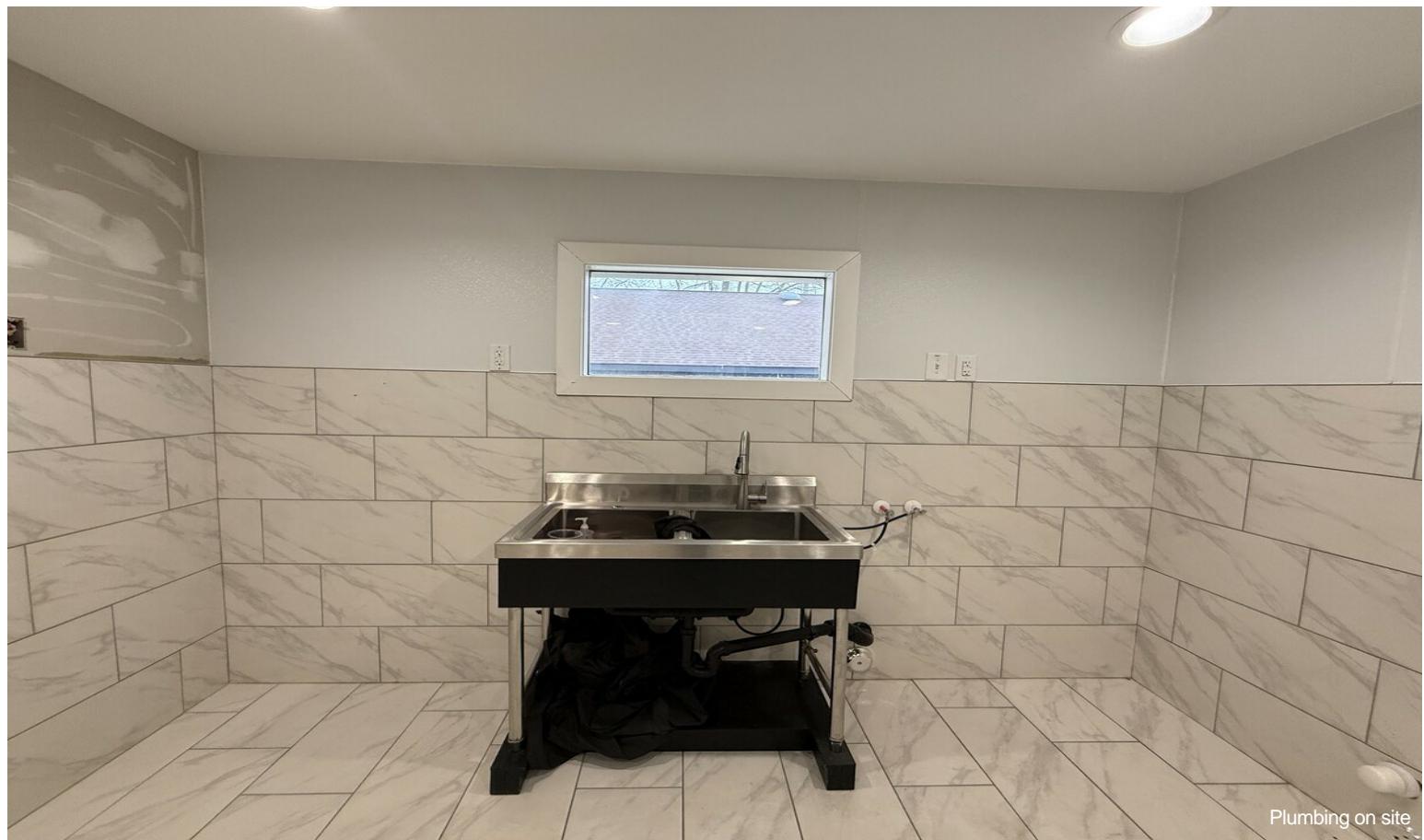


Building Photo

Property Photos

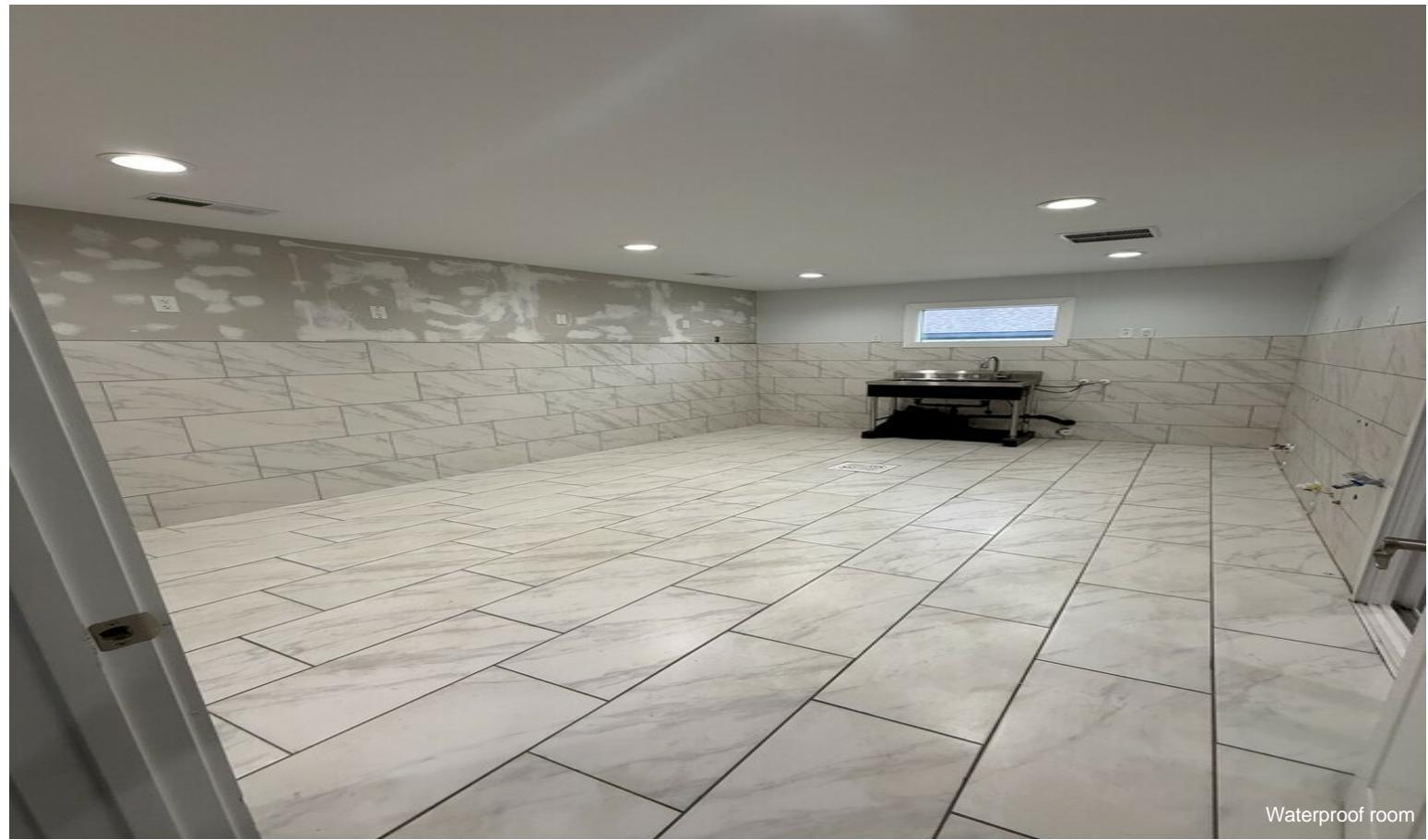


Building Photo



Plumbing on site

Property Photos



Waterproof room

Demographics 925 Brightleaf

925 N Brightleaf Blvd, Smithfield, NC 27577

Building Type: **General Retail**

Secondary: **Freestanding**

GLA: **1,836 SF**

Year Built: **1984**

Total Available: **1,836 SF**

% Leased: **100%**

Rent/SF/Mo: **Negotiable**



2024 Annual Spending (\$000s)	1 Mile	2 Mile	5 Mile
Total Specified Consumer Spending	\$26,745	\$79,196	\$296,113
Total Apparel	\$1,510	\$4,597	\$16,739
Women's Apparel	560	1,725	6,187
Men's Apparel	291	875	3,240
Girl's Apparel	115	353	1,296
Boy's Apparel	84	255	984
Infant Apparel	77	230	884
Footwear	381	1,158	4,149
Total Entertainment & Hobbies	\$3,987	\$12,268	\$45,321
Entertainment	457	1,428	5,826
Audio & Visual Equipment/Service	1,001	3,010	10,998
Reading Materials	39	119	425
Pets, Toys, & Hobbies	571	1,794	6,775
Personal Items	1,919	5,917	21,295
Total Food and Alcohol	\$7,172	\$21,546	\$79,672
Food At Home	4,157	12,470	45,175
Food Away From Home	2,634	7,911	30,102
Alcoholic Beverages	381	1,165	4,395
Total Household	\$3,647	\$11,630	\$43,901
House Maintenance & Repair	835	2,750	10,815
Household Equip & Furnishings	1,528	4,730	17,582
Household Operations	993	3,189	11,969
Housing Costs	292	961	3,535

Demographics 925 Brightleaf

925 N Brightleaf Blvd, Smithfield, NC 27577

