



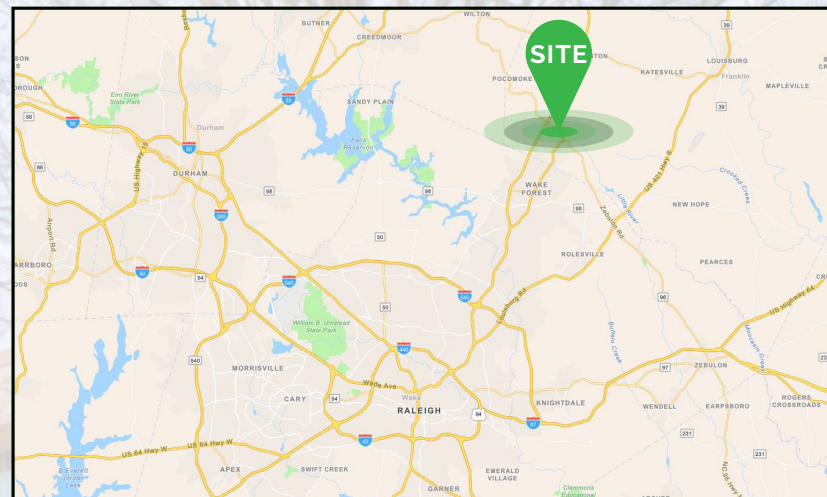
100 HUNTER PLACE
Youngsville, NC 27596

FOR SALE OR LEASE | OFFICE



BASIC INFORMATION

Developed and Managed by	APG Capital
Site Size	±3 AC (To be subdivided at closing)
Space Available	±59,316 RSF
Floors	3
Floor Size	22,000 SF Ground Floor 20,000 SF First Floor 18,000 SF Second Floor
Date Available	Immediately
Accessibility	Convenient access off of NC Hwy 96 near intersection with US-1 / Capital Blvd
Amenities	Common area under renovation by landlord
Parking	70 Surface spaces with room for additional spaces
Tenant Improvement	Negotiable
Lease Rate	\$17.50 - \$22.00/PSF (Full Service)
Sale Price	\$5,000,000 (For building and ±3 acres)



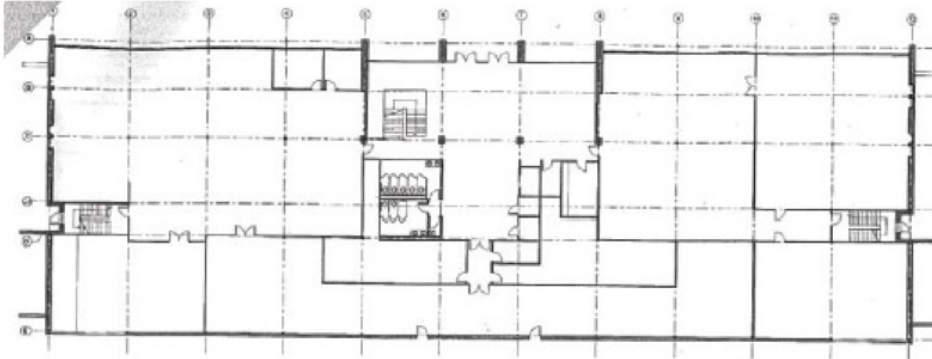
Conveniently located off of NC Hwy 96, this signature campus is a short drive from Capital Boulevard/US-1, providing easy access to Raleigh and the rest of the Triangle area. Commute is opposite traffic patterns.

Hunter Place has 30 acres of trees and natural ponds. ±500 Homes to be built on subject and adjacent land.

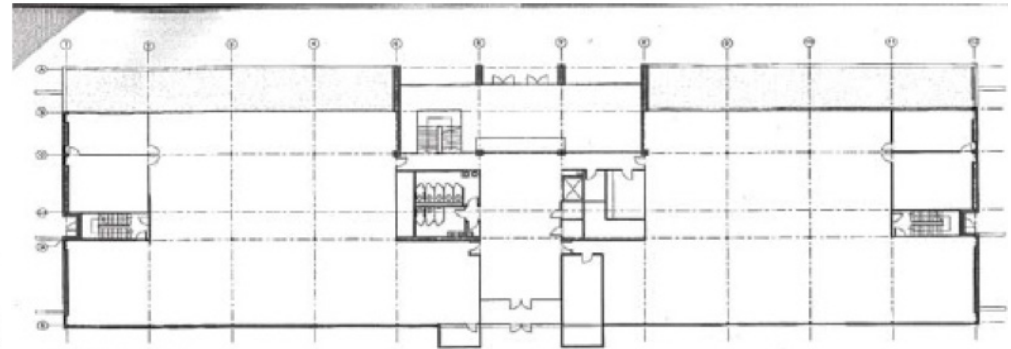


FLOOR PLANS (As Built)

