



# FOR LEASE

**90 MOSSWOOD BOULEVARD**  
YOUNGSVILLE, NC 27596

**TWO 2,500 SF  
FLEX SUITES AVAILABLE**

**LISTING BROKER:**

**JACK PRUDEN**

**919.645.1426 (D) | 919.619.7293 (M)**

**JPRUDEN@TRADEMARKPROPERTIES.COM**

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## PROPERTY HIGHLIGHTS

- **Availability:**
  - **Suite 100: 2,500 SF**
    - +/- 1,000 SF Office
    - +/-1,500 SF Warehouse
    - Mezzanine Storage
    - One Roll Up Door
  - **Suite 600: 2,500 SF**
    - +/- 500 SF Office
    - +/- 2,000 SF Warehouse
    - Mezzanine Storage
    - One Roll Up Door
- **21' Height Clearance**
- **Located within Youngsville Commerce Center with easy access to major highways and the Research Triangle region.**
- **Features updated infrastructure to support modern business operations.**
- **Includes ample on-site parking**
- **Conveniently close to local dining, retail, and essential services.**
- **Set in a professional, business-friendly environment ideal for collaboration and growth.**

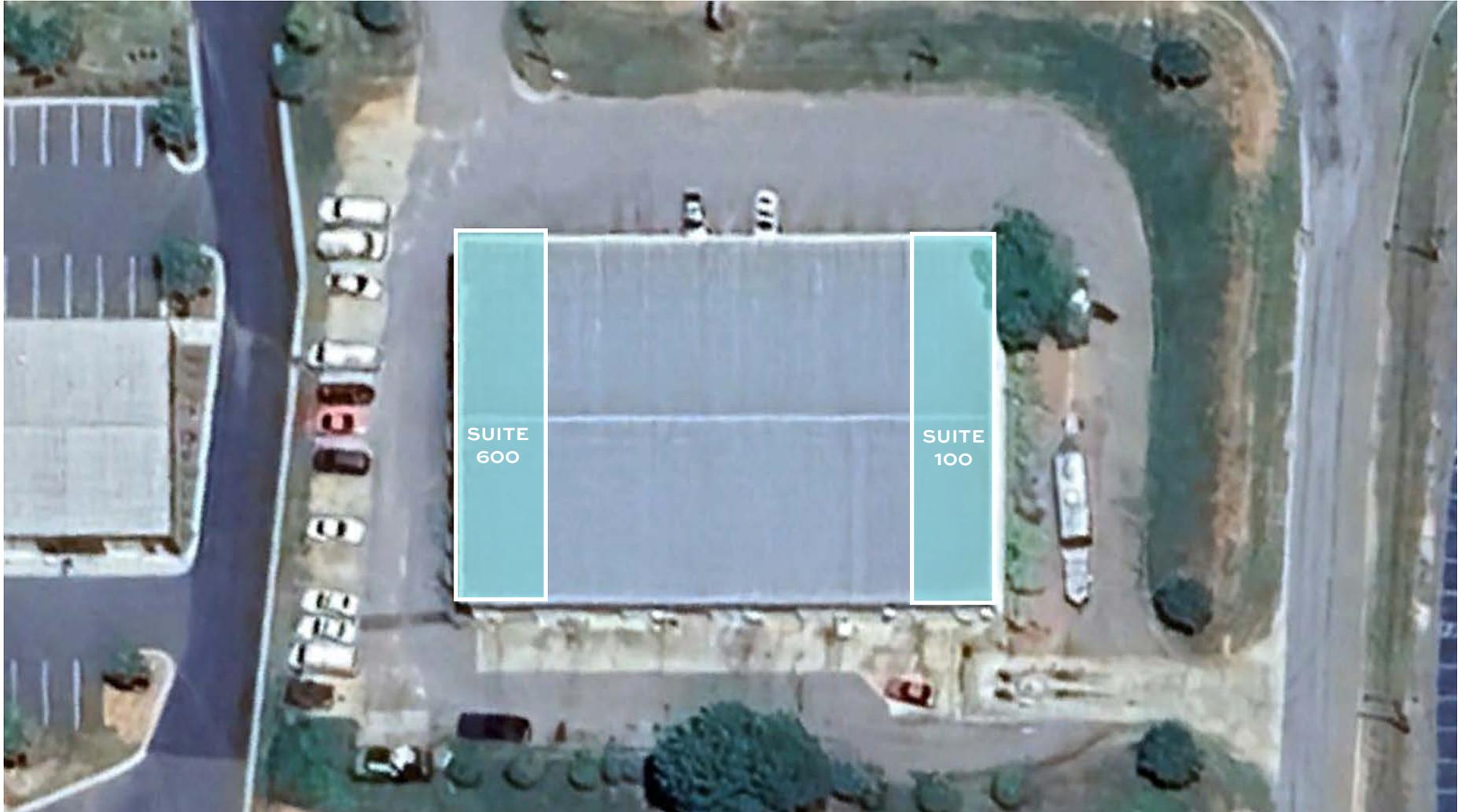


**LEASE RATE:**  
**\$16.00/SF, NNN**

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1001 WADE AVENUE SUITE 300  
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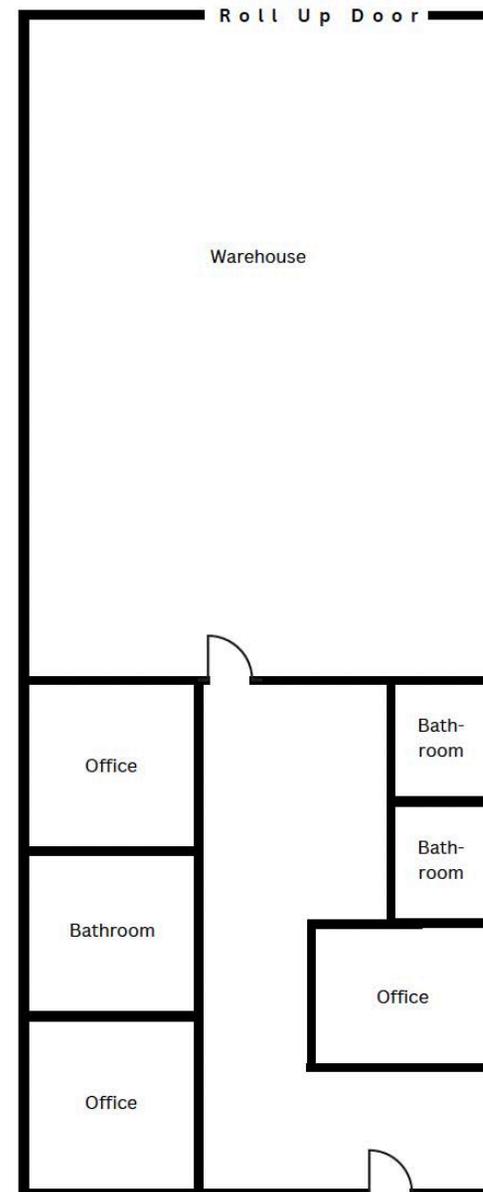
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## FLOOR PLAN

- Suite 100
- +/- 1,000 SF Office
- +/- 1,500 SF Warehouse
- Mezzanine Storage



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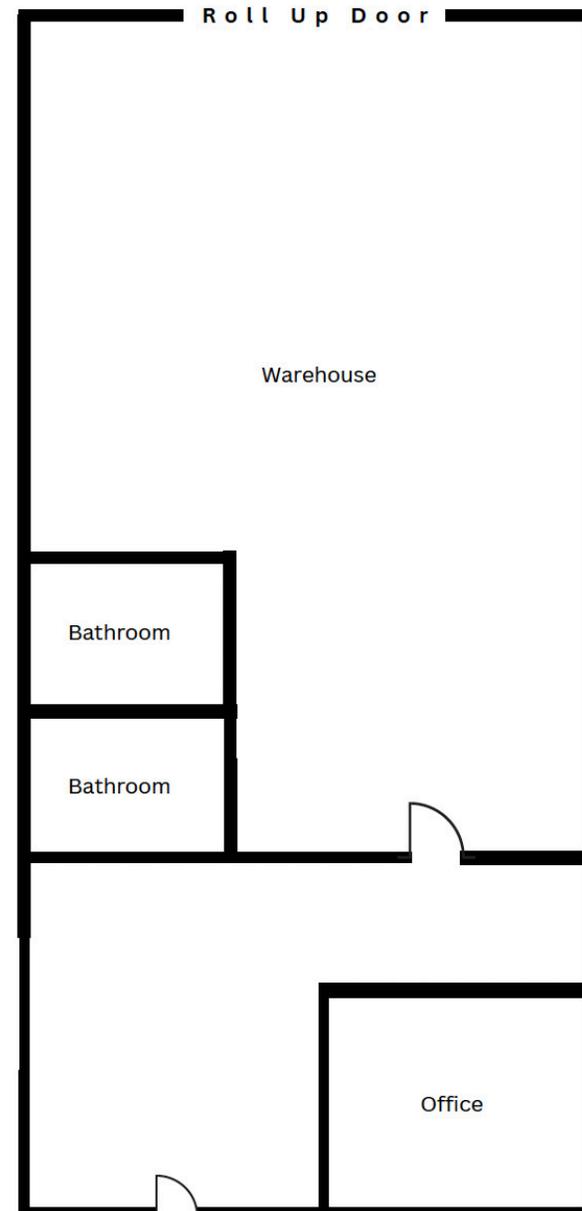
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## FLOOR PLAN

