

LAND FOR SALE

509 E. MARKET STREET • SMITHFIELD, NC 27577



OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 2.5 Acres

Zoning: R-8

Market: Raleigh/Durham

Price / SF: \$11.02

PROPERTY OVERVIEW

Opportunity for small town living with the ability to walk to any of the downtown business in the area. Property rezoned for mixed use would be well received by the planning department. Consists of 2 tracts one that is approximately .34 ac. fronting S. Sixth Street. Market street tract has 200 ft of road frontage.

PROPERTY HIGHLIGHTS

- Heart of downtown Smithfield
- Has 200 ft. of road frontage on Market Street
- Sidewalk
- Convenient for downtown living and shopping
- 2nd tract fronts 6th street

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,605	3,552	5,733
Average Age	48.1	46.5	47.2
Average Age (Male)	49.5	46.6	45.9
Average Age (Female)	38.6	40.2	43.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	730	1,578	2,583
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$35,772	\$43,115	\$52,534
Average House Value	\$174,847	\$168,015	\$165,848

TRAFFIC COUNTS

/day

* Demographic data derived from 2020 ACS - US Census

