



**MIXED-USE OFFICE IN
THE HEART OF
DOWNTOWN ZEBULON**

106 HORTON STREET
ZEBULON, NC 27597

NIKITA ZHITOV
919.888.1285
NIKITA@CITYPLAT.COM



FOR SALE

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PROPERTY OVERVIEW

5,276 SF

TOTAL SQUARE FEET

\$899,000

ASKING PRICE

\$65,864

NOI

7.33%

CAP RATE

0.69 AC

ACRES

CX

ZONING

MULTI

TENANCY

1914

BUILT

- **4 Suites - Fully Leased**
 - Each 1,184 square feet
- **Prime Location:** Within 25 minutes of Downtown Raleigh and Research Triangle Park, just off US-64/264
- **Versatile Space:** 2-story building with 4 mixed-use retail/office spaces featuring excellent frontage and visibility
- **High Traffic Area:** Situated in a high-traffic zone, ensuring maximum exposure for businesses
- **Proximity to Major Employers:** Close to GlaxoSmithKline, Walmart Super Center, Siemens Energy, and US Food

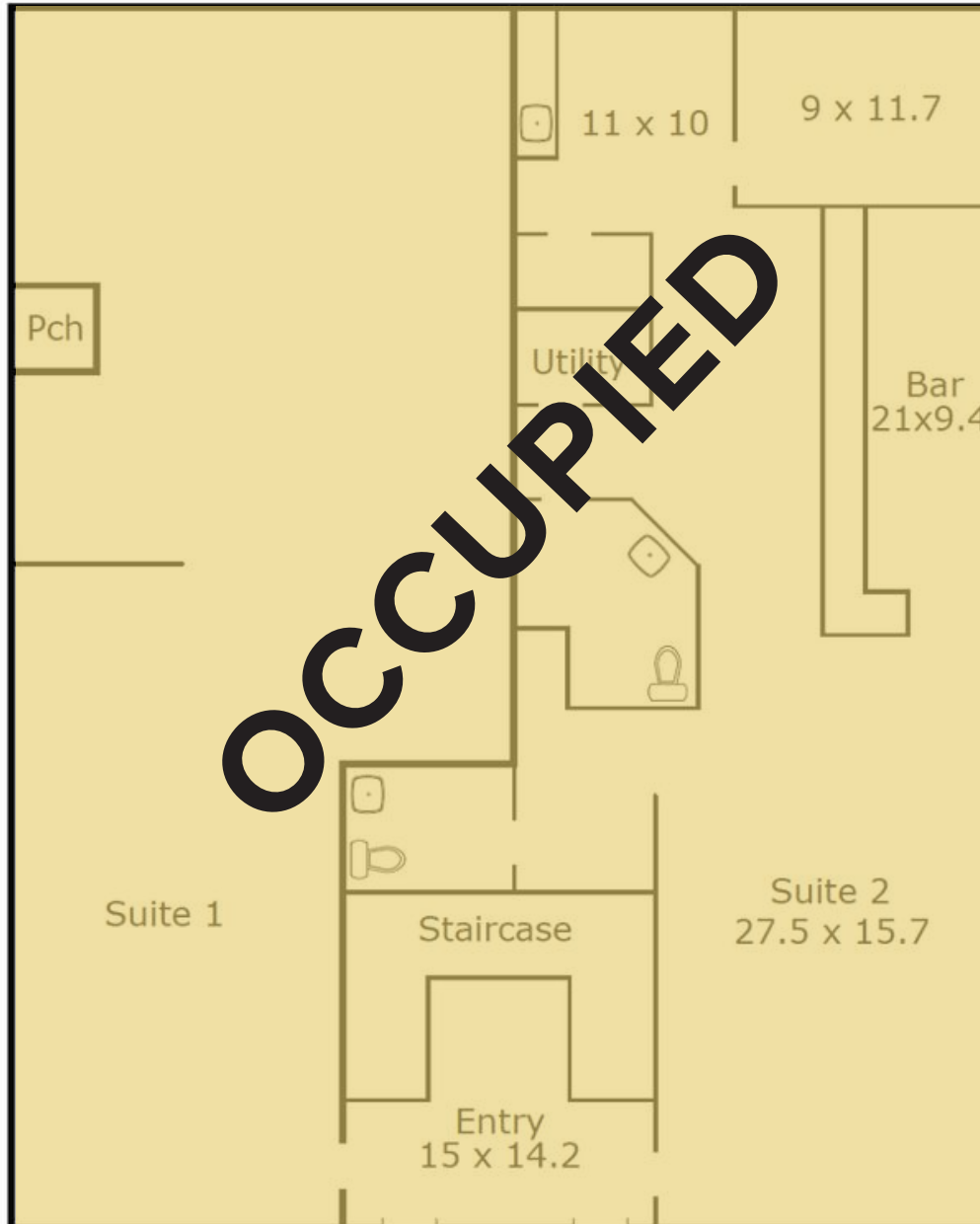




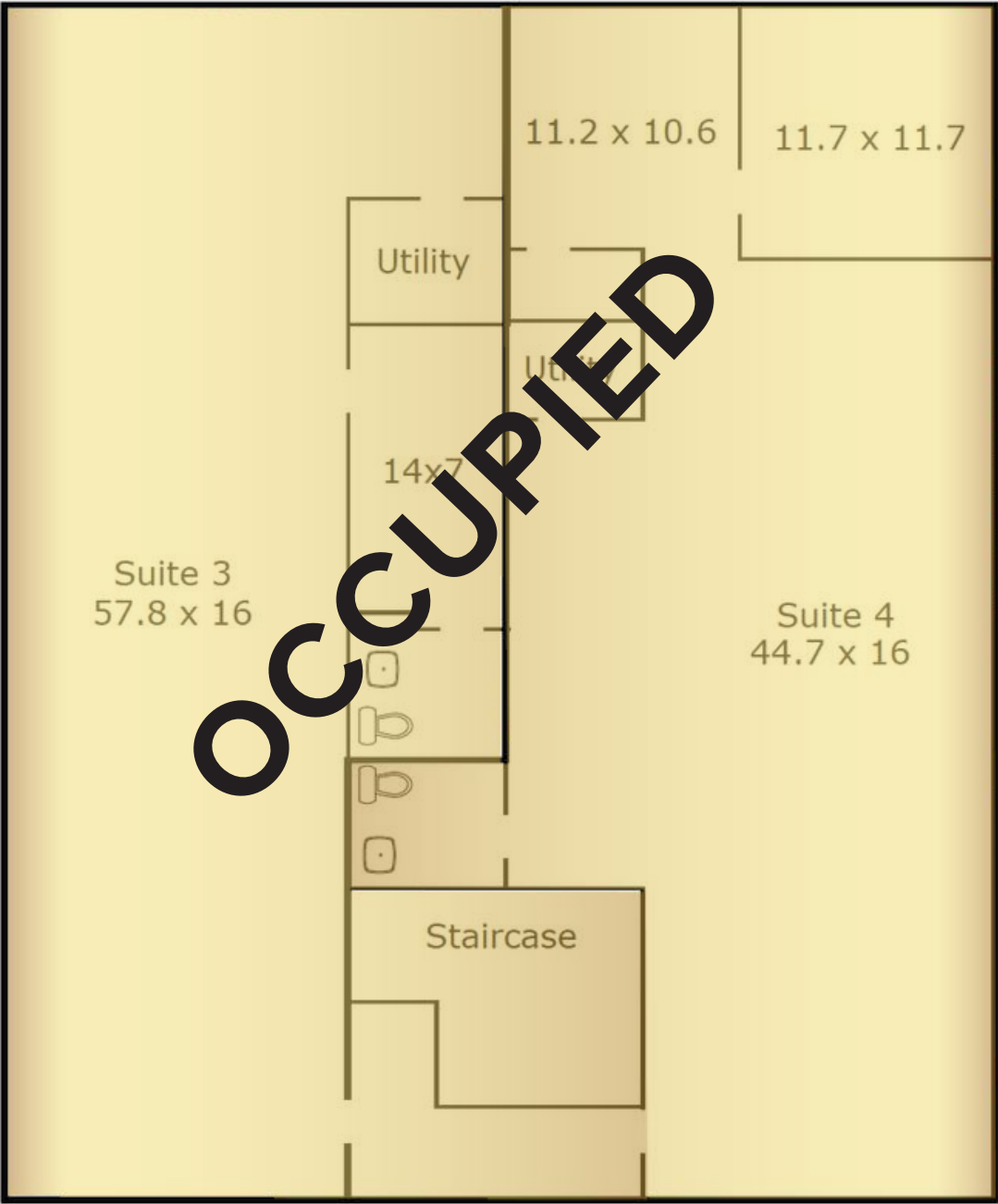




FLOOR PLAN FIRST FLOOR LAYOUT



FLOOR PLAN SECOND FLOOR LAYOUT





HORTON ST.



