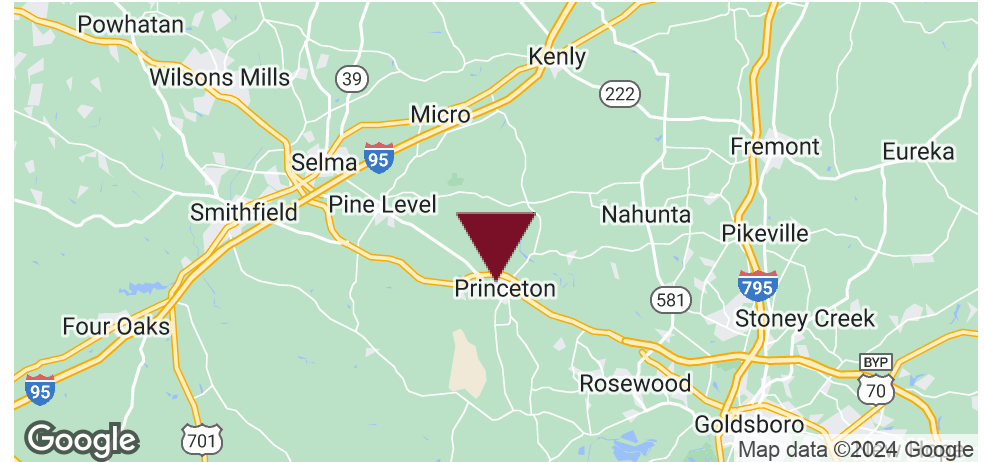


RETAIL PROPERTY FOR SALE

FORMER PIGGLY WIGGLY • 202 DR DONNIE H JONES JR BLVD, PRINCETON, NC 27569



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	1.46 Acres
Year Built:	1984
Building Size:	12,400
Renovated:	2021
Zoning:	C-2
Market:	Raleigh-Durham
Submarket:	Johnston
Price / SF:	\$80.24

