

5.84 ACRES OF LAND FOR LEASE

5745 US HWY 70 A, PRINCETON, NC 27569

5.84 AC

30,500 VPD

Hwy 70 E

DAN MCCLOY, SIOR
Vice President
919.270.9587
dmccloy@lee-associates.com

JONATHON HARRISS
Broker
919.591.2278
jharriss@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

LOCATION DESCRIPTION

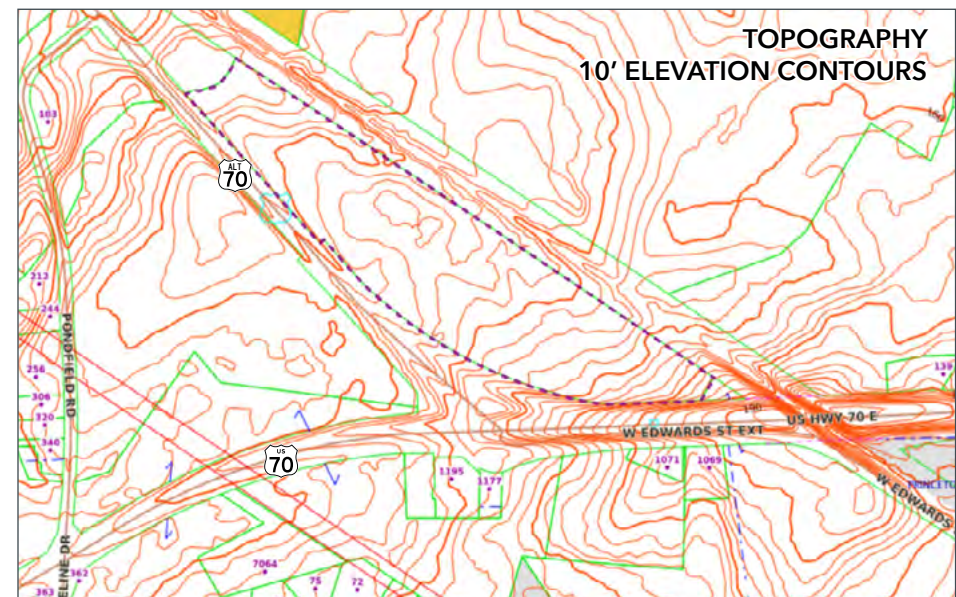
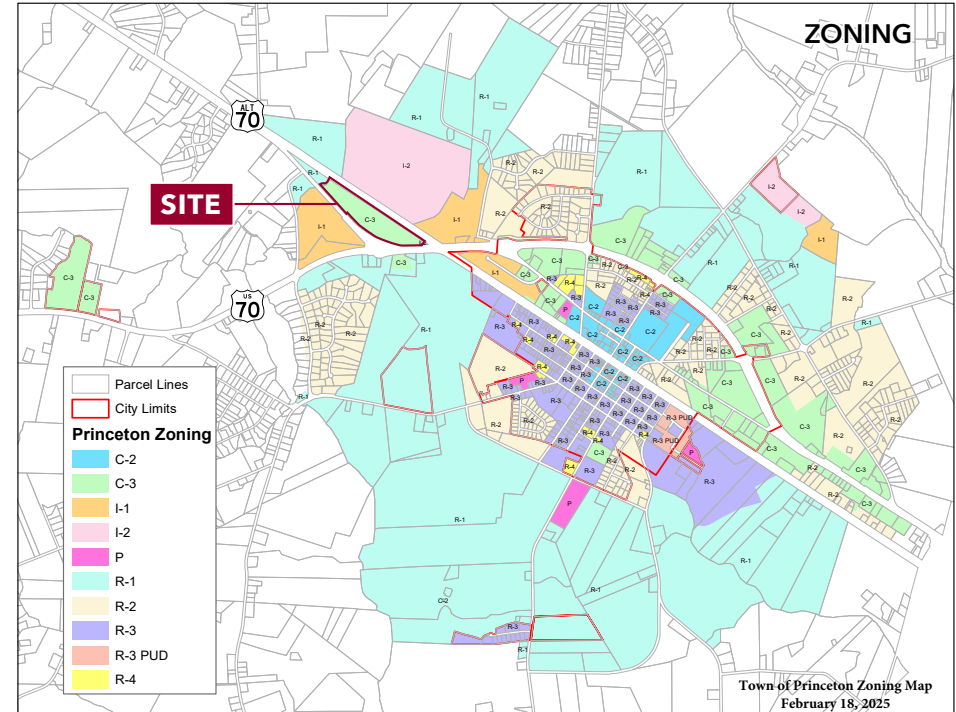
Strategically positioned in Princeton, NC, the site offers excellent regional connectivity for industrial and outdoor storage users. Sitting directly along US Hwy 70A, it provides strong visibility and efficient access for trucks and equipment. Located just minutes from Interstate 95, allowing for quick north-south travel and seamless connectivity to major markets including Raleigh, Fayetteville, and the broader Eastern North Carolina region. Proximity to I-40 further enhances east-west distribution capabilities, making the location well suited for contractors, logistics operators, and users requiring efficient interstate access. The combination of direct highway frontage and close interstate access makes this an ideal industrial outdoor storage yard for operations that depend on reliable transportation routes.

