

GROUND LEASE/BUILD TO SUIT

303 HOSPITAL ROAD LAND FOR SALE • 303 HOSPITAL ROAD, SMITHFIELD , NC 27577



OFFERING SUMMARY

Available SF:	2.5 Acres
Lease Rate:	Negotiable
Lot Size:	2.5 Acres
Zoning:	O&I
Market:	Raleigh/Durham
Submarket:	Johnston
Traffic Count:	4,300

PROPERTY OVERVIEW

Easy access to Hwy 70 By-Pass/ 70 Business. Close proximity to Johnston Health Hospital, downtown Smithfield shops & restaurants. Also available for sale.
Corner of Hospital Road / Buffalo Road

PROPERTY HIGHLIGHTS

- Easy access to Hwy 70 By-Pass / 70 Business
- Close proximity to Johnston Health Hospital, downtown Smithfield shops & restaurants.
- Located on corner of Booker Dairy Road and Hospital Road
- Water / Sewer
- Also available for Sale



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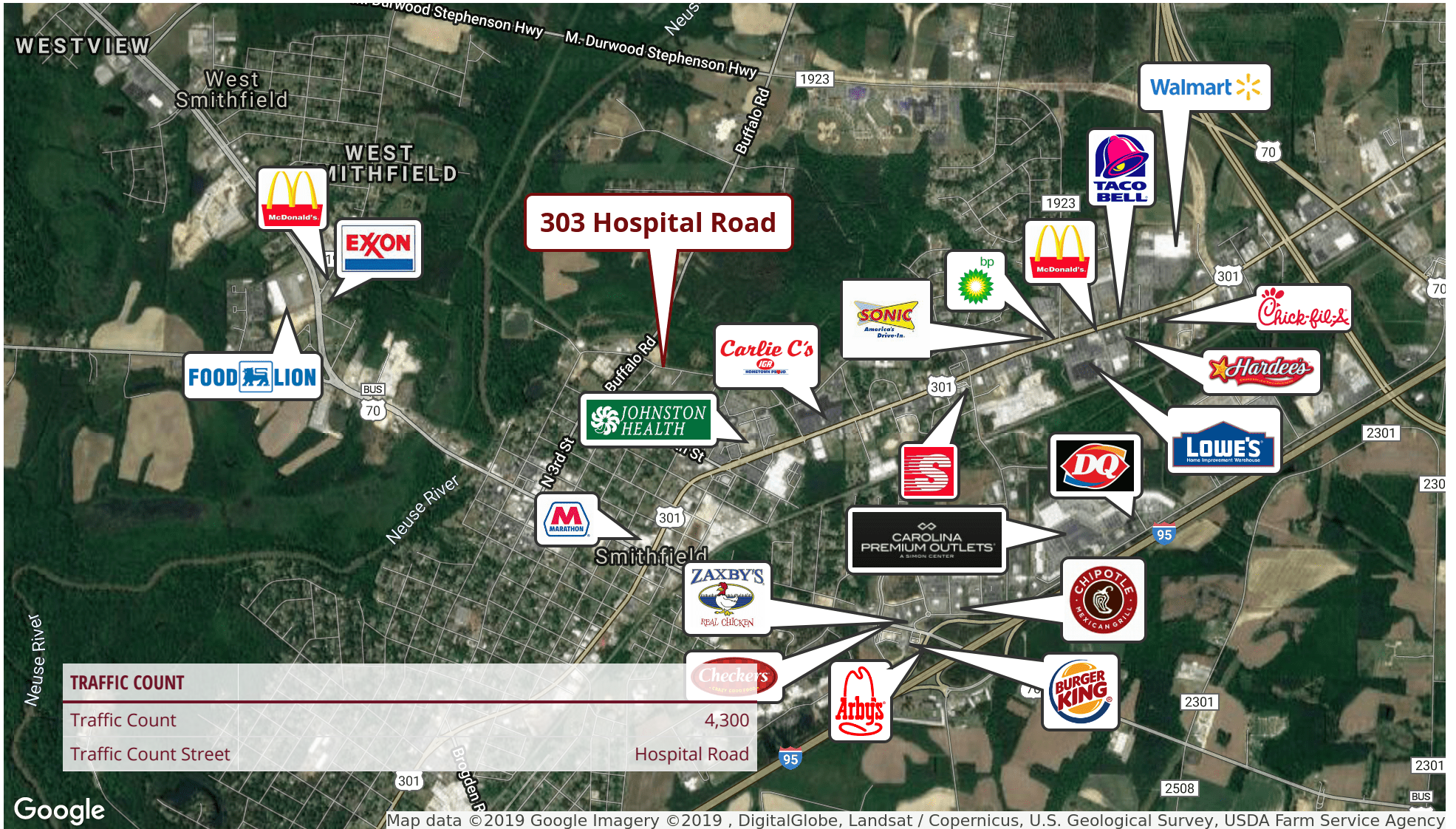
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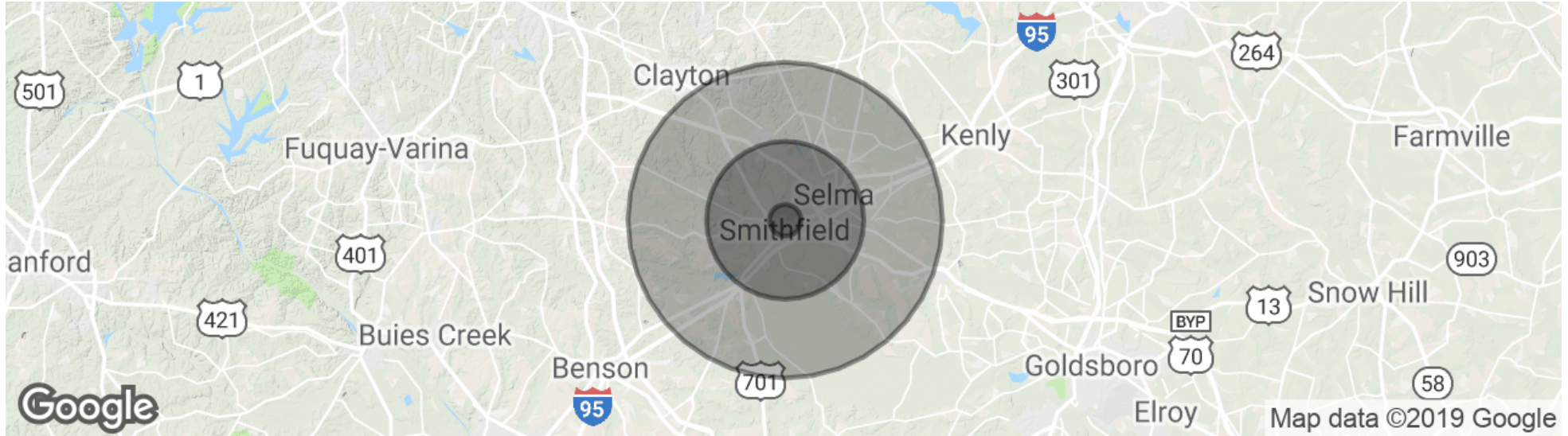
LAND FOR LEASE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,589	23,591	71,637
Median age	42.3	39.2	37.6
Median age (Male)	36.5	36.6	35.9
Median age (Female)	46.2	41.1	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	638	9,050	26,867
# of persons per HH	2.5	2.6	2.7
Average HH income	\$51,939	\$55,319	\$56,453
Average house value	\$178,225	\$178,221	\$181,002

* Demographic data derived from 2010 US Census