

±3.58 ACRES FOR LEASE

OLD STAGE ROAD, WILLOW SPRINGS, NC 27592

SITE
3.58 Acres

Old Stage Rd

42

GRIER GODWIN

Broker

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

AVAILABILITY

- » 3.58 Acres for lease
- » PIN #: 0697107602

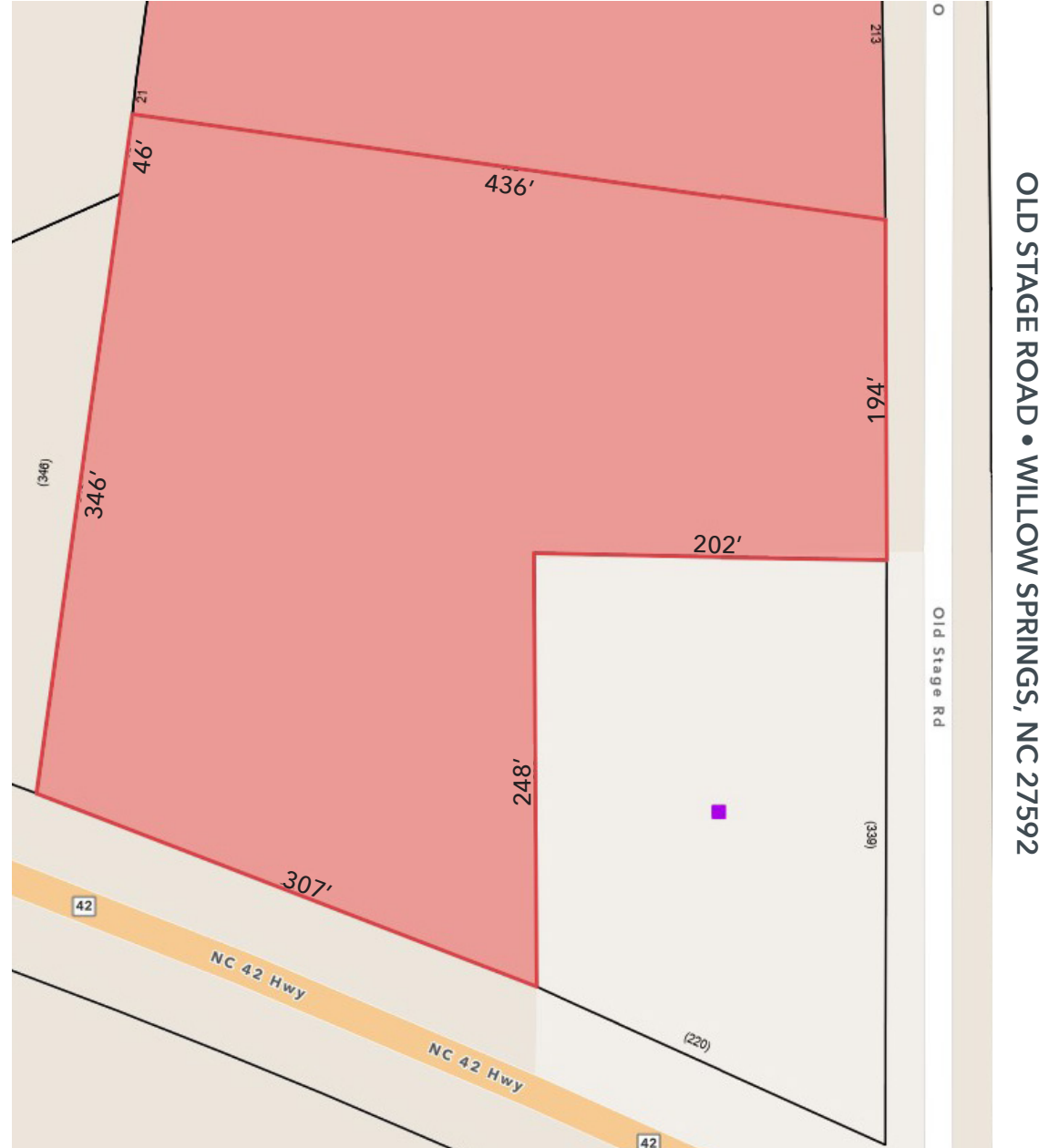
PROPERTY HIGHLIGHTS

- » Located at the signalized intersection of Old Stage Road and NC Hwy 42
- » Entrances on both Old Stage Road and NC Hwy 42
- » Close proximity to Fuquay-Varina, Clayton, I-40, and I-540
- » Convenient to Raleigh, Garner, and Angier
- » Zoning: HD - View UDO Use Table

