

102 W PARRISH DR

BENSON, NC

FOR SALE

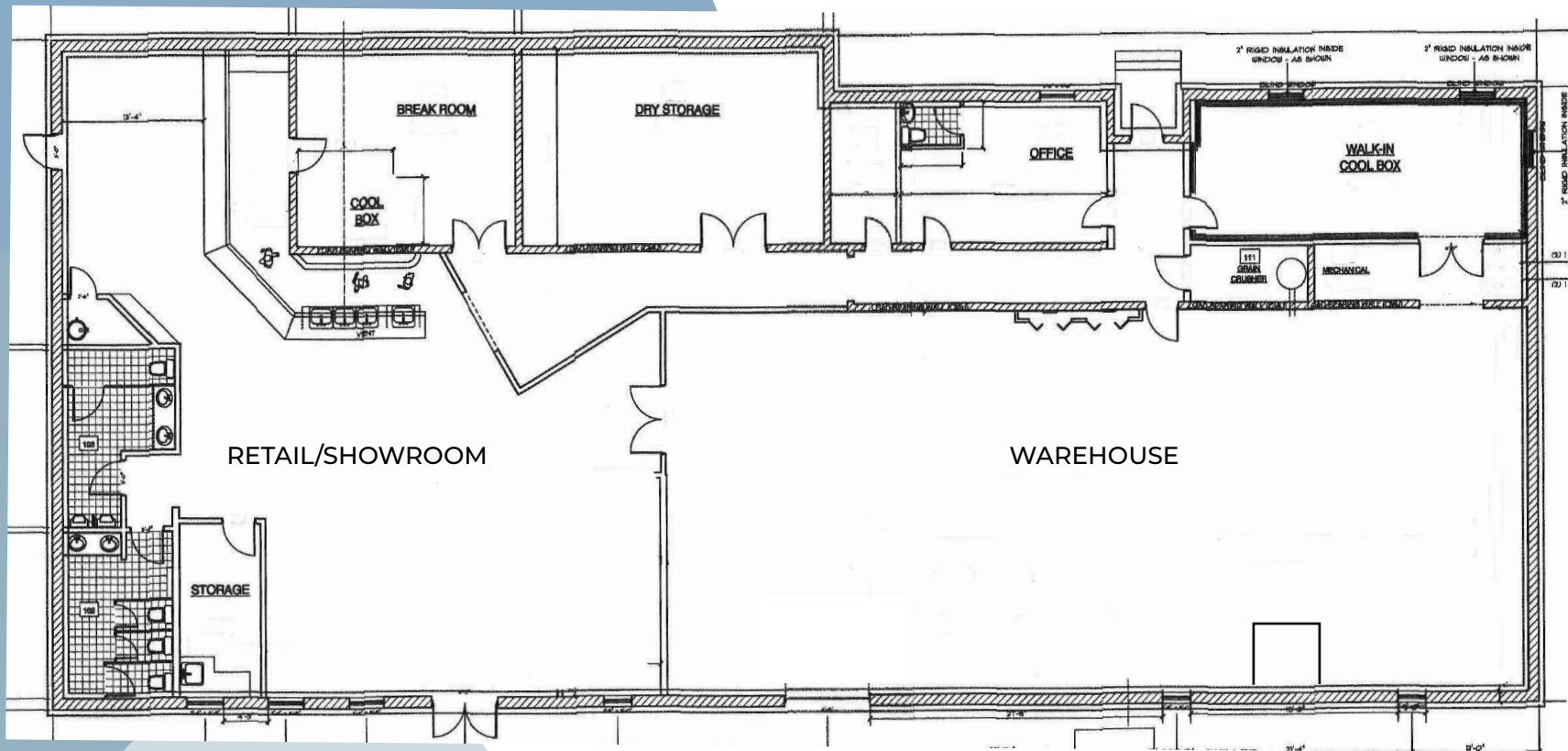


PROPERTY DETAILS

Address	102 W Parrish Dr, Benson, NC
Sale Rate	Call for Pricing
Building Size	Approximately 35% Warehouse, 30% Showroom, and 25% Office
Available SF	8,100 SF
Year Built	1973
Parking	Seven Dedicated Spots with Ample Street Parking
Dock Doors	One Drive in Door (9' x 10')
Signage	Building Signage
HVAC	2025
Acres	0.33
Warehouse (Ceiling Height)	13'3"
Zoning	Neighborhood Business District

102 W Parrish Drive is an approximately 8,100 SF retail/flex building prominently positioned in the heart of downtown Benson, North Carolina, offering strong visibility and walkable access to the area's core amenities, events, and local businesses. The property benefits from a true Main Street presence, making it a focal point within Benson's growing downtown district. Historically utilized for retail uses, the building offers flexible configuration potential well suited for retail, flex, showroom, or service-oriented users. Its size and layout provide adaptability for both single-tenant and creative multi-use concepts. Located within the greater Johnston County growth corridor, the property is supported by increasing residential and commercial activity. This is a rare opportunity to secure a sizable footprint in one of Benson's most visible and active downtown locations.

