

OFFICE BUILDING FOR LEASE

HATCH BUILDING • 3560 US HIGHWAY 301 S, SMITHFIELD, NC 27577



OFFERING SUMMARY

Available SF:	154 - 168 SF
Lease Rate:	\$1,120 - 1,130 per month (MG)
Lot Size:	0.76 Acres
Year Built:	2004
Building Size:	6,066
Zoning:	O&I
Market:	Raleigh-Durham

PROPERTY OVERVIEW

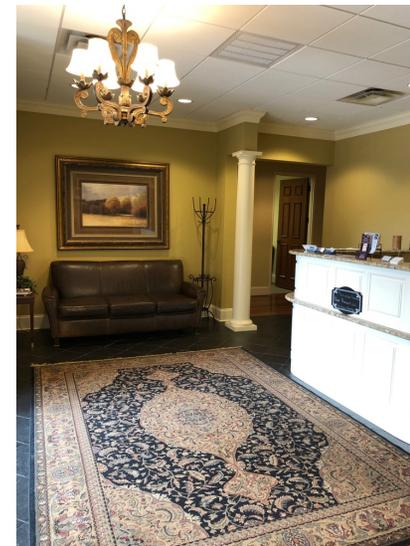
This beautiful office building is shared office space, current tenants are an attorney, massage therapist and Edward Jones. The three available offices can be leased together or separately. The common areas are shared by all tenants; two conference rooms, one large and one standard, two bathrooms, a gorgeous foyer with seating and a reception area, copier room and a full kitchen/break room. Includes all utilities other than phone and internet. These beautiful executive suites are a must see to appreciate.

PROPERTY HIGHLIGHTS

- Gorgeous foyer with seating and a reception area.
- Full kitchen/break room.
- Copier Room
- Access to all common areas