TRAFFIC COUNTS

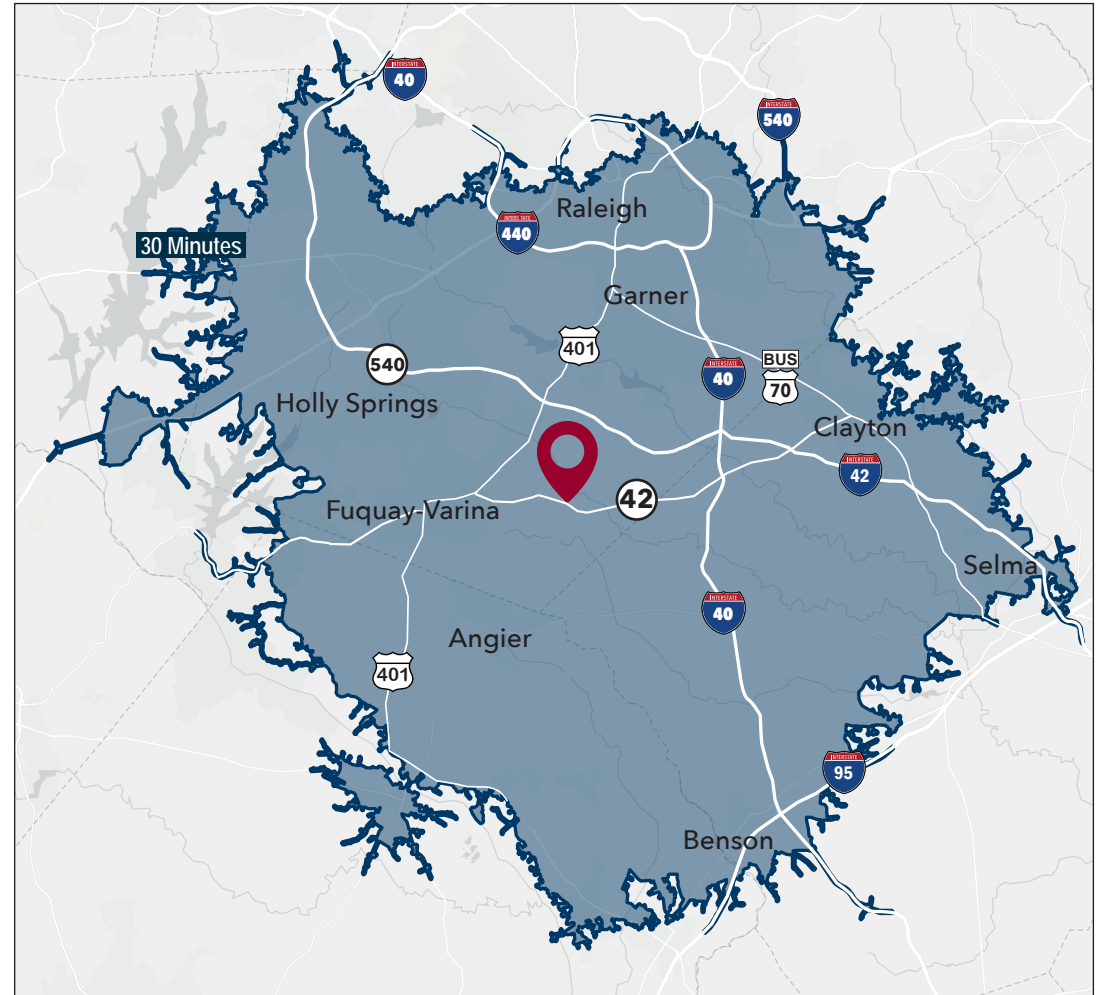
- » 14,000 VPD on NC Hwy 42
- » 6,400 VPD on Old Stage Road

