

COMMERCIAL LAND FOR SALE

0 NC 96 Hwy

Youngsville, North Carolina 27596



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY HIGHLIGHTS

- » ±2.82 acres for sale on NC 96 Hwy
- » Zoned NB Neighborhood Business (Franklin County)
- » Permitted uses include gas station, day care, bank, restaurant (including drive-thru), veterinary, retail sales, vehicle repairs and sales, self-storage and outdoor storage
- » Franklin County PIN 1843-57-3204
- » Daily traffic count 27,000+ cars per day on US 1 and 9,700+ on NC 96
- » Sale Price: \$1,450,000 (\$665,138/acre)



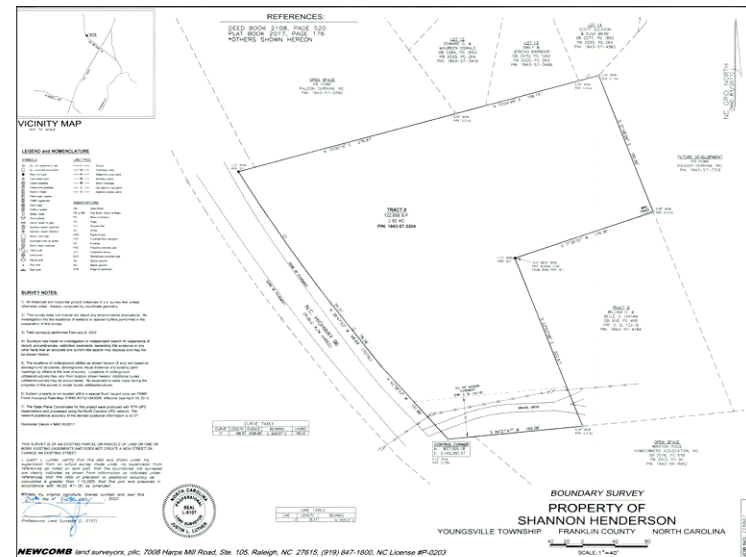
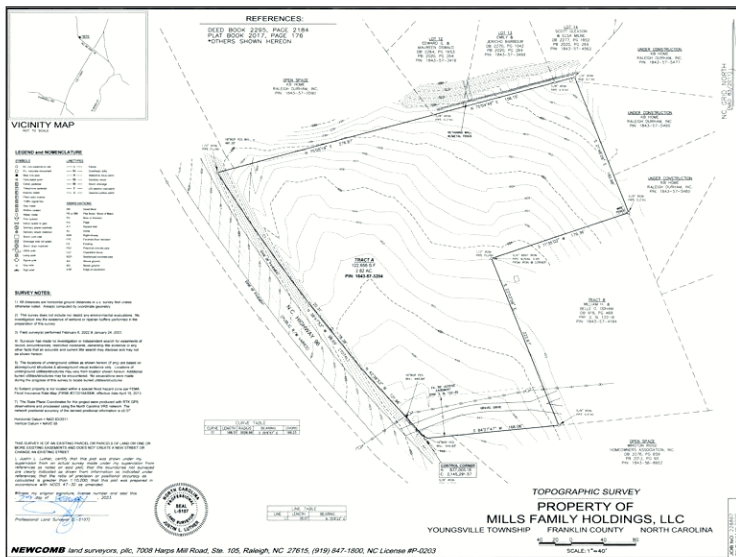
Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Karah Jennings McConnell
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Site Details

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Aerial

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Demographics

0 NC 96 HWY
YOUNGVILLE, NORTH CAROLINA 27596

	1 MILE	3 MILES	5 MILES
2023 Population	2,026	17,291	46,974
2028 Population	2,290	19,893	52,545
2023-2028 Annual Rate	2.45%	2.84%	2.27%
Daytime Population	1,621	14,060	36,316
Median Age	40.7	40.0	38.4
Average Household Income	\$98,749	\$115,345	\$121,828
Average Home Value	\$320,043	\$328,827	\$379,111



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