2024 Annual Spending (000s)	1 Mile	2 Mile	5 Mile
Total Transportation/Maint.	\$8,066	\$21,786	\$83,447
Vehicle Purchases	4,654	11,785	45,933
Gasoline	2,034	5,845	22,323
Vehicle Expenses	81	351	1,174
Transportation	385	1,260	4,593
Automotive Repair & Maintenance	911	2,545	9,425
Total Health Care	\$1,327	\$4,067	\$14,592
Medical Services	671	2,077	7,630
Prescription Drugs	500	1,523	5,318
Medical Supplies	156	468	1,644
Total Education/Day Care	\$1,036	\$3,302	\$12,441
Education	697	2,178	8,091
Fees & Admissions	339	1,124	4,350

Daytime Employment Report

1 Mile Radius

925 N Brightleaf Blvd, Smithfield, NC 27577

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,836 SF**
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Total Available: **1,836 SF**
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 Rent/SF/Mo: **Negotiable**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	787	7,446	9
Retail & Wholesale Trade	139	2,063	15
Hospitality & Food Service	62	1,150	19
Real Estate, Renting, Leasing	17	83	5
Finance & Insurance	49	262	5
Information	11	61	6
Scientific & Technology Services	33	193	6
Management of Companies	1	40	40
Health Care & Social Assistance	378	2,474	7
Educational Services	4	202	51
Public Administration & Sales	18	425	24
Arts, Entertainment, Recreation	8	55	7
Utilities & Waste Management	8	26	3
Construction	7	46	7
Manufacturing	8	186	23
Agriculture, Mining, Fishing	2	11	6
