



1630 & 1632 US 1 HWY

3,200 SF OFFICE/FLEX SPACE FOR LEASE
Youngsville, NC 27596

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COMMERCIAL REAL ESTATE SERVICES
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OFFICE/FLEX COMMERCIAL SPACE FOR LEASE 1630 & 1632 US 1 HWY

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AVAILABILITY

- » 3,200 SF available for lease across two single-story office/flex condominiums
- » Lease rate: \$18.95/SF, MG
\$5,053.33/mo

LOCATION

Located directly along US-1 in Youngsville, these office/flex commercial condominiums offer excellent frontage and visibility on one of the region's primary north-south corridors. The property provides convenient access to Raleigh, Wake Forest, Franklin County, and the Triangle via US-1, with connections to I-540, I-440, and other major regional highways nearby.

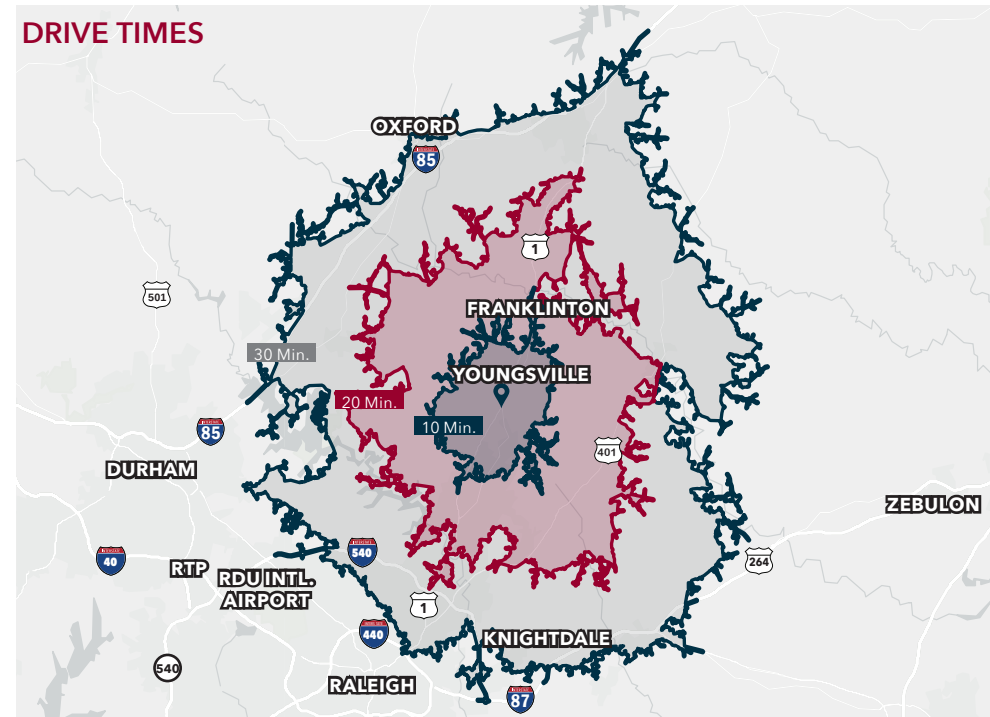
PROPERTY DESCRIPTION

- » Combination of office and warehouse/storage areas
Two grade-level roll-up doors
Ready for immediate occupancy
- » Tenant responsible for utilities, internet/data, and in-suite janitorial
- » Zoning: CU-1
- » Building size: 31,250 SF
- » Building class: B
- » Traffic counts: US 1 - 25,500 VPD, NC DOT 2025

DEMOGRAPHICS

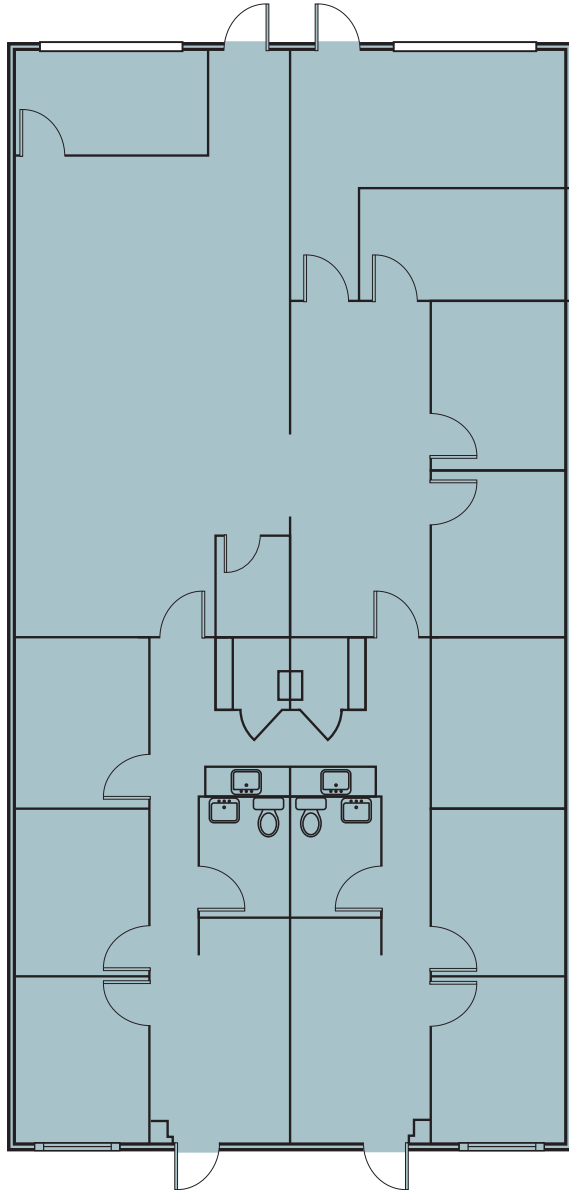
	1 Mile	3 Miles	5 Miles
Population (2026)	2,874	20,444	48,812
Avg. Household Income	\$99,100	\$114,151	\$126,429
No. of Businesses	89	515	987
No. of Employees	562	4,082	7,325
Total Daytime Population	2,450	16,594	36,625