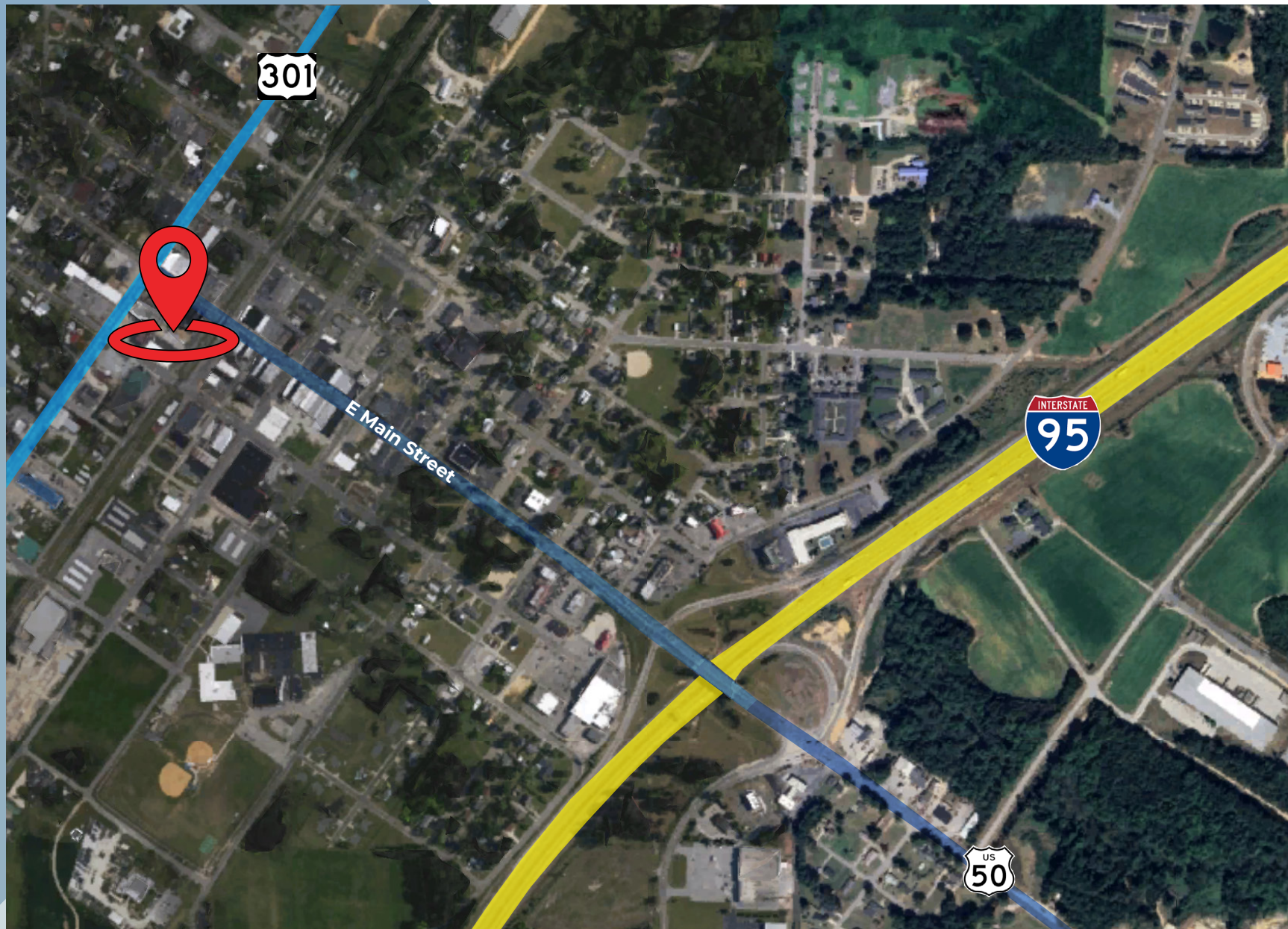
FLOOR PLAN



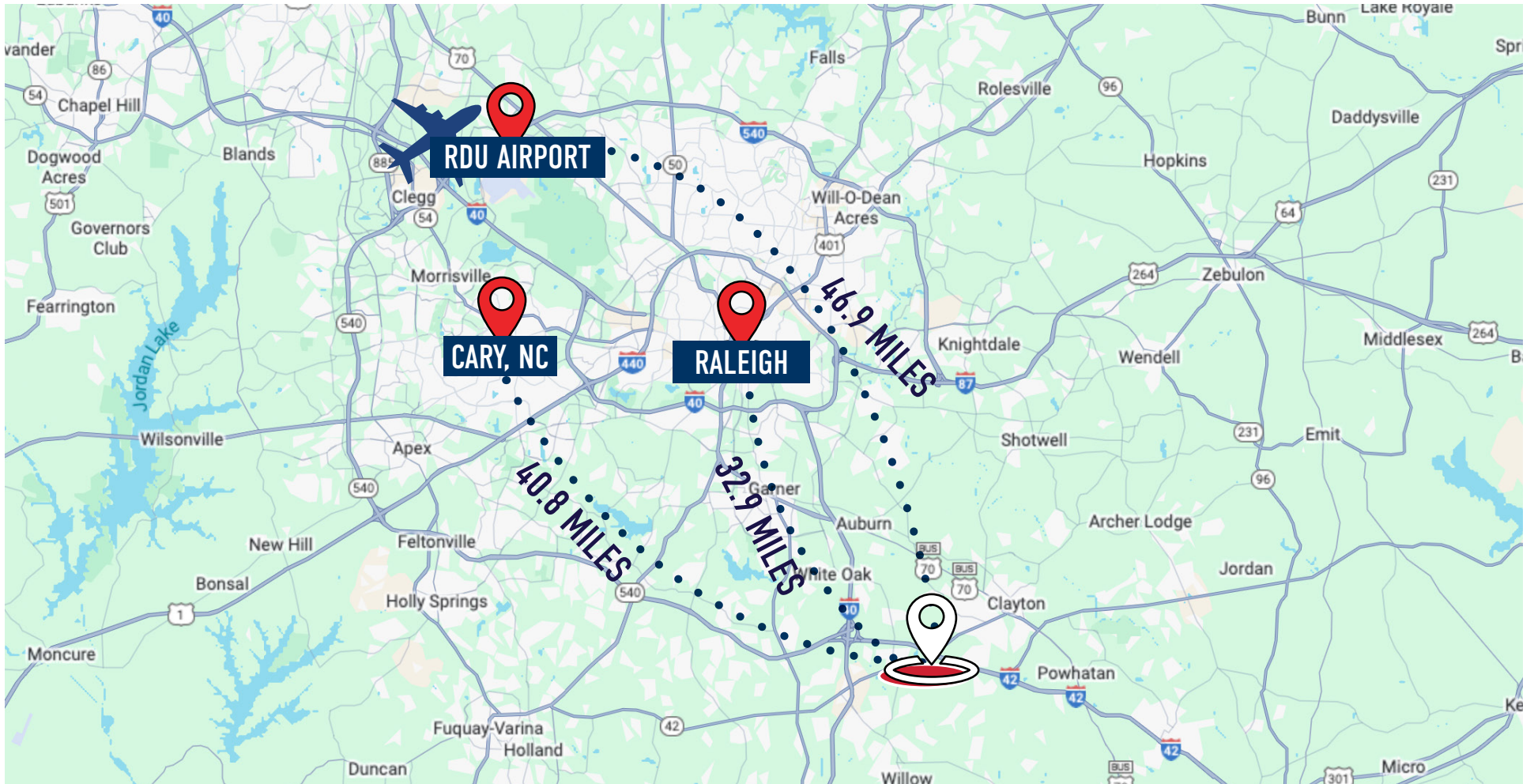




AMENITIES MAP



LOCATION OVERVIEW



MARKET OVERVIEW

BENSON, NC

Strategically positioned at the crossroads of I-95 and I-40, Benson offers unparalleled access to major markets. Located just 30 miles southeast of Raleigh and near Fort Liberty (formerly Fort Bragg), the town blends small-town charm with metropolitan convenience. Home to the famous Mule Days festival, which attracts over 60,000 visitors annually, Benson is experiencing unprecedented growth while maintaining its historic character and strong community ties.



DEVELOPMENT

Benson is experiencing transformative economic growth, headlined by Vulcan Elements' groundbreaking \$918 million rare earth magnet manufacturing facility. This Pentagon-backed project will create 1,000 high-wage jobs at the Crosspoint Logistics Center, establishing the largest magnet factory in the world outside of China. The facility is critical for national security and positions Benson at the forefront of advanced manufacturing.



4,084
Total Employees



563
Total Businesses

5 Mile Radius - ESRI 2024



\$65,614
Median Household
Income

EXPANSION

The town's Economic Development Plan focuses on infrastructure improvements, supporting existing businesses, and promoting sustainable growth. With the completion of the 500,000 sq ft Crosspoint Logistics Center and ongoing conversion of U.S. 70 to Interstate 42, Benson will have access to three major interstates. Downtown revitalization initiatives, including a social district and mixed-use developments, are attracting new businesses and residents.



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