

GROUND LEASE/BUILD TO SUIT

303 HOSPITAL ROAD • SMITHFIELD, NC 27577



OFFERING SUMMARY

Available SF: 2.5 Acres

Lease Rate: Negotiable

Lot Size: 2.5 Acres

Zoning: O&I

PROPERTY OVERVIEW

Easy access from Hwy 70. Close proximity to Johnston Health Hospital and downtown Smithfield shopping centers & restaurants. Also available for sale.

PROPERTY HIGHLIGHTS

- Easy access from Hwy 70.
- Close proximity to Johnston Health Hospital and downtown Smithfield shopping centers & restaurants.
- Located on corner of Booker Dairy Road and Hospital Road
- Water and sewer available
- Also available for Sale

GROUND LEASE/BUILD TO SUIT

303 HOSPITAL ROAD • SMITHFIELD, NC 27577



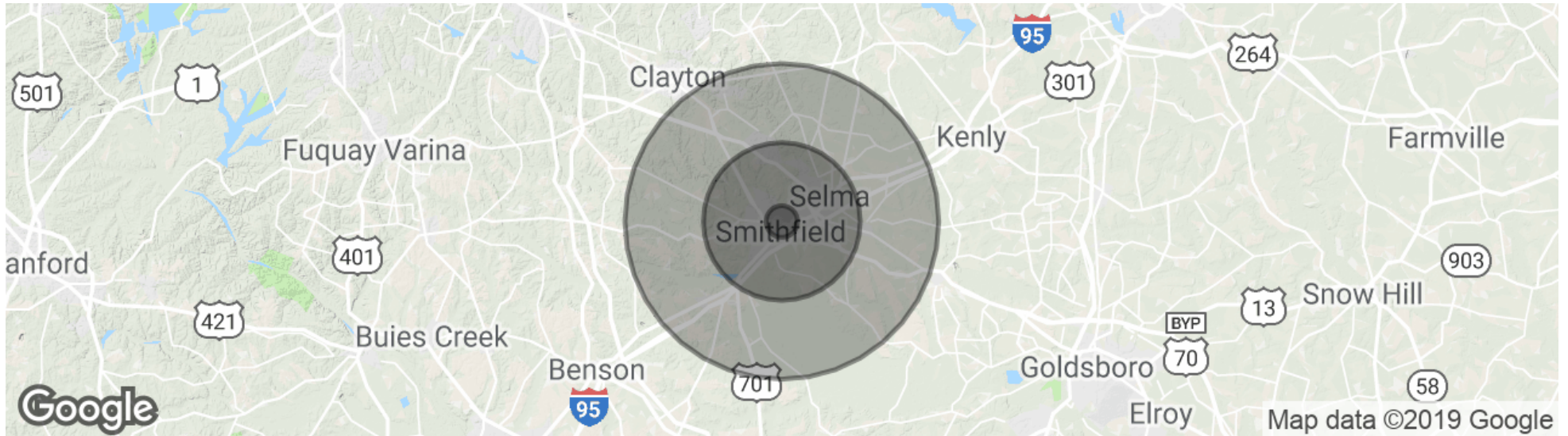
GROUND LEASE/BUILD TO SUIT

303 HOSPITAL ROAD • SMITHFIELD, NC 27577



GROUND LEASE/BUILD TO SUIT

303 HOSPITAL ROAD • SMITHFIELD, NC 27577



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,589	23,591	71,637
Median age	42.3	39.2	37.6
Median age (Male)	36.5	36.6	35.9
Median age (Female)	46.2	41.1	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	638	9,050	26,867
# of persons per HH	2.5	2.6	2.7
Average HH income	\$51,939	\$55,319	\$56,453
Average house value	\$178,225	\$178,221	\$181,002

* Demographic data derived from 2010 US Census