PROPERTY OVERVIEW

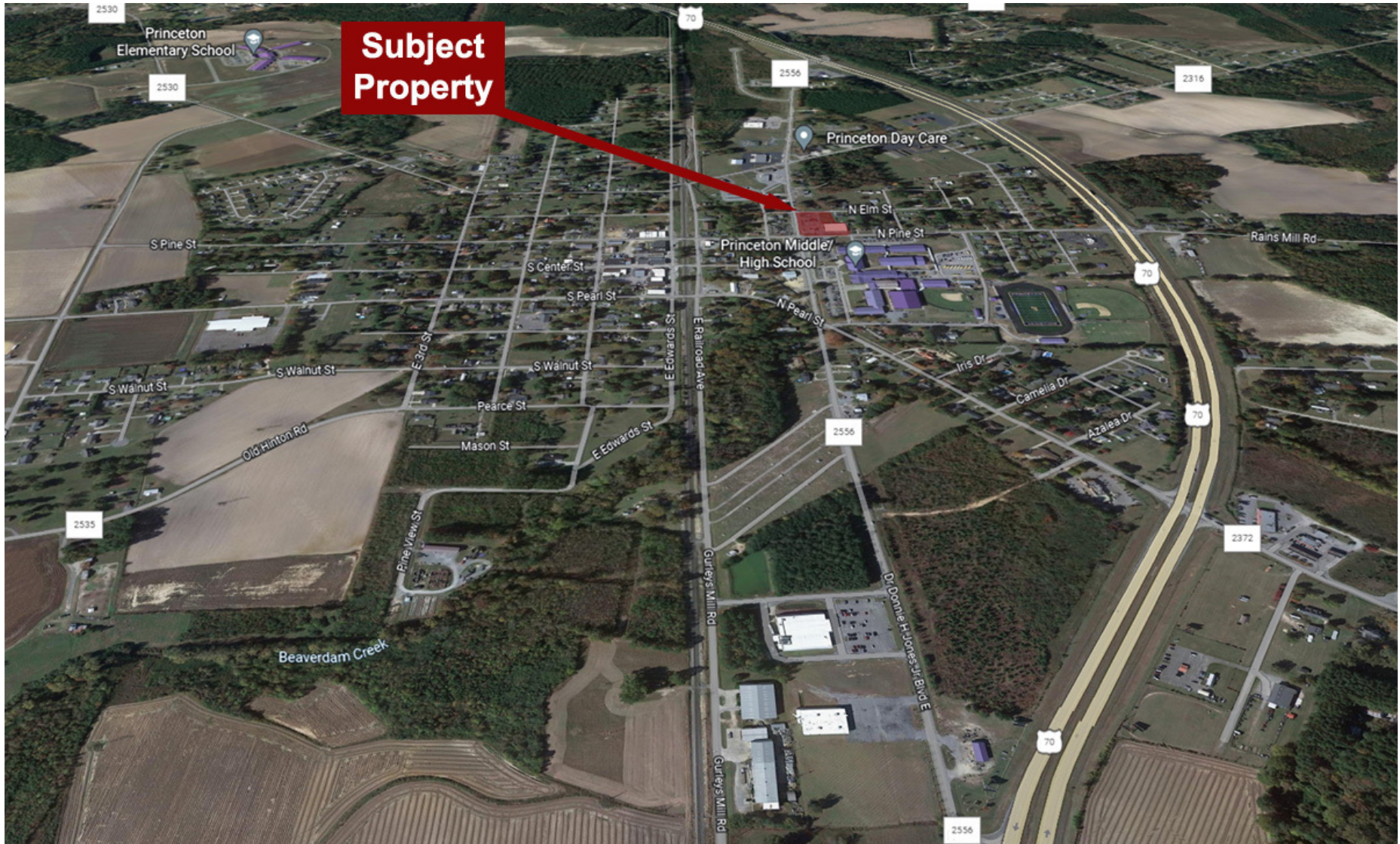
This former Piggly Wiggly grocery is located in the heart of Princeton NC at the corner of Dr Donnie H Jones Jr Blvd and Pine St, just under a mile from US 70 Hwy. Princeton like other towns in Johnston County is experiencing growth as part of the Triangle region trend. The building has a steel frame with concrete block walls covered with insulation and a brick skin and is in great condition. A new membrane roof was installed approximately two years ago. There is an 11 foot by 50 foot metal building attached to the back of the primary building which houses a cooler and freezer accessible from inside the primary building (not included in square footage calculation). Selected Placer.ai data for three Traffic Pins is included in the Property Brochure and the balance available upon request. Grocery trade fixtures convey with the Property at Buyer's discretion. This Property is a true "Plug & Play" opportunity for a small grocery operator.

PROPERTY HIGHLIGHTS

- Priced well below replacement cost.
- Property has had a single owner and use since construction.
- With the grocery trade fixtures removed and the open interior structure, this Property can be easily repurposed.
- Seller owns adjacent residential property (206 Elm St) and if Buyer is interested will consider including it in the sale.
- Seller is motivated and will entertain all reasonable offers.