W HORTON ST

4.5 Miles West

SIEMENS ENERGY



Clayco SmithKline



ZEBULON MAGNET MIDDLE SCHOOL



IGA

DOLLAR TREE

BURGER KING

COMPARE FOODS

Hardee's

Advance Auto Parts

FAMILY DOLLAR

M

FOOD LION

McDonald's

ROSES

belk

Pizza Hut

TACO BELL

Arby's

SOUTHLAND

Smithfield's

Subway

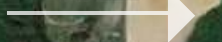
Chicken 'N Bar-B-Q

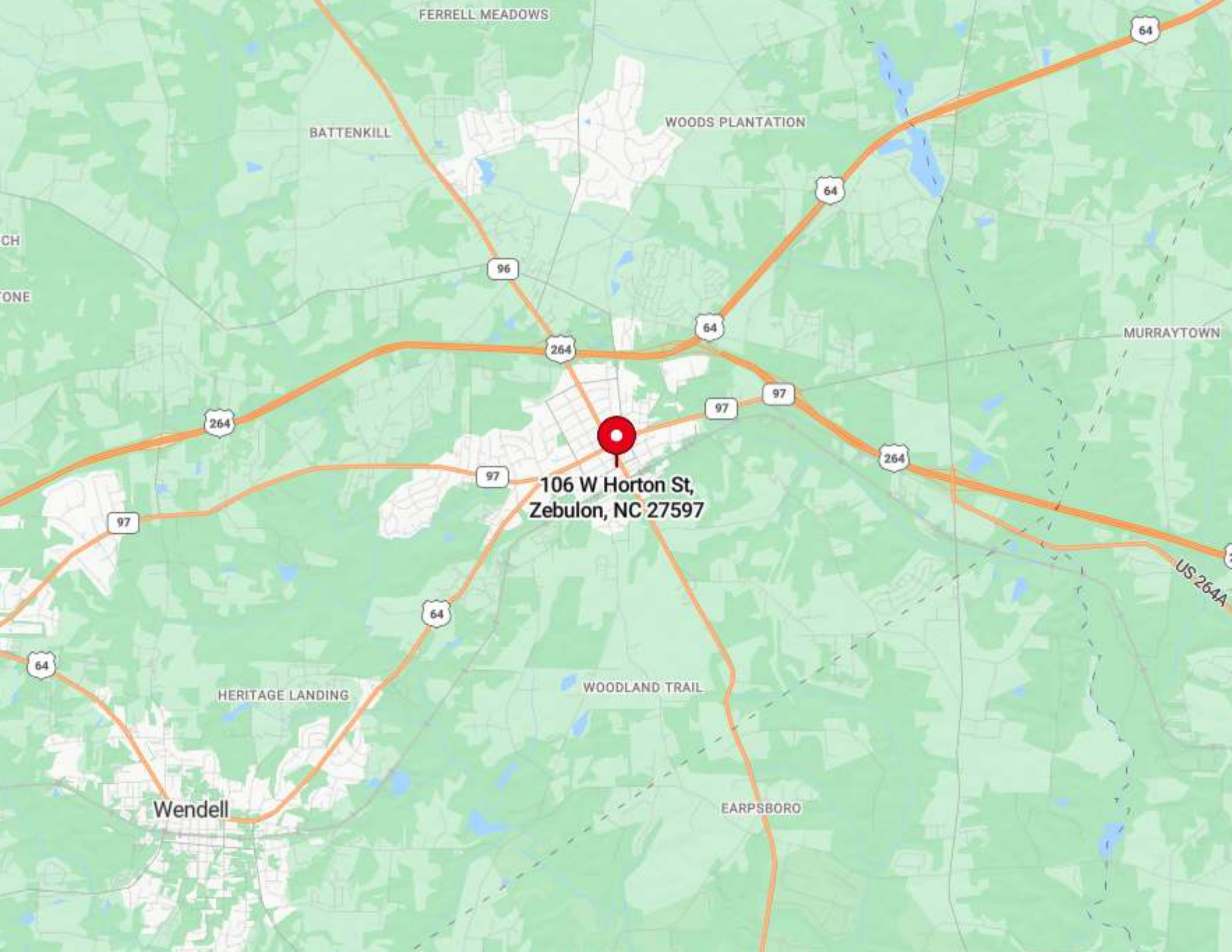
Walmart

PAPA JOHN'S

3 Miles East

US FOODS





FERRELL MEADOWS

64

BATTENKILL

WOODS PLANTATION

64

96

64

MURRAYTOWN

264

264

97

97

264

106 W Horton St,
Zebulon, NC 27597

97

97

US 264A

64

64