Other Services	42	169	4

Demographic Detail Report

925 N Brightleaf Blvd, Smithfield, NC 27577

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,836 SF**
 Year Built: **1984**

Total Available: **1,836 SF**
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 Rent/SF/Mo: **Negotiable**



Radius	1 Mile	2 Mile	5 Mile
Population			
2029 Projection	3,527	10,543	37,712
2024 Estimate	2,882	8,628	30,988
2020 Census	2,442	7,421	27,556
Growth 2024 - 2029	22.38%	22.20%	21.70%
Growth 2020 - 2024	18.02%	16.26%	12.45%
2024 Population by Age			
Age 0 - 4	154 5.34%	456 5.29%	1,827 5.90%
Age 5 - 9	157 5.45%	463 5.37%	1,801 5.81%
Age 10 - 14	172 5.97%	538 6.24%	2,080 6.71%
Age 15 - 19	172 5.97%	519 6.02%	2,044 6.60%
Age 20 - 24	174 6.04%	504 5.84%	1,859 6.00%
Age 25 - 29	165 5.73%	522 6.05%	1,949 6.29%
Age 30 - 34	153 5.31%	521 6.04%	2,001 6.46%
Age 35 - 39	153 5.31%	530 6.14%	1,991 6.43%
Age 40 - 44	177 6.14%	567 6.57%	2,049 6.61%
Age 45 - 49	175 6.07%	543 6.29%	1,999 6.45%
Age 50 - 54	163 5.66%	521 6.04%	1,882 6.07%
Age 55 - 59	185 6.42%	552 6.40%	1,885 6.08%
Age 60 - 64	198 6.87%	570 6.61%	1,873 6.04%
Age 65 - 69	156 5.41%	462 5.35%	1,520 4.91%
Age 70 - 74	171 5.93%	473 5.48%	1,555 5.02%
Age 75 - 79	134 4.65%	381 4.42%	1,217 3.93%
Age 80 - 84	98 3.40%	265 3.07%	809 2.61%
Age 85+	122 4.23%	240 2.78%	648 2.09%
Age 65+	681 23.63%	1,821 21.11%	5,749 18.55%
Median Age	43.90	42.30	39.90
Average Age	43.10	41.90	40.00