- Suite 600
- +/- 500 SF Office
- +/- 2,000 SF Warehouse
- Mezzanine Storage



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- ACE Hardware
- ANYTIME FITNESS
- TACO BELL
- McDonald's
- Waffle House
- SUBWAY
- FOOD LION
- First Citizens Bank
- FAMILY DOLLAR
- O'Reilly AUTO PARTS
- CVS pharmacy
- SHELL

1

CALIBER COLLISION

96

FRANKLIN PARK INDUSTRIAL CENTER

Wake Electric Membership Corporation

29-500 ROAD

YOUNGVILLE COMMERCE CENTER

96

COLLEGE ST

DOWNTOWN YOUNGVILLE

1

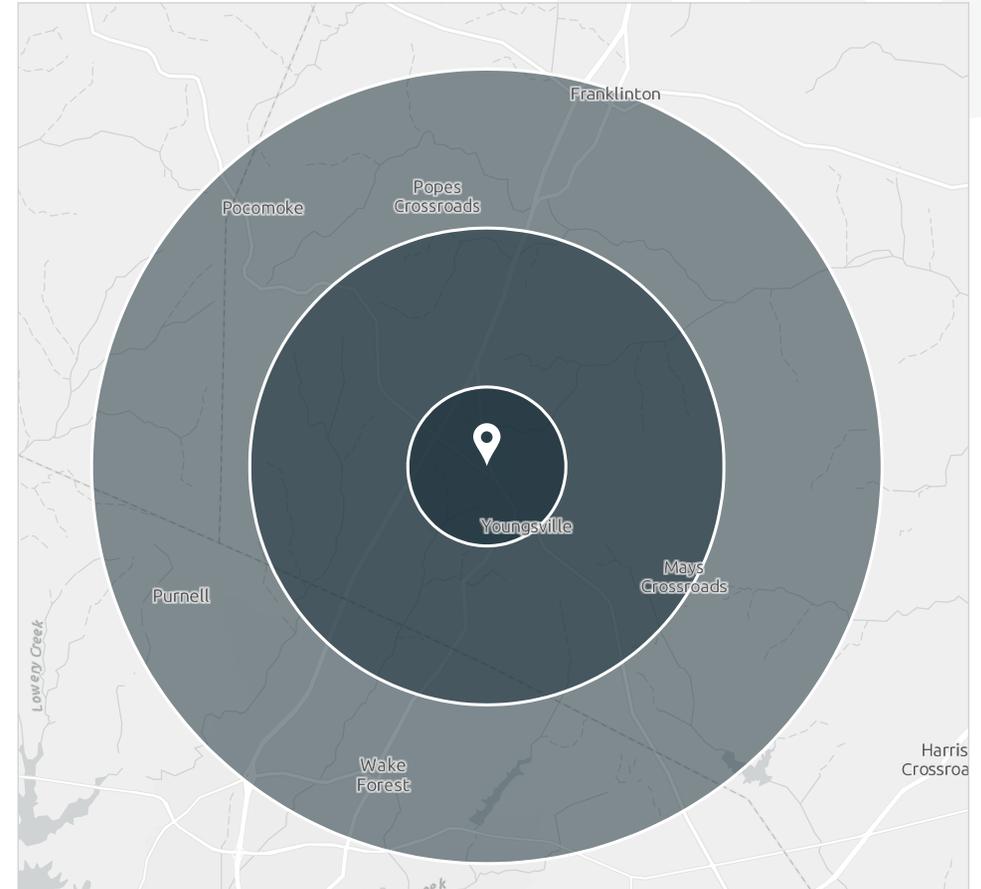
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# DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2024 POPULATION</b>	1,658	18,215	35,346
<b>2029 POPULATION (PROJECTED)</b>	1,910	21,101	39,787
<b>2024 HOUSEHOLDS</b>	760	6,620	13,019
<b>2029 HOUSEHOLDS (PROJECTED)</b>	870	7,741	14,771
<b>OWNER-OCCUPIED HOUSING UNITS</b>	625	5,678	9,684
<b>RENTER-OCCUPIED HOUSING UNITS</b>	135	942	2,601
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$102,457	\$116,255	\$135,991
<b>2029 AVG HOUSEHOLD INCOME (PROJECTED)</b>	\$116,776	\$131,184	\$153,555



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