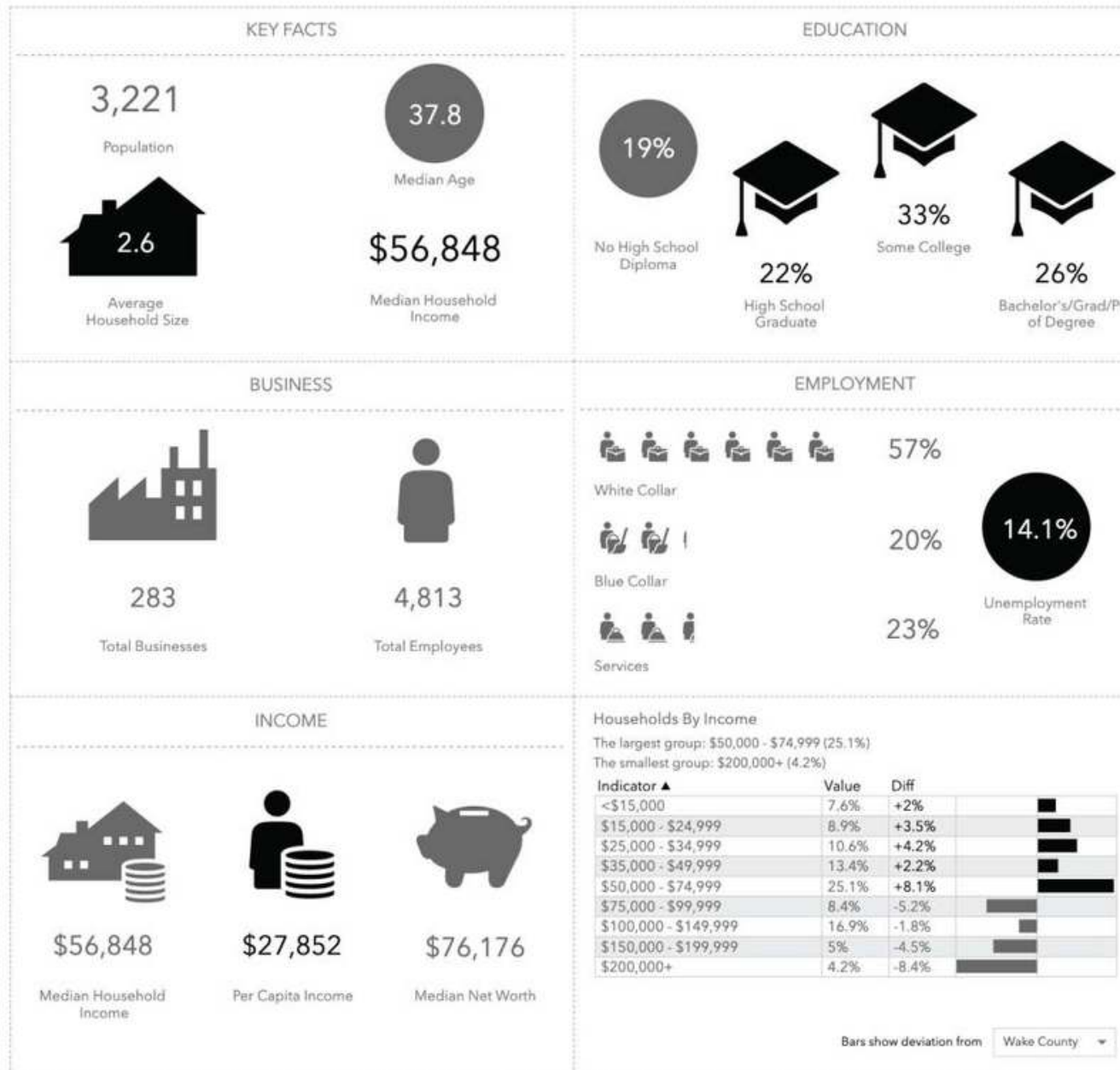
HERITAGE LANDING

WOODLAND TRAIL

Wendell

EARPSBORO

DEMOGRAPHICS

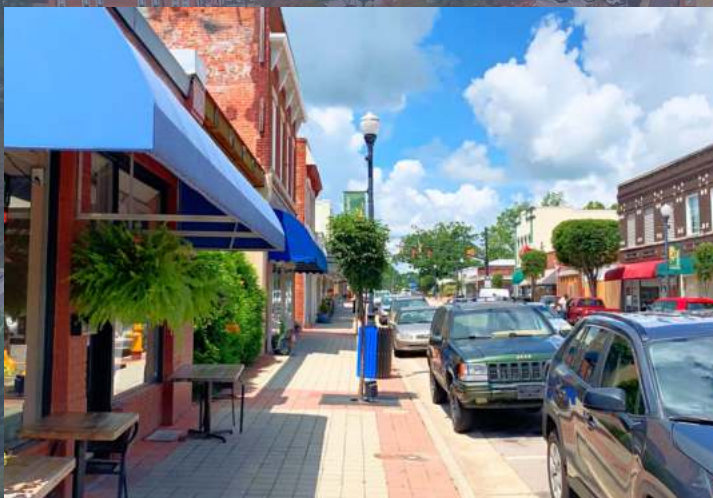


MARKET OVERVIEW

ZEBULON, NC



Zebulon, North Carolina, is a thriving town in Wake County, part of the dynamic Research Triangle metropolitan area. Located just 25 minutes from Downtown Raleigh, Zebulon offers a unique blend of small-town charm and convenient access to urban amenities. Its strategic location near key highways, including US-64/264, makes it an ideal spot for businesses seeking high visibility and easy regional access. The town's proximity to major employers such as GlaxoSmithKline, Walmart Super Center, Siemens Energy, and US Food further enhances its economic appeal.



The area is experiencing significant growth with ongoing residential and commercial developments. This expansion is supported by a robust local economy and a strong sense of community, making Zebulon an attractive place to live and work. Excellent schools, a range of recreational opportunities, and the town's inclusion in the Research Triangle's vibrant economic landscape contribute to its desirability for both residents and businesses.

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