Source: NC DOT 2023



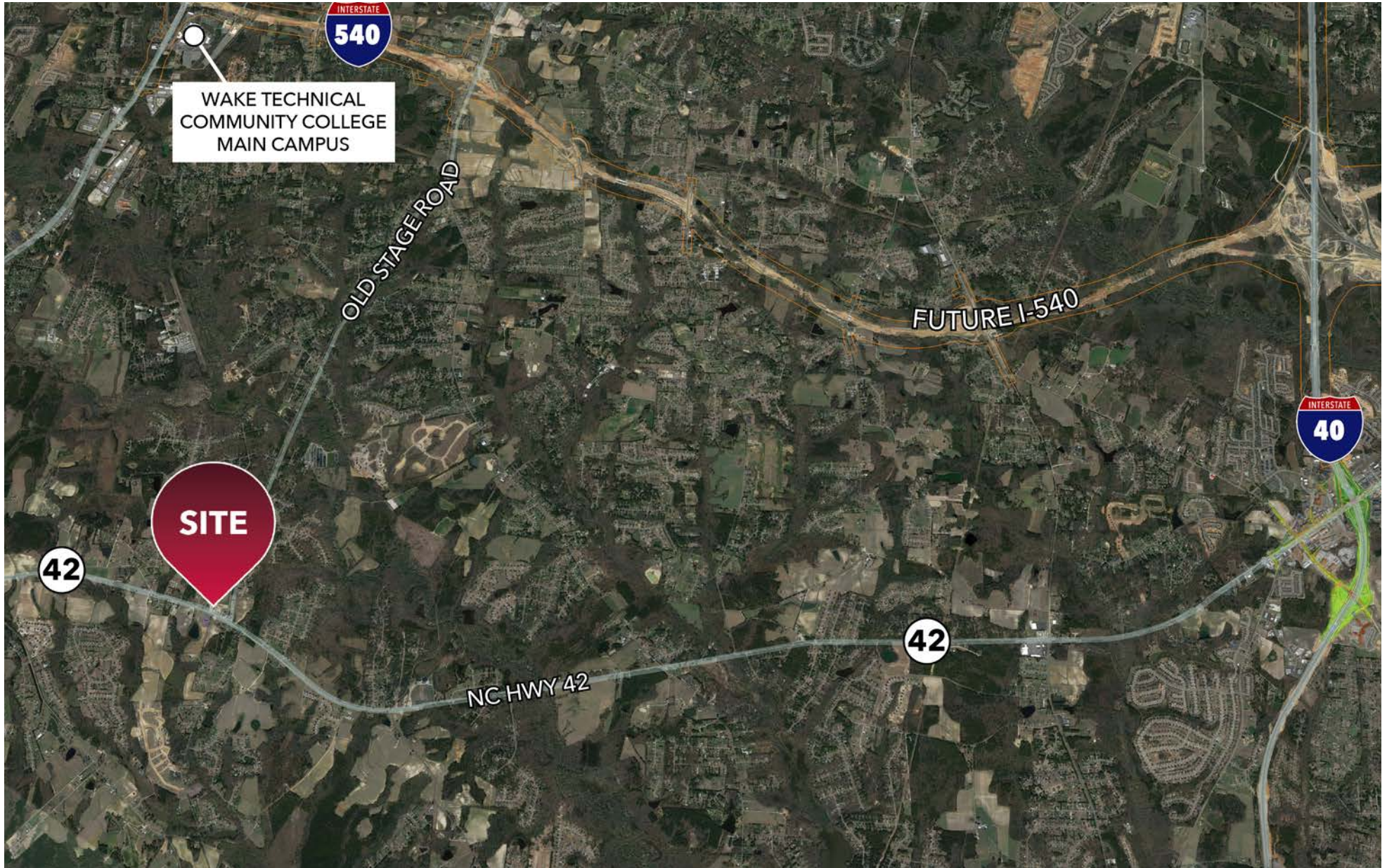
DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	16,526	59,536	141,496
Households	5,965	21,734	52,431
Average Household Size	2.77	2.74	2.69
Average Household Income	\$131,143	\$134,457	\$134,695
Median Age	39.8	39.7	39.3
Number of Businesses	299	1,180	3,114
Number of Employees	1,748	9,277	22,824
Total Daytime Population	10,756	43,299	105,523



OLD STAGE ROAD • WILLOW SPRINGS, NC 27592

AREA OVERVIEW



OLD STAGE ROAD • WILLOW SPRINGS, NC 27592

Presented by:

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