



LAND FOR LEASE

5210
5212

HILLSBOROUGH ST
RALEIGH, NC 27606

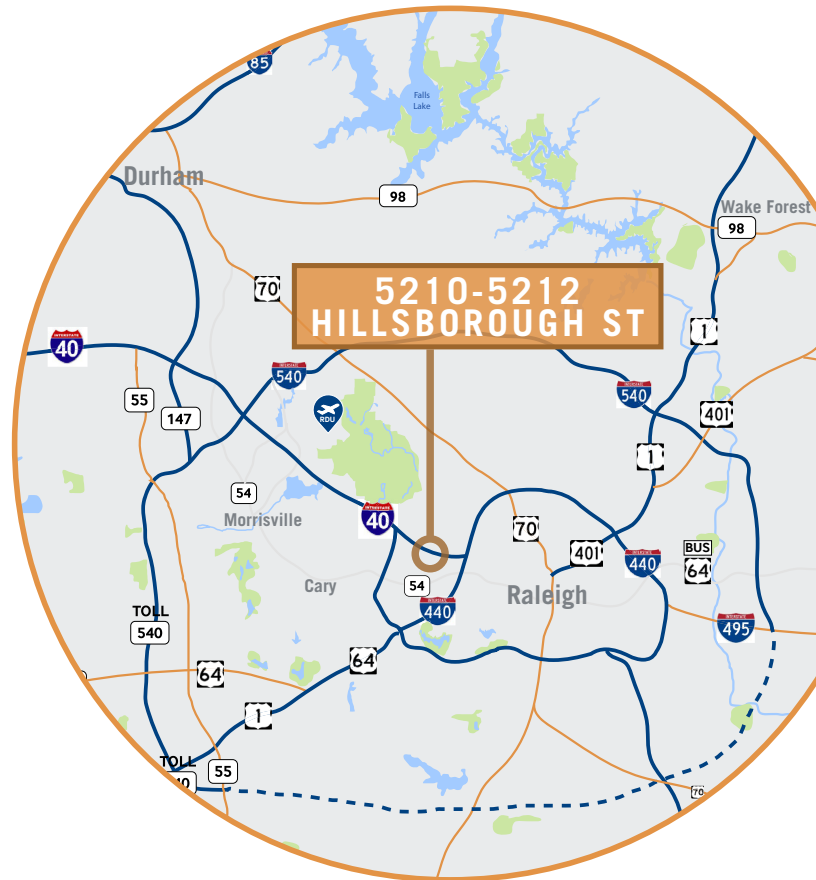


PROPERTY HIGHLIGHTS

- » **0.68 acres, available for long term ground lease**
- » Corner lot with 150 feet of frontage on Hillsborough Street, beside NC State Fairgrounds
- » Located in burgeoning area currently experiencing residential growth
- » Limited competition for auto, restaurant, fast food, bank/financial institution, and medical uses
- » Zoned NX-3

LEASE RATE

\$75,000 annual rent
Absolute net ground lease



CONTACT:

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**TRINITY
PARTNERS**
trinity-partners.com

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DEMOGRAPHICS

Within 5-mile radius

POPULATION	216,044
MEDIAN AGE	32.2
HOUSEHOLDS	91,881
MEDIAN ANNUAL HOUSEHOLD INCOME	\$54,448

*Source: United States Census Bureau, ESRI STDB Survey

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