

BENSON, NC

# 12280 NC-210

±2.70 AC AVAILABLE FOR LEASE OR BUILD TO SUIT



# PROJECT DETAILS

12280 NC-210 • AVAILABLE FOR LEASE OR BTS • RETAIL

## AVAILABLE SPACE

±2.70 AC

## TRAFFIC COUNTS

15,000 ADT on NC-210

## PROPERTY HIGHLIGHTS

- 2.70 acre outparcel available for lease or build to suit
- Outparcel to top performing Food Lion
- Access through shopping center to traffic signal
- Excellent visibility
- High growth market

## LEASE RATE

Call to discuss

## COUNTY

Johnston

## MARKET

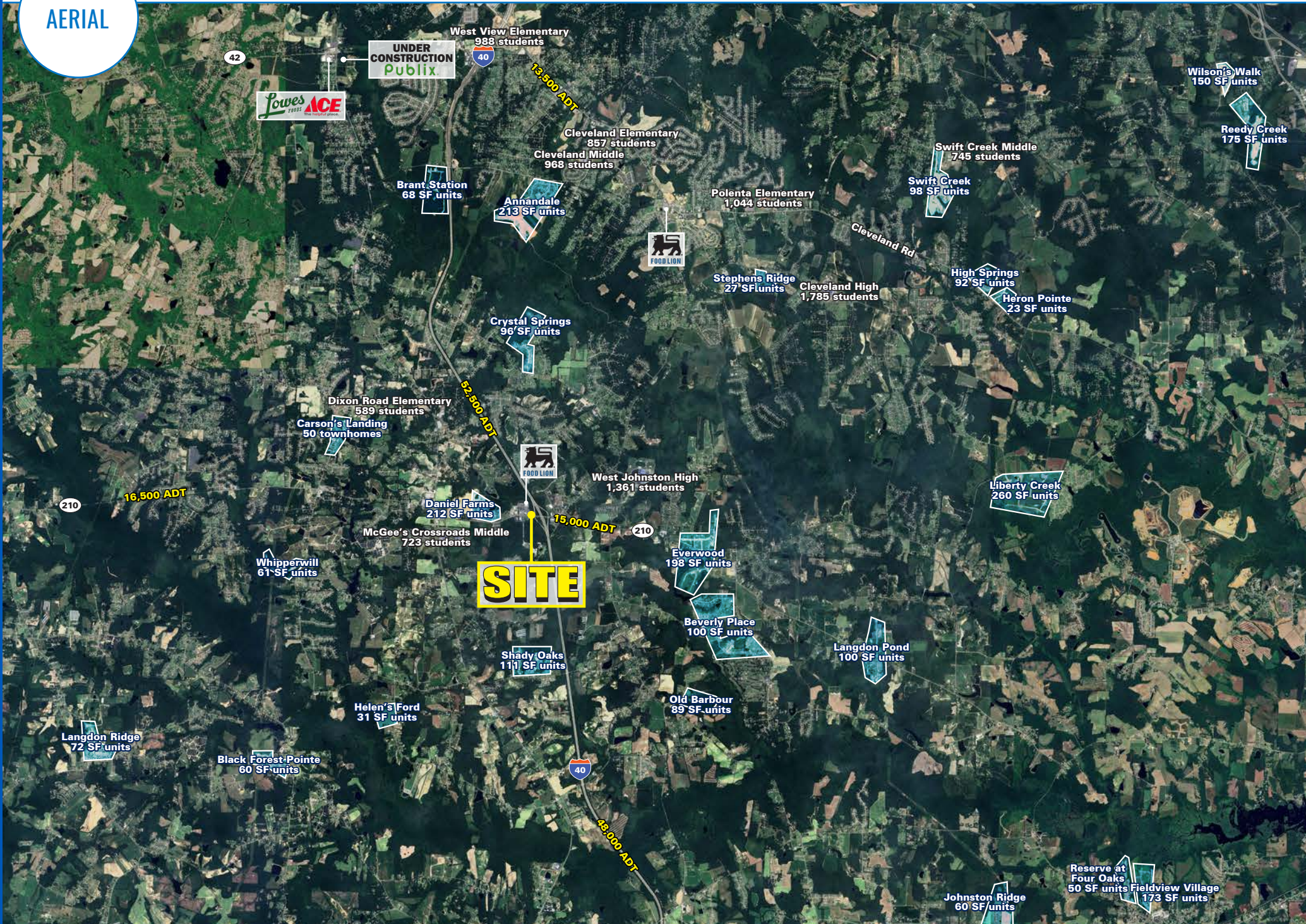
Benson



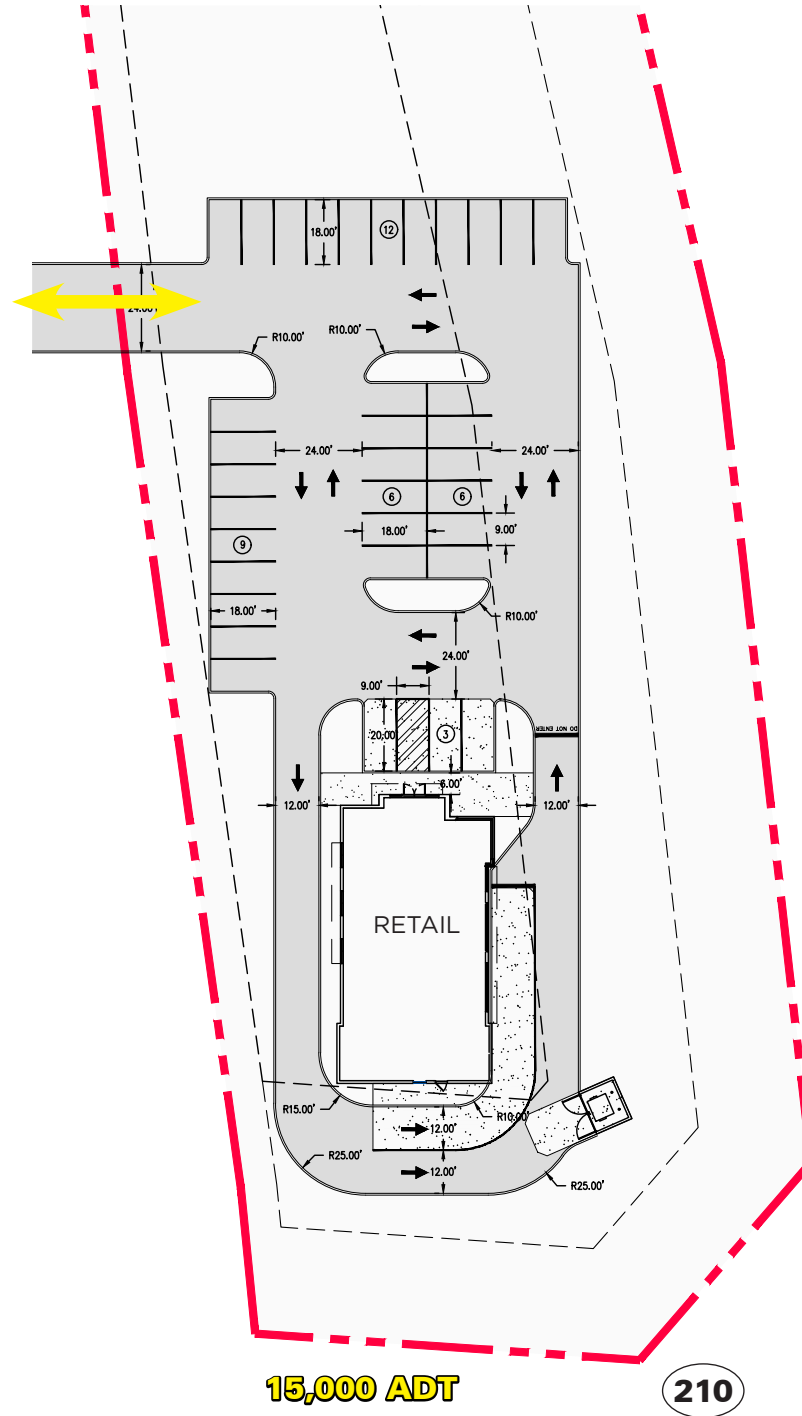
| DEMOGRAPHICS   | 3 MILES  | 5 MILES   | 7 MILES  |
|--|----------|-----------|----------|
|  TOTAL HOUSEHOLDS | 4,532    | 14,159    | 25,930   |
|  TOTAL POPULATION | 12,764   | 40,047    | 71,820   |
|  MEDIAN HH INCOME | \$86,270 | \$101,725 | \$98,404 |



AERIAL



SITE PLAN



15,000 ADT

210





NORTH CAROLINA

# BENSON

Benson, North Carolina, is a charming small town located in Johnston County, at the crossroads of Interstate 95 and Interstate 40. Known for its rich agricultural heritage, Benson embraces its rural roots while offering a welcoming atmosphere for visitors and residents alike. The town hosts the annual Benson Mule Days, a beloved tradition celebrating its farming legacy with parades, rodeos, and live entertainment, drawing thousands of attendees each September. This event reflects the community's pride in its history and fosters a strong sense of togetherness.

In addition to its cultural celebrations, Benson features a quaint downtown area with locally owned shops, restaurants, and historic landmarks. The Benson Museum of Local History provides insight into the town's past, showcasing artifacts and stories from its development over the years. Surrounded by picturesque farmland and with easy access to major highways, Benson serves as a convenient and inviting stop for travelers exploring the region or seeking a peaceful retreat in a small-town setting.



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AVAILABLE FOR LEASE OR BUILD TO SUIT

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ALBANY

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WEST PALM BEACH

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**CHARLOTTE**

THREE MORROCROFT CENTRE

CHARLOTTE, NC 28211

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