

FOR SALE: 509 E. MARKET STREET

Property Summary



TERESA DAUGHTRY

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NC #189895

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	2.5 Acres

DEMOGRAPHICS	3 MILES	6 MILES	15 MILES
Total Households	4,822	13,799	73,817
Total Population	12,288	37,396	201,077
Average HH Income	\$66,631	\$70,660	\$98,100





PROPERTY DESCRIPTION

Rare opportunity to secure a premier investment parcel at 509 E. Market Street. This level tract delivers a blank canvas for visionary development with an expansive footprint that lends itself to retail, office, or mixed-use concepts. Design-friendly dimensions allow for flexible site planning, while direct street frontage maximizes visibility and access. The property benefits from existing utility connections nearby, simplifying entitlements and build-out timelines. Ideal for a land investor seeking a thoughtfully situated asset ready for immediate positioning in a growing corridor.

LOCATION DESCRIPTION

Discover the charm of Smithfield, NC, a growing town with a rich history and a promising future. Located in the heart of Smithfield, this area offers a blend of small-town hospitality and modern amenities. The nearby Carolina Premium Outlets provide ample shopping opportunities, while the Ava Gardner Museum and the Johnston County Heritage Center offer insight into the area's cultural heritage. For outdoor enthusiasts, the Neuse River Trail beckons with scenic views and recreational activities. With its strategic location and thriving community, the area surrounding the property at 509 E. Market St is primed for investment in land or retail pad opportunities. Located on Business 70 gives this location the visibility for locals or travelers coming to the area.

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Additional Photos



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Retailer Map



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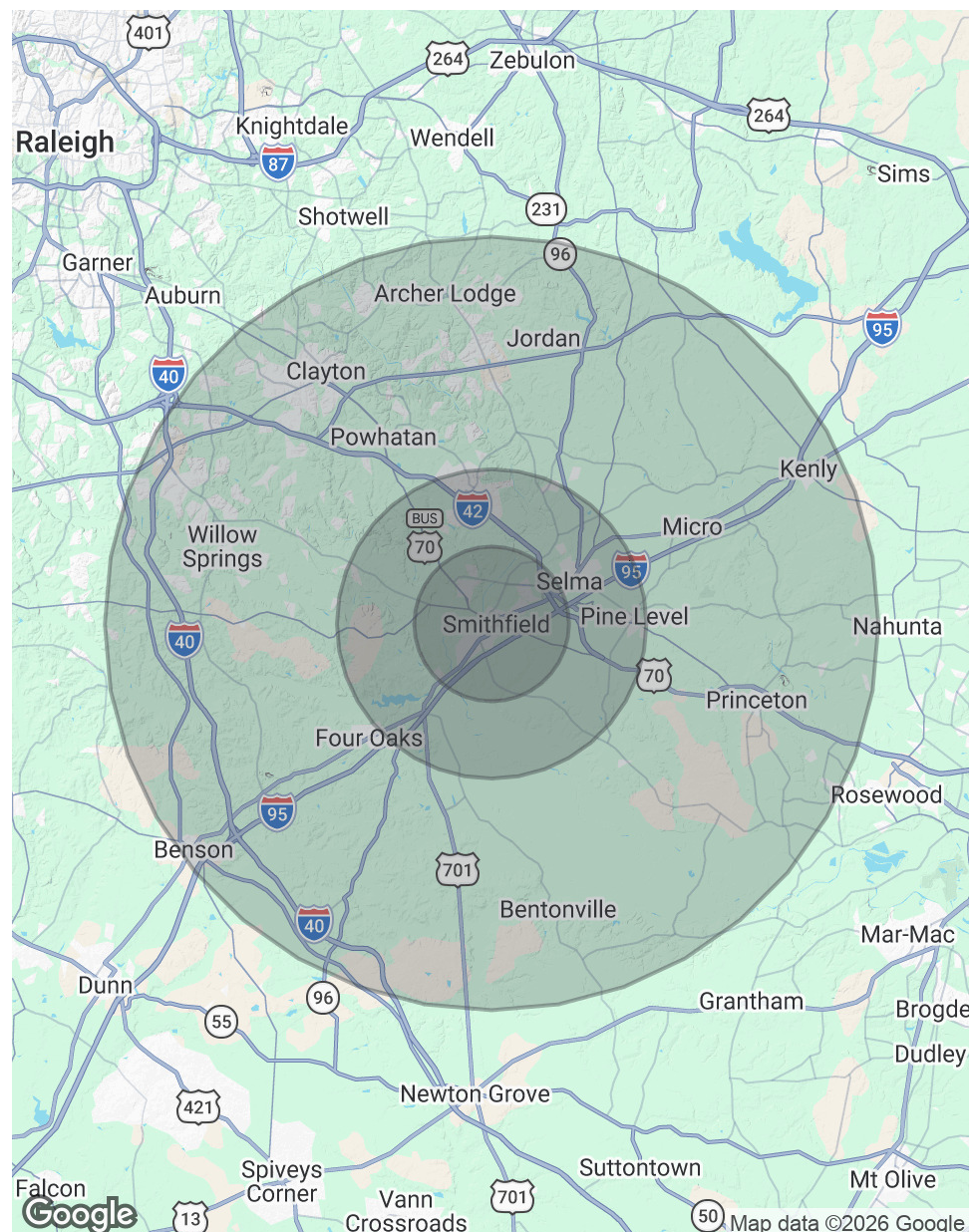
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Demographics Map & Report

POPULATION	3 MILES	6 MILES	15 MILES
Total Population	12,288	37,396	201,077
Average Age	44.5	38.9	38.6
Average Age (Male)	43.3	38.8	37.5
Average Age (Female)	44.2	40.0	39.2

HOUSEHOLDS & INCOME	3 MILES	6 MILES	15 MILES
Total Households	4,822	13,799	73,817
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$66,631	\$70,660	\$98,100
Average House Value	\$234,237	\$225,542	\$279,778

2023 American Community Survey (ACS)



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