Demographic Detail Report

925 N Brightleaf Blvd, Smithfield, NC 27577				
Radius	1 Mile	2 Mile	5 Mile	
2024 Population By Race	2,882	8,628	30,988	
White	1,220 42.33%	3,856 44.69%	14,129 45.60%	
Black	948 32.89%	2,714 31.46%	8,490 27.40%	
Am. Indian & Alaskan	15 0.52%	47 0.54%	276 0.89%	
Asian	44 1.53%	86 1.00%	163 0.53%	
Hawaiian & Pacific Island	8 0.28%	11 0.13%	13 0.04%	
Other	648 22.48%	1,915 22.20%	7,917 25.55%	
Population by Hispanic Origin	2,882	8,628	30,988	
Non-Hispanic Origin	2,270 78.76%	6,778 78.56%	23,132 74.65%	
Hispanic Origin	612 21.24%	1,850 21.44%	7,856 25.35%	
2024 Median Age, Male	41.50	40.90	39.40	
2024 Average Age, Male	40.70	40.30	39.00	
2024 Median Age, Female	47.00	44.00	40.30	
2024 Average Age, Female	45.10	43.40	41.10	
2024 Population by Occupation Classification	2,364	7,068	24,873	
Civilian Employed	1,152 48.73%	3,578 50.62%	13,596 54.66%	
Civilian Unemployed	36 1.52%	167 2.36%	626 2.52%	
Civilian Non-Labor Force	1,176 49.75%	3,319 46.96%	10,644 42.79%	
Armed Forces	0 0.00%	4 0.06%	7 0.03%	
Households by Marital Status				
Married	380	1,179	4,612	
Married No Children	243	774	2,834	
Married w/Children	137	405	1,778	
2024 Population by Education	2,359	6,805	23,052	
Some High School, No Diploma	423 17.93%	1,200 17.63%	3,978 17.26%	
High School Grad (Incl Equivalency)	623 26.41%	1,824 26.80%	6,510 28.24%	
Some College, No Degree	486 20.60%	1,717 25.23%	6,988 30.31%	
Associate Degree	308 13.06%	657 9.65%	1,674 7.26%	
Bachelor Degree	396 16.79%	1,083 15.91%	2,776 12.04%	
Advanced Degree	123 5.21%	324 4.76%	1,126 4.88%	