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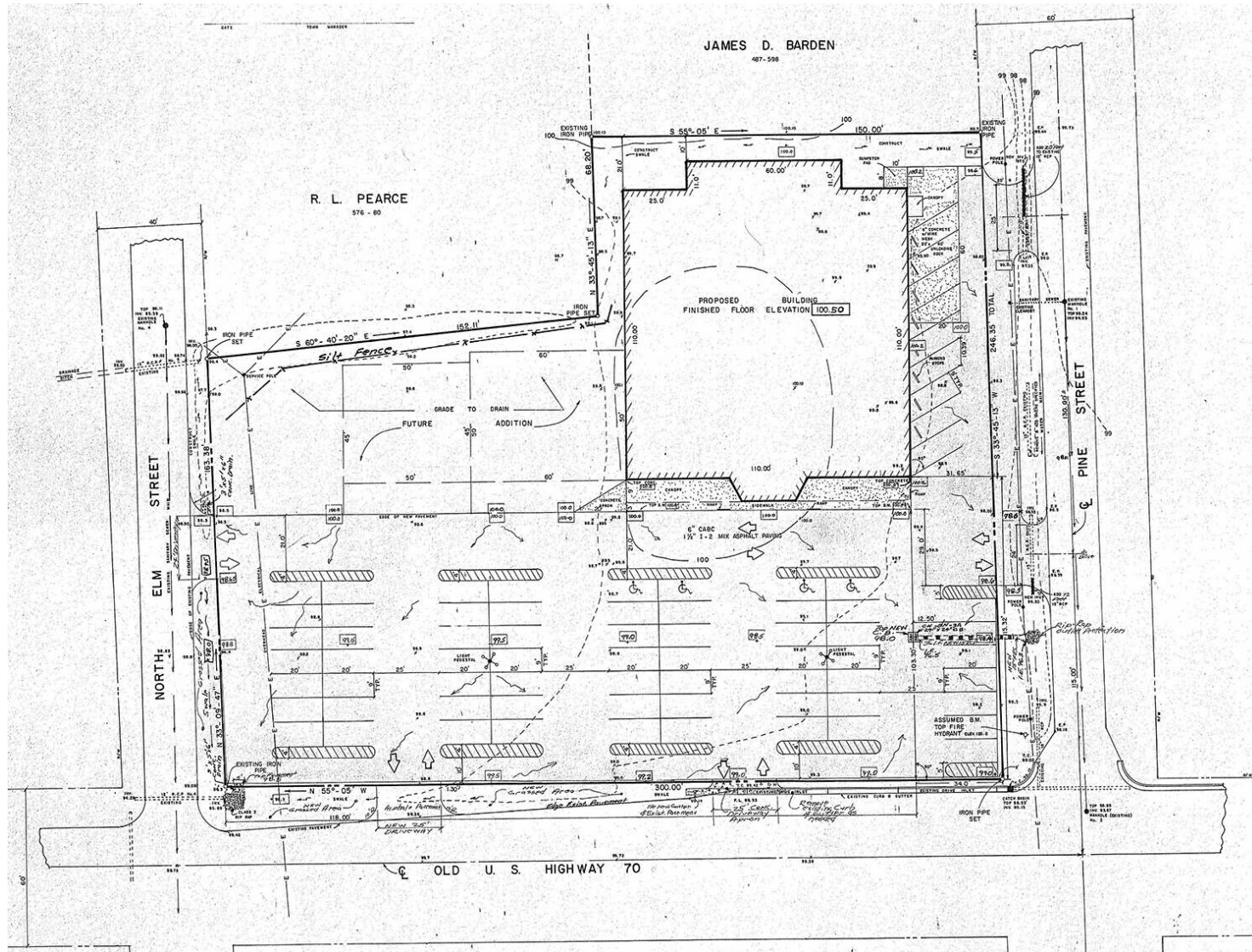
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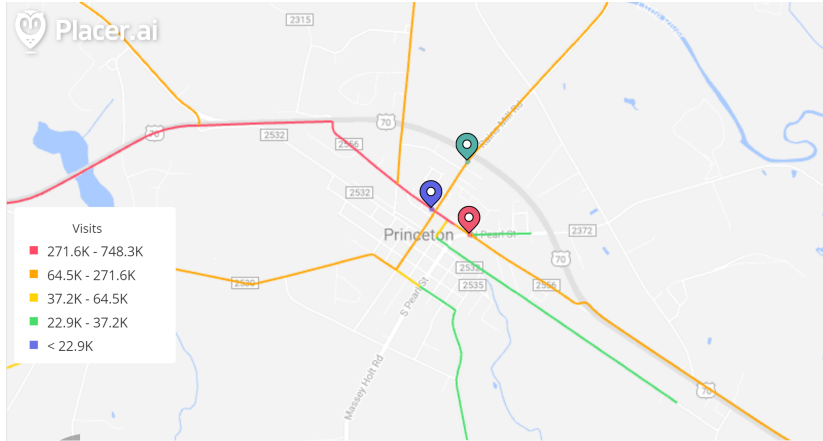
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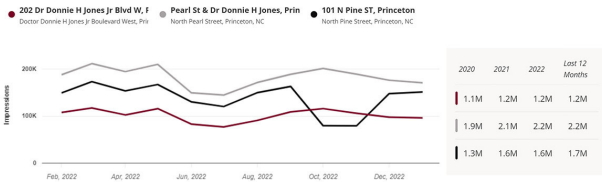
202 Dr Donnie H Jones Jr Blvd W, Princeton / 220 Doctor Donnie H Jones Jr Boulevard West, Princeton, NC, United States | Based on visitor To Property | Feb 1st 2022 to Jan 31st 2023 | To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.
Data provided by Placer Labs Inc. (www.placer.ai)

