

HRI

HARTWELL REALTY
INCORPORATED

FOR LEASE

**202 Dr. Donnie H Jones Blvd.
Princeton, NC 27569**



RETAIL PROPERTY FOR LEASE 12,900 SF.

- Located in Johnston County, one of the fastest growing counties in North Carolina, Princeton is growing at a rapid rate with an estimated 11% growth over the next five years.
- The property is visible from US 70/42 and convenient to I-95 and I-795.
- With grocery trade fixtures removed and open interior structure, this property can be easily repurposed.
- Tenant Improvement Allowance: Negotiable
- Significant planning is underway to further improve the roadways to enhance regional mobility and the connectivity between Princeton and Raleigh
- Princeton is located halfway between Smithfield/Selma and Goldsboro.
- Lease Rate: \$15 SF
- TICAM \$2.50 per SF



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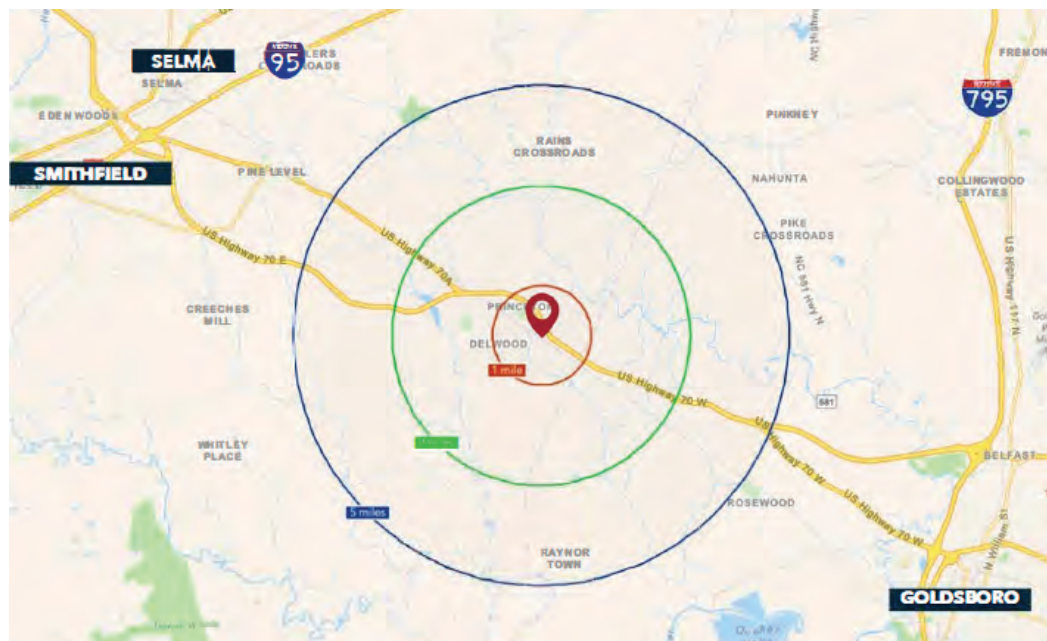
LOCATION DATA

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- Proposed US 70 Hwy improvements include widening the roadway, upgrading interchanges, and adding service roads.
- 10 miles from Smithfield and Selma, and 11 miles from Goldsboro along the US-70 corridor
- Built in 1984, renovated in 2021