Demographic Detail Report

925 N Brightleaf Blvd, Smithfield, NC 27577						
Radius	1 Mile		2 Mile		5 Mile	
2024 Population by Occupation	1,974		6,223		23,901	
Real Estate & Finance	8	0.41%	70	1.12%	428	1.79%
Professional & Management	637	32.27%	1,669	26.82%	5,339	22.34%
Public Administration	38	1.93%	110	1.77%	514	2.15%
Education & Health	318	16.11%	866	13.92%	2,647	11.07%
Services	257	13.02%	720	11.57%	2,522	10.55%
Information	31	1.57%	50	0.80%	137	0.57%
Sales	226	11.45%	785	12.61%	3,188	13.34%
Transportation	0	0.00%	0	0.00%	5	0.02%
Retail	175	8.87%	539	8.66%	2,141	8.96%
Wholesale	20	1.01%	40	0.64%	378	1.58%
Manufacturing	81	4.10%	437	7.02%	1,565	6.55%
Production	104	5.27%	443	7.12%	2,091	8.75%
Construction	57	2.89%	311	5.00%	1,695	7.09%
Utilities	18	0.91%	88	1.41%	643	2.69%
Agriculture & Mining	0	0.00%	5	0.08%	130	0.54%
Farming, Fishing, Forestry	0	0.00%	5	0.08%	105	0.44%
Other Services	4	0.20%	85	1.37%	373	1.56%
2024 Worker Travel Time to Job	1,137		3,515		13,090	
<30 Minutes	739	65.00%	2,340	66.57%	8,336	63.68%
30-60 Minutes	347	30.52%	973	27.68%	3,854	29.44%
60+ Minutes	51	4.49%	202	5.75%	900	6.88%
2020 Households by HH Size	965		2,912		10,320	
1-Person Households	320	33.16%	954	32.76%	3,009	29.16%
2-Person Households	312	32.33%	914	31.39%	3,103	30.07%
3-Person Households	129	13.37%	436	14.97%	1,703	16.50%
4-Person Households	100	10.36%	302	10.37%	1,258	12.19%
5-Person Households	51	5.28%	156	5.36%	696	6.74%
6-Person Households	33	3.42%	95	3.26%	368	3.57%
7 or more Person Households	20	2.07%	55	1.89%	183	1.77%
2024 Average Household Size	2.30		2.40		2.50	
Households						
2029 Projection	1,399		4,156		14,136	
2024 Estimate	1,141		3,397		11,605	
2020 Census	964		2,913		10,318	
Growth 2024 - 2029	22.61%		22.34%		21.81%	
Growth 2020 - 2024	18.36%		16.62%		12.47%	

Demographic Detail Report

925 N Brightleaf Blvd, Smithfield, NC 27577						
Radius	1 Mile		2 Mile		5 Mile	
2024 Households by HH Income	1,142		3,398		11,607	
<\$25,000	609	53.33%	1,806	53.15%	4,514	38.89%
\$25,000 - \$50,000	95	8.32%	360	10.59%	1,877	16.17%
\$50,000 - \$75,000	227	19.88%	571	16.80%	2,158	18.59%
\$75,000 - \$100,000	43	3.77%	137	4.03%	1,054	9.08%
\$100,000 - \$125,000	76	6.65%	163	4.80%	837	7.21%
\$125,000 - \$150,000	59	5.17%	175	5.15%	550	4.74%
\$150,000 - \$200,000	21	1.84%	126	3.71%	457	3.94%
\$200,000+	12	1.05%	60	1.77%	160	1.38%
2024 Avg Household Income	\$47,658		\$49,310		\$56,531	
2024 Med Household Income	\$24,155		\$23,966		\$40,230	
2024 Occupied Housing	1,141		3,397		11,605	
Owner Occupied	487	42.68%	1,587	46.72%	6,296	54.25%
Renter Occupied	654	57.32%	1,810	53.28%	5,309	45.75%
2020 Housing Units	1,121		3,239		10,680	
1 Unit	661	58.97%	2,114	65.27%	8,253	77.28%
2 - 4 Units	312	27.83%	631	19.48%	1,331	12.46%
5 - 19 Units	112	9.99%	174	5.37%	514	4.81%
20+ Units	36	3.21%	320	9.88%	582	5.45%
2024 Housing Value	488		1,587		6,297	
<\$100,000	76	15.57%	325	20.48%	1,446	22.96%
\$100,000 - \$200,000	200	40.98%	490	30.88%	2,198	34.91%
\$200,000 - \$300,000	206	42.21%	477	30.06%	1,440	22.87%
\$300,000 - \$400,000	5	1.02%	100	6.30%	742	11.78%
\$400,000 - \$500,000	1	0.20%	50	3.15%	241	3.83%
\$500,000 - \$1,000,000	0	0.00%	145	9.14%	230	3.65%
\$1,000,000+	0	0.00%	0	0.00%	0	0.00%
2024 Median Home Value	\$183,999		\$195,611		\$177,456	
2024 Housing Units by Yr Built	1,212		3,604		12,209	
Built 2010+	167	13.78%	419	11.63%	1,844	15.10%
Built 2000 - 2010	120	9.90%	259	7.19%	1,348	11.04%
Built 1990 - 1999	150	12.38%	371	10.29%	1,367	11.20%
Built 1980 - 1989	251	20.71%	482	13.37%	1,576	12.91%
Built 1970 - 1979	220	18.15%	712	19.76%	1,703	13.95%
Built 1960 - 1969	74	6.11%	357	9.91%	1,262	10.34%
Built 1950 - 1959	78	6.44%	404	11.21%	1,807	14.80%
Built <1949	152	12.54%	600	16.65%	1,302	10.66%
2024 Median Year Built	1982		1975		1979	