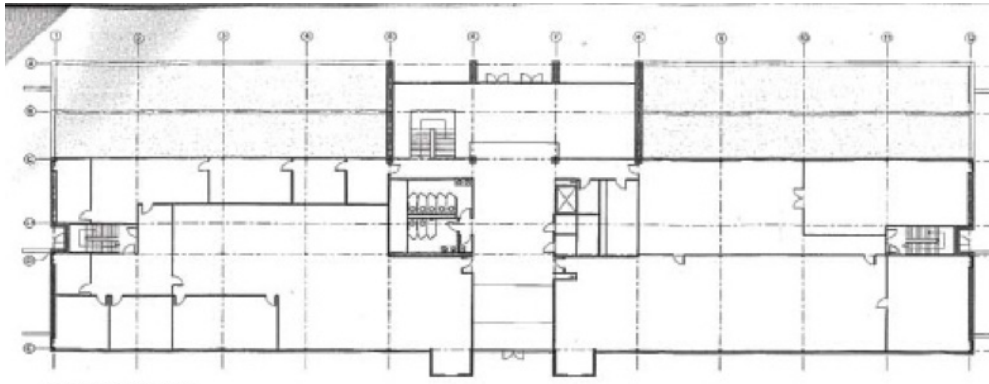
Lake Level (approximately 18,000 SF)



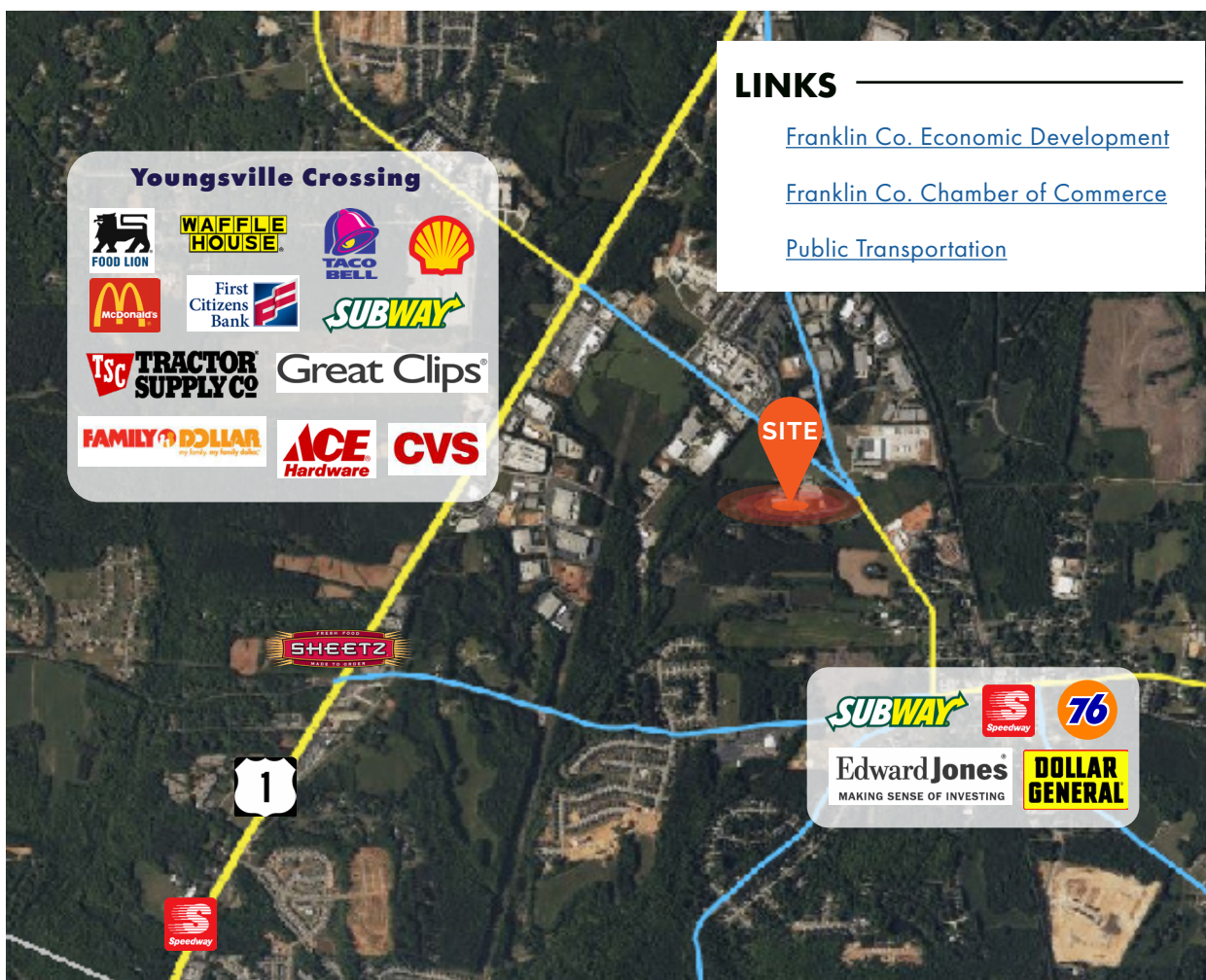
Main Floor (approximately 20,000 SF)