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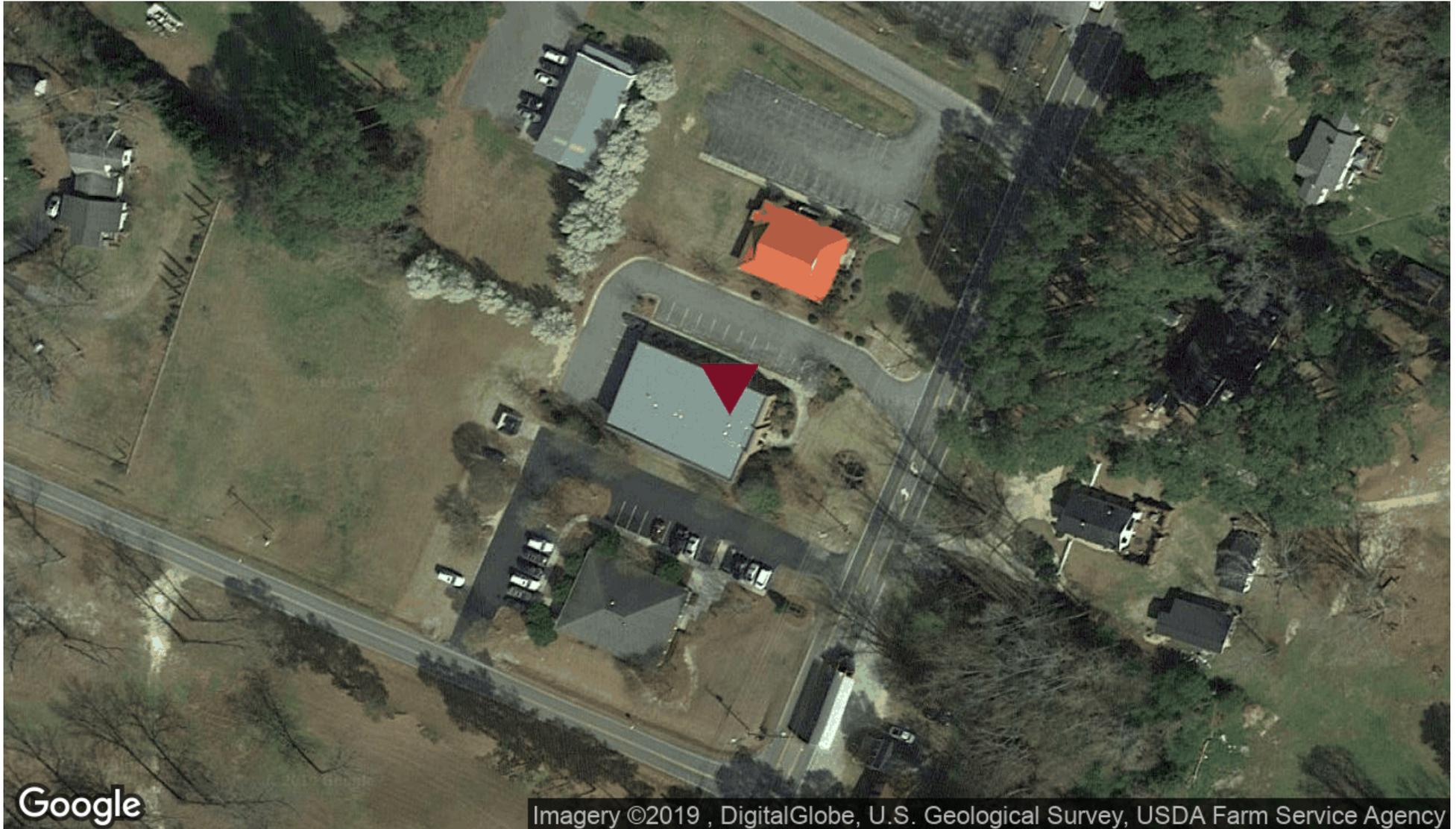
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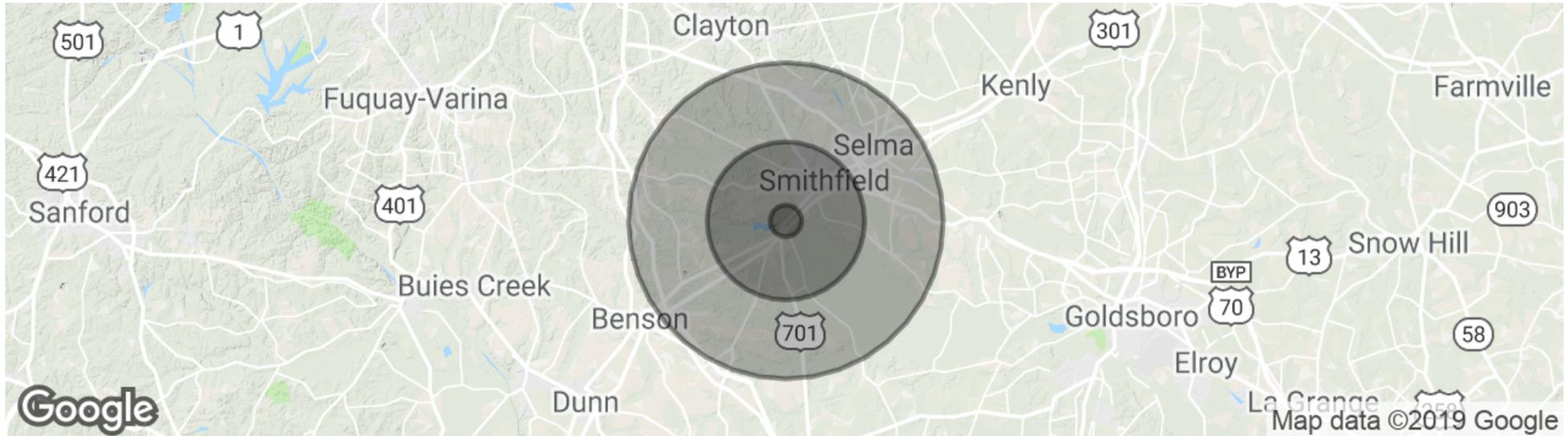
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LOCATION MAPS

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	431	15,899	62,632
Median age	40.1	39.3	37.2
Median age (Male)	40.2	37.9	35.7
Median age (Female)	40.3	40.3	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	169	6,252	23,575
# of persons per HH	2.6	2.5	2.7
Average HH income	\$58,462	\$55,883	\$56,684
Average house value		\$163,639	\$169,338

* Demographic data derived from 2010 US Census