Traffic Count Report

925 N Brightleaf Blvd, Smithfield, NC 27577

Building Type: **General Retail**

Secondary: **Freestanding**

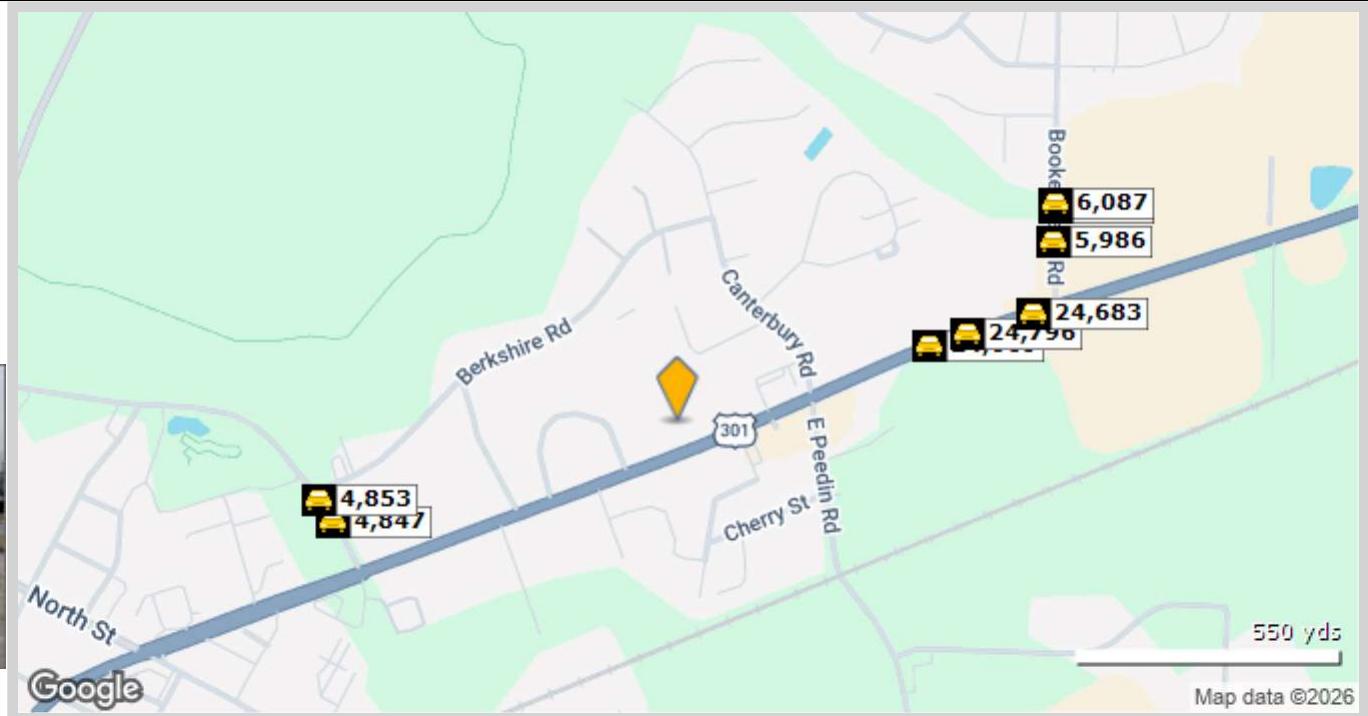
GLA: **1,836 SF**

Year Built: **1984**

Total Available: **1,836 SF**

% Leased: **100%**

Rent/SF/Mo: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Brightleaf Blvd	E Peedin Rd	0.16 SW	2024	24,069	MPSI	.32
2	N Brightleaf Blvd	Ava Gardner Ave	0.03 SW	2023	24,458	MPSI	.37
3	North Brightleaf Boulevard	E Peedin Rd	0.16 SW	2025	24,796	MPSI	.37
4	Buffalo St	Berkshire Rd	0.04 NW	2024	4,847	MPSI	.43
5	Hospital Road	Berkshire Rd	0.04 NW	2025	4,853	MPSI	.44
6	North Brightleaf Boulevard	E Peedin Rd	0.16 SW	2019	24,000	AADT	.45
7	N Brightleaf Blvd	E Peedin Rd	0.16 SW	2023	24,683	MPSI	.45
8	East Booker Dairy Road	Heritage Dr	0.06 N	2024	5,986	MPSI	.51
9	East Booker Dairy Road	Heritage Dr	0.06 N	2025	6,149	MPSI	.53
10	E Booker Dairy Rd	Heritage Dr	0.06 N	2023	6,087	MPSI	.53