Second Floor (approximately 22,000 SF)



Location Map



LINKS

[Franklin Co. Economic Development](#)
[Franklin Co. Chamber of Commerce](#)
[Public Transportation](#)

EASE OF ACCESS

NC-96	430 ft
US-1/Capital Blvd	.9 miles
Wake Forest	4.7 miles
I-540	13.7 miles
Downtown Raleigh	22.3 miles
I-85	26.1 miles
Raleigh Int'l Airport	28.3 miles
Research Triangle Park	29.8 Miles
Downtown Durham	30.0 miles

ANNUAL AVERAGE DAILY TRAFFIC

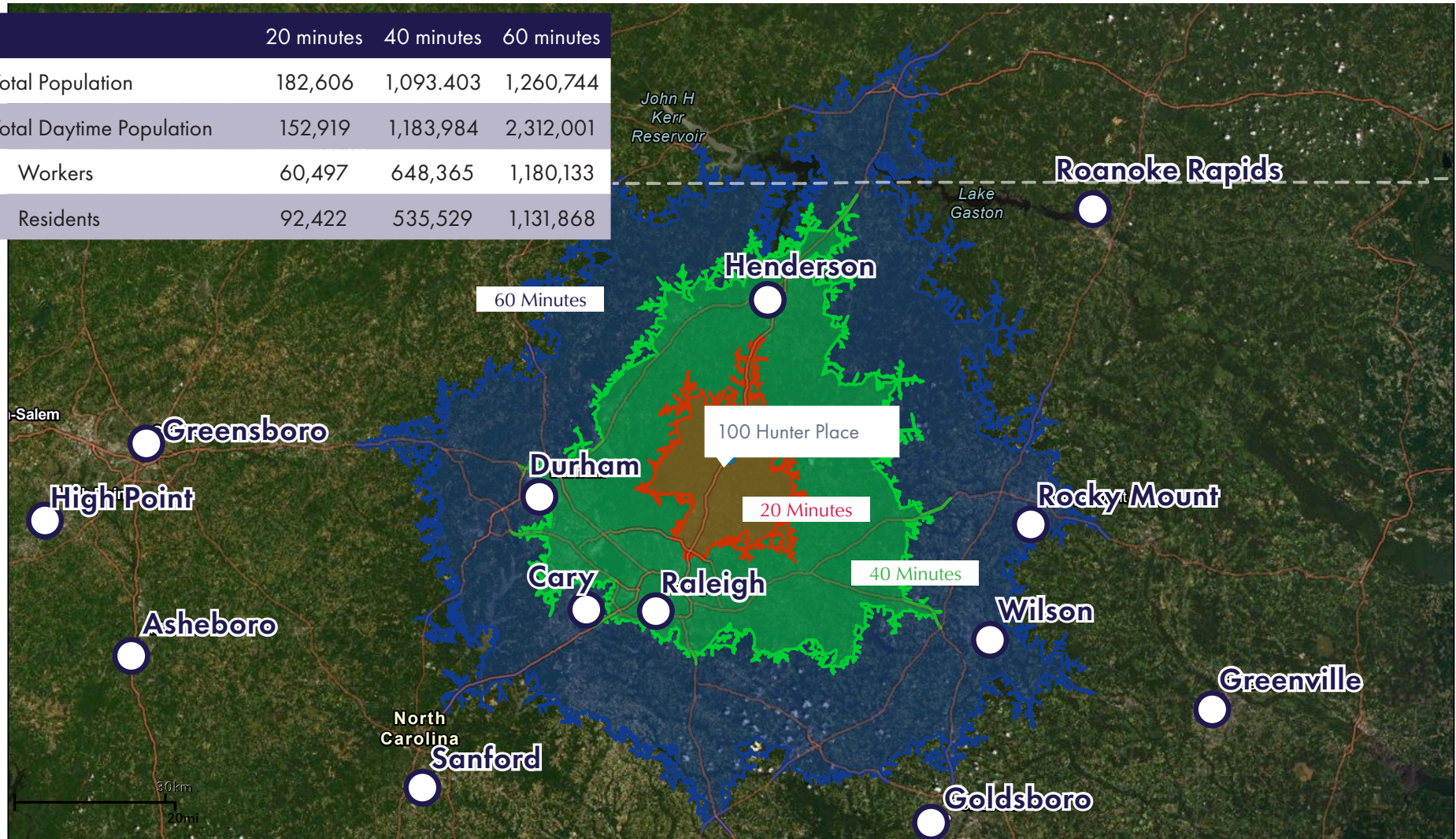
NCDOT Daily Traffic Count

—	1,000 - 9,999
—	10,000 - 49,999



DRIVE TIME MAP

	20 minutes	40 minutes	60 minutes
Total Population	182,606	1,093,403	1,260,744
Total Daytime Population	152,919	1,183,984	2,312,001
Workers	60,497	648,365	1,180,133
Residents	92,422	535,529	1,131,868



Hunter Place Campus



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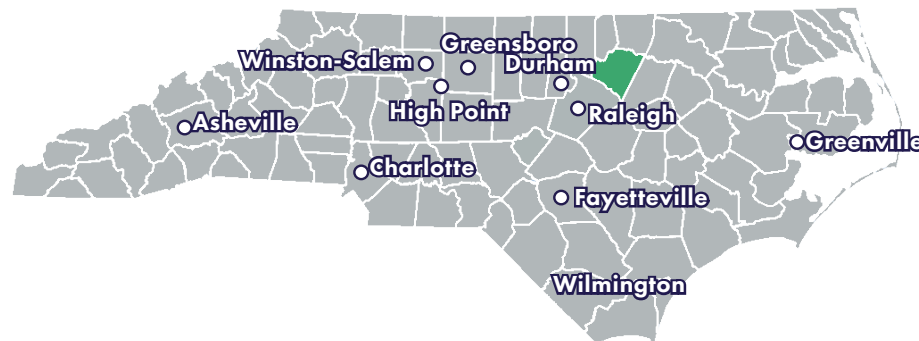
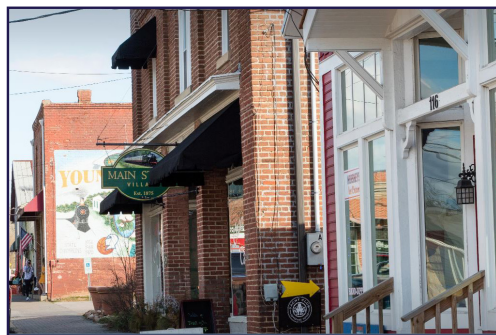
www.apgcre.com

YOUNGSVILLE QUICK FACTS

Youngsville is a community of a little over 1500 close knit neighbors located in Franklin County! Here in Youngsville it will not take long for you to get to know the names and faces of the people.

Originally known as Pacific, Youngsville was first incorporated on March 17, 1875. John "Jack" Young, owner of a large sum of land, offered his land for the town to build a train depot. So in honor of him, the town renamed itself Youngsville upon being incorporated.

Since its incorporation, Youngsville has become well known for its vibrant agricultural industry. By 1900, the community was considered to be one of the largest tobacco markets in the south.



Demographics

Population	1,502
Labor Force	755
Unemployment Rate	4.8%
Bachelors Degree or Higher	34.2%
Youngsville Land Area	1.74 Sq Miles
2021 Housing Units	728
Owner-Occupied Housing Units	80.1%
Renter-Occupied Housing Units	14.3%
Vacant Housing Units	5.5%
2021 Average Household Income	\$91,993
Average Work Commute Time	24.4 minutes





100 HUNTER PLACE

Youngsville, NC 27596



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