DEMOGRAPHICS

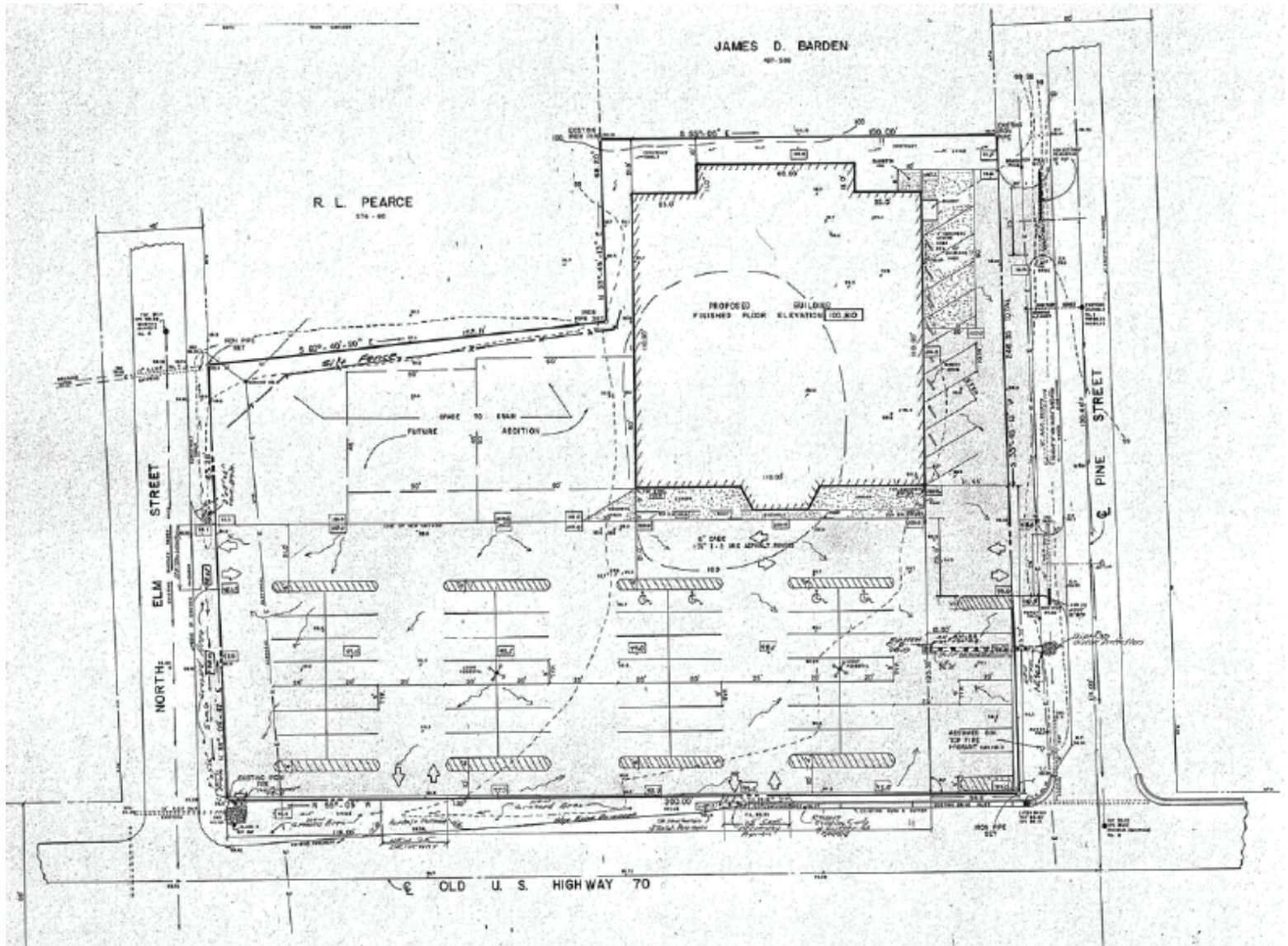


	1 MILE	3 MILES	5 MILES
POPULATION (2024)	1,539	5,833	13,955
2024-2029 ANNUAL GROWTH RATE	1.17%	0.90%	0.82%
MEDIAN AGE	39.2	39.2	39.4
AVERAGE HOUSEHOLD INCOME	\$63,657	\$84,737	\$87,330
AVERAGE HOME VALUE	\$193,403	\$238,238	\$250,941

The information contained herein has been obtained from sources deemed reliable; however, Hartwell Realty, Inc. makes no guarantees, representations or warranties, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission and changes of price or conditions prior to sale or lease of the property. The property is subject to withdrawal without notice. It is the responsibility of the prospective Buyer(s), Tenant(s) or Investor(s) to verify the information contained herein.

FLOOR PLAN

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