Demographic Summary Report

925 N Brightleaf Blvd, Smithfield, NC 27577

Building Type: General Retail	Total Available: 1,836 SF	% Leased: 100%	Rent/SF/Mo: Negotiable	
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Population				
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2024 Estimate	2,882	8,628	30,988	
2020 Census	2,442	7,421	27,556	
Growth 2024 - 2029	22.38%	22.20%	21.70%	
Growth 2020 - 2024	18.02%	16.26%	12.45%	
2024 Population by Hispanic Origin	612	1,850	7,856	
2024 Population	2,882	8,628	30,988	
White	1,220 42.33%	3,856 44.69%	14,129 45.60%	
Black	948 32.89%	2,714 31.46%	8,490 27.40%	
Am. Indian & Alaskan	15 0.52%	47 0.54%	276 0.89%	
Asian	44 1.53%	86 1.00%	163 0.53%	
Hawaiian & Pacific Island	8 0.28%	11 0.13%	13 0.04%	
Other	648 22.48%	1,915 22.20%	7,917 25.55%	
U.S. Armed Forces	0	5	10	
Households				
2029 Projection	1,399	4,156	14,136	
2024 Estimate	1,141	3,397	11,605	
2020 Census	964	2,913	10,318	
Growth 2024 - 2029	22.61%	22.34%	21.81%	
Growth 2020 - 2024	18.36%	16.62%	12.47%	
Owner Occupied	487 42.68%	1,587 46.72%	6,296 54.25%	
Renter Occupied	654 57.32%	1,810 53.28%	5,309 45.75%	
2024 Households by HH Income	1,142	3,398	11,607	
Income: <\$25,000	609 53.33%	1,806 53.15%	4,514 38.89%	
Income: \$25,000 - \$50,000	95 8.32%	360 10.59%	1,877 16.17%	
Income: \$50,000 - \$75,000	227 19.88%	571 16.80%	2,158 18.59%	
Income: \$75,000 - \$100,000	43 3.77%	137 4.03%	1,054 9.08%	
Income: \$100,000 - \$125,000	76 6.65%	163 4.80%	837 7.21%	
Income: \$125,000 - \$150,000	59 5.17%	175 5.15%	550 4.74%	
Income: \$150,000 - \$200,000	21 1.84%	126 3.71%	457 3.94%	
Income: \$200,000+	12 1.05%	60 1.77%	160 1.38%	
2024 Avg Household Income	\$47,658	\$49,310	\$56,531	
2024 Med Household Income	\$24,155	\$23,966	\$40,230	