PROPERTY HIGHLIGHTS

- » 5.84 Acres
- » PIN#: 0589033-9348.000
- » Zoned C3 ([Neighborhood & Highway Commercial District](#))
- » Site work complete with gravel in
- » Site will be delivered fenced and lit
- » Water on site, no sewer

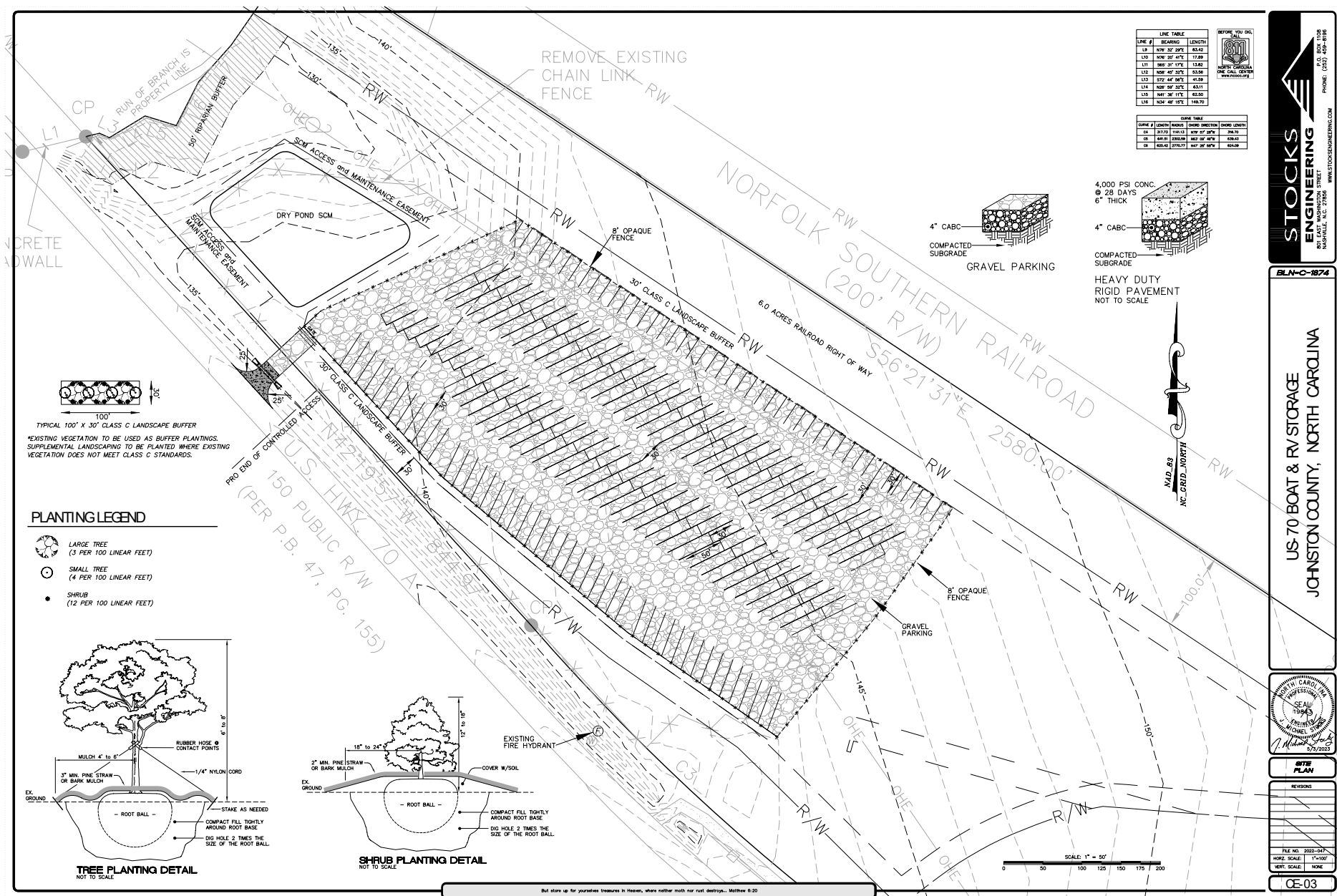
LEASE RATE

- » \$10,000/month NNN

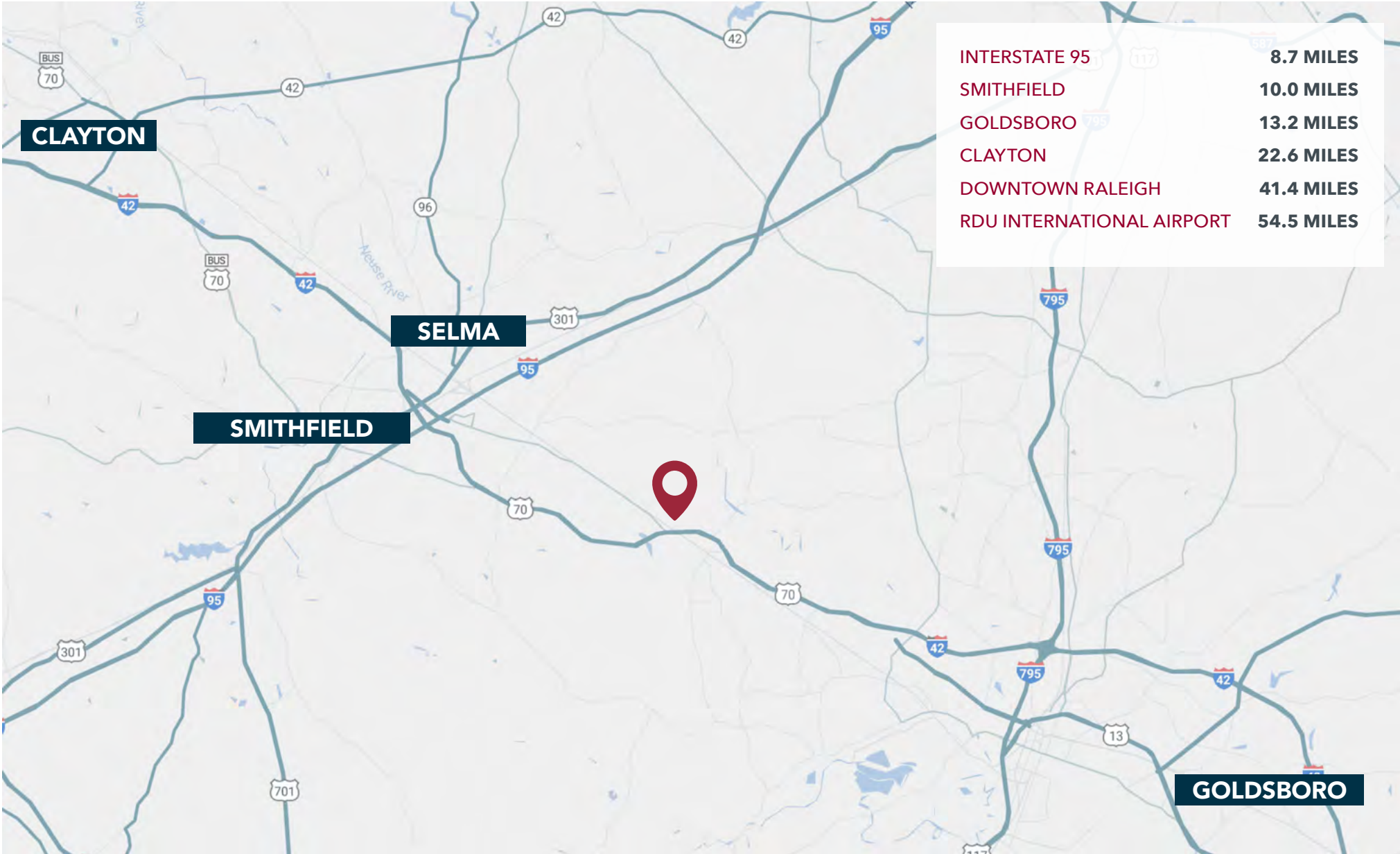


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SITE PLAN



AREA OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	867	5,052	14,551
Daytime Population	667	3,885	15,405
Total Businesses	17	137	1,986
Total Employees	125	992	15,405
Median Household Income	\$93,115	\$75,431	\$76,440

ABOUT PRINCETON, NC

- » Located in Johnston County, one of the fastest growing counties in North Carolina, Princeton is growing at a rapid rate with an estimated 11% growth over the next five years.
- » The city is located along US 70 Hwy/future I-42. Significant planning is underway to further improve the roadways to enhance regional mobility and the connectivity between Princeton and Raleigh.
- » Proposed US 70 Hwy improvements include widening the roadway, upgrading interchanges, and adding service roads.
- » 10 miles from Smithfield and Selma, and 11 miles from Goldsboro along the US-70 corridor.



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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

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