DRIVE TIMES



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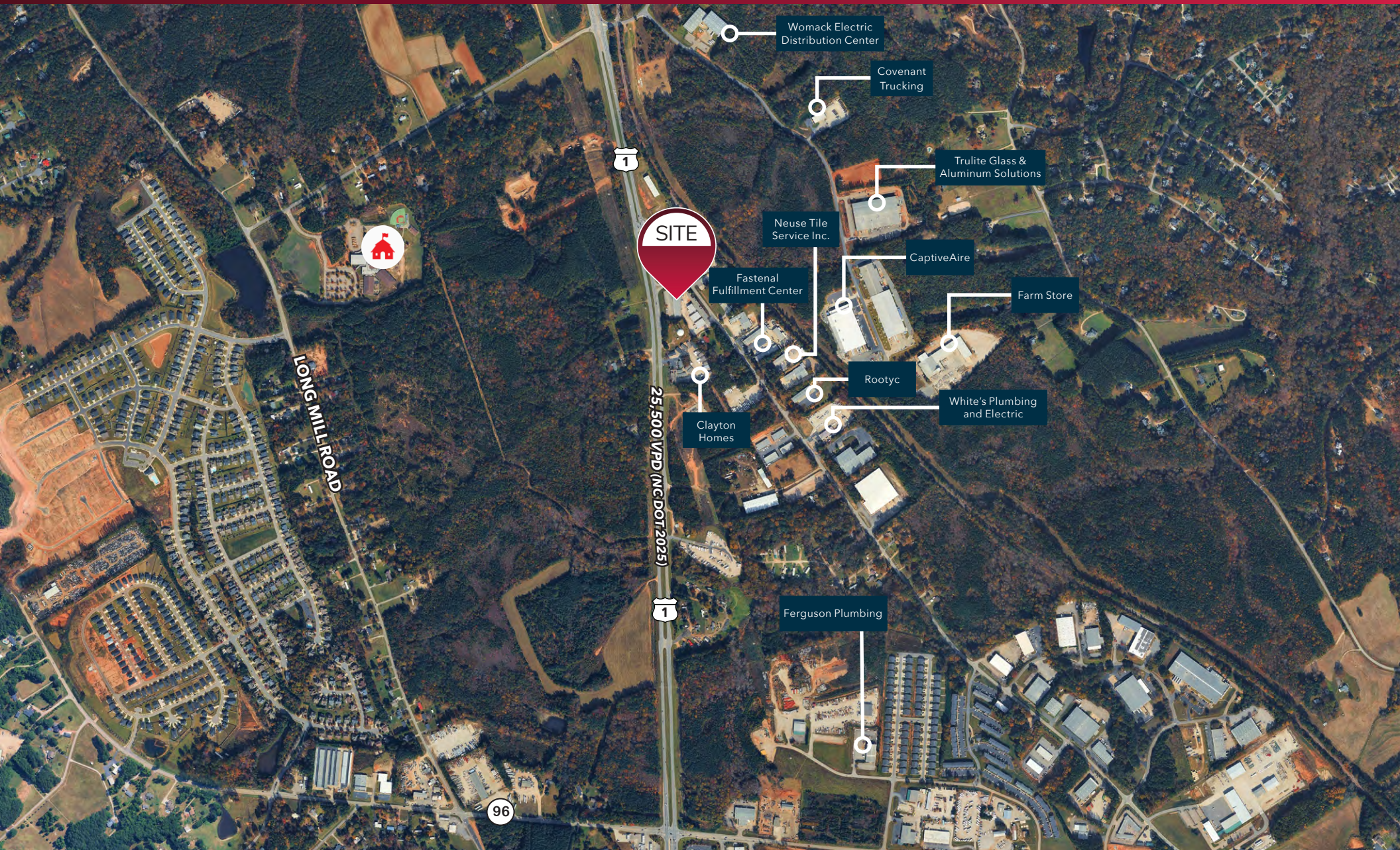
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Presented by:

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