925 N Brightleaf Blvd, Smithfield, NC 27577

Type: Retail/Freestanding
County: Johnston1 Mile
County

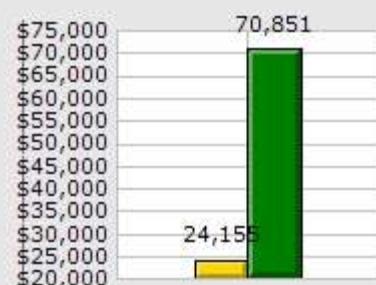
Population Growth



Household Growth



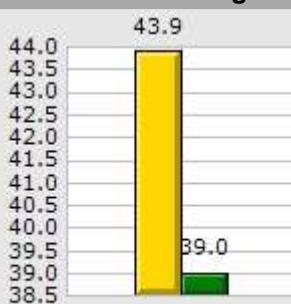
2024 Med Household Inc



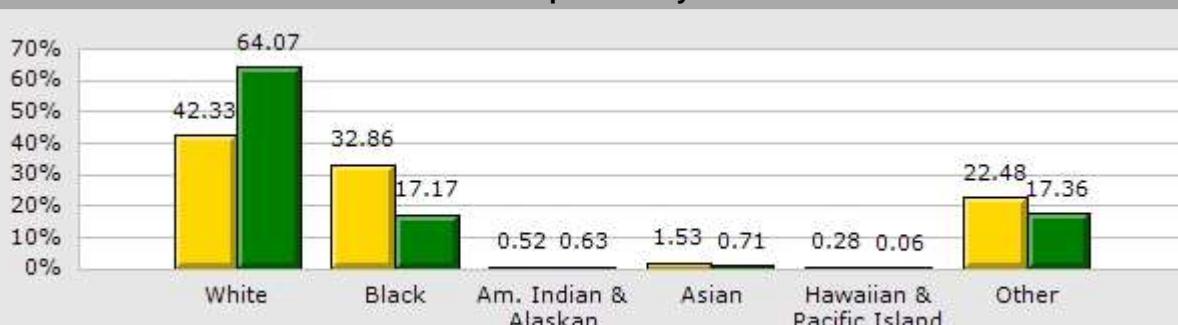
2024 Households by Household Income



2024 Median Age



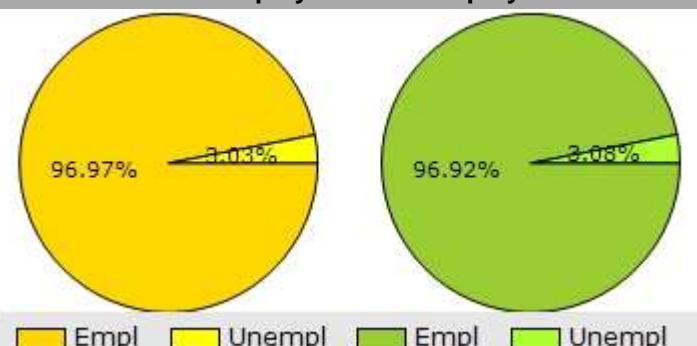
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



925 N Brightleaf Blvd, Smithfield, NC 27577

Type:	Retail/Freestanding				
County:	Johnston				
		1 Mile	County		
Population Growth					
Growth 2020 - 2024		18.02%			15.24%
Growth 2024 - 2029		22.38%			22.06%
Empl	1,152	96.97%	126,301	96.92%	
Unempl	36	3.03%	4,008	3.08%	
2024 Population by Race		2,882	248,918		
White	1,220	42.33%	159,479	64.07%	
Black	947	32.86%	42,750	17.17%	
Am. Indian & Alaskan	15	0.52%	1,576	0.63%	
Asian	44	1.53%	1,764	0.71%	
Hawaiian & Pacific Island	8	0.28%	142	0.06%	
Other	648	22.48%	43,207	17.36%	
Household Growth					
Growth 2020 - 2024		18.36%			15.22%
Growth 2024 - 2029		22.61%			22.17%
Renter Occupied	654	57.32%	23,770	26.10%	
Owner Occupied	487	42.68%	67,315	73.90%	
2024 Households by Household Income		1,142	91,085		
Income <\$25K	609	53.33%	16,737	18.38%	
Income \$25K - \$50K	95	8.32%	13,504	14.83%	
Income \$50K - \$75K	227	19.88%	18,086	19.86%	
Income \$75K - \$100K	43	3.77%	13,171	14.46%	
Income \$100K - \$125K	76	6.65%	10,370	11.38%	
Income \$125K - \$150K	59	5.17%	7,799	8.56%	
Income \$150K - \$200K	21	1.84%	7,968	8.75%	
Income \$200K+	12	1.05%	3,450	3.79%	
2024 Med Household Inc		\$24,155			\$70,851
2024 Median Age		43.90			39.00



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by ESP Commercial Realty for informational purposes only and is intended solely for use by prospective purchasers in evaluating the acquisition of 925 N Brightleaf Blvd, Smithfield, North Carolina.

The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information. All projections, assumptions, and financial estimates are for illustrative purposes only and are subject to change.

Prospective purchasers are advised to conduct their own independent investigation and due diligence regarding the property, including but not limited to square footage, zoning, permitted uses, financial performance, physical condition, and legal matters.

The property is offered subject to prior sale, price change, or withdrawal without notice.

DON SAMSON

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