Void Analysis

202 Dr Donnie H Jones Jr Blvd W, Princeton, 220 Doctor Donnie H Jones Jr Boulevard West, Princeton, NC, United States

Chain	Typical Drive Time (min)	Nearest Location (mi)	# of Venues	Expansion Rate	Relative PS Score
True Value Home Improvement, Hardw...	16 min	34.3 mi	State / US 15 / 1.2K	State / US 0% / 0%	100%
Schewels Furniture and Home Furnish...	23 min	61.8 mi	State / US 11 / 50	State / US 0% / 0%	92.3%
Farmers Home Furnit... Furniture and Home Furnish...	22 min	21.5 mi	State / US 27 / 258	State / US 0% / 0%	74.5%
Kimbrill's Furniture Furniture and Home Furnish...	17 min	31.6 mi	State / US 27 / 48	State / US 0% / 0%	74.2%
SHOE DEPT. Clothing, Shoe Store	20 min	32.1 mi	State / US 51 / 702	State / US 0% / -0.43%	65.2%
Home Centric Furniture and Home Furnish...	20 min	38.3 mi	State / US 2 / 45	State / US 0% / 7.14%	64.6%
Shoe Carnival Clothing, Shoe Store	17 min	28.3 mi	State / US 18 / 368	State / US 0% / 0%	62.7%
Do It Best Home Improvement, Hardw...	16 min	21.5 mi	State / US 42 / 2.8K	State / US 0% / 0%	61.4%
Trader Joe's Groceries, Grocery Store	11 min	35.7 mi	State / US 11 / 545	State / US 0% / 0.37%	58.5%
Boot Barn Clothing, Shoe Store	25 min	40.6 mi	State / US 9 / 322	State / US 12.5% / 2.55%	58%
Ace Hardware Home Improvement, Hardw...	13 min	11.8 mi	State / US 105 / 4.4K	State / US 0.96% / 0.44%	57.4%

Impressions Trend



Monthly | Visits | Feb 1st, 2022 - Jan 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

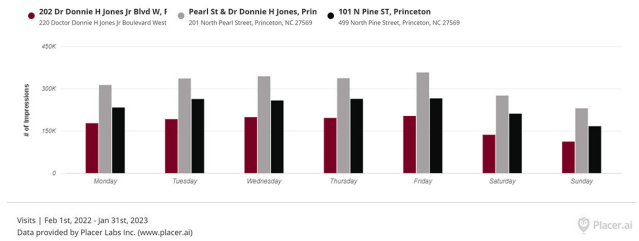
Placer.ai

What is an impression?

Impressions are a function of billboards or virtual traffic pins that can be created at specific addresses or junctions to measure impressions from devices passing by. Placer.ai uses this data to extrapolate an estimated total number of viewers passing through that point.

Each device/person is counted only once per day (i.e. if a person drives through a billboard location twice a day it will only be counted once)

Daily Impressions



RETAIL PROPERTY FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	955	4,598	13,990
Average Age	38.3	39.0	40.1
Average Age (Male)	37.6	37.0	38.9
Average Age (Female)	42.1	40.3	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	488	2,000	5,736
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$47,607	\$59,412	\$61,193
Average House Value	\$125,612	\$130,432	\$126,463

* Demographic data derived from 2020 ACS - US Census

