

# Multiple Retail Suites Available

721 N Brightleaf Boulevard  
Smithfield, NC 27577







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## KEY HIGHLIGHTS

- 75% tenant occupied
- 1 mile to Johnston UNC Hospital
- 2.8 miles to I-95
- 3.8 miles to US Route 70
- 8,000 SF Available:
  - **Suite 12** = 3,200 SF
  - **Suite 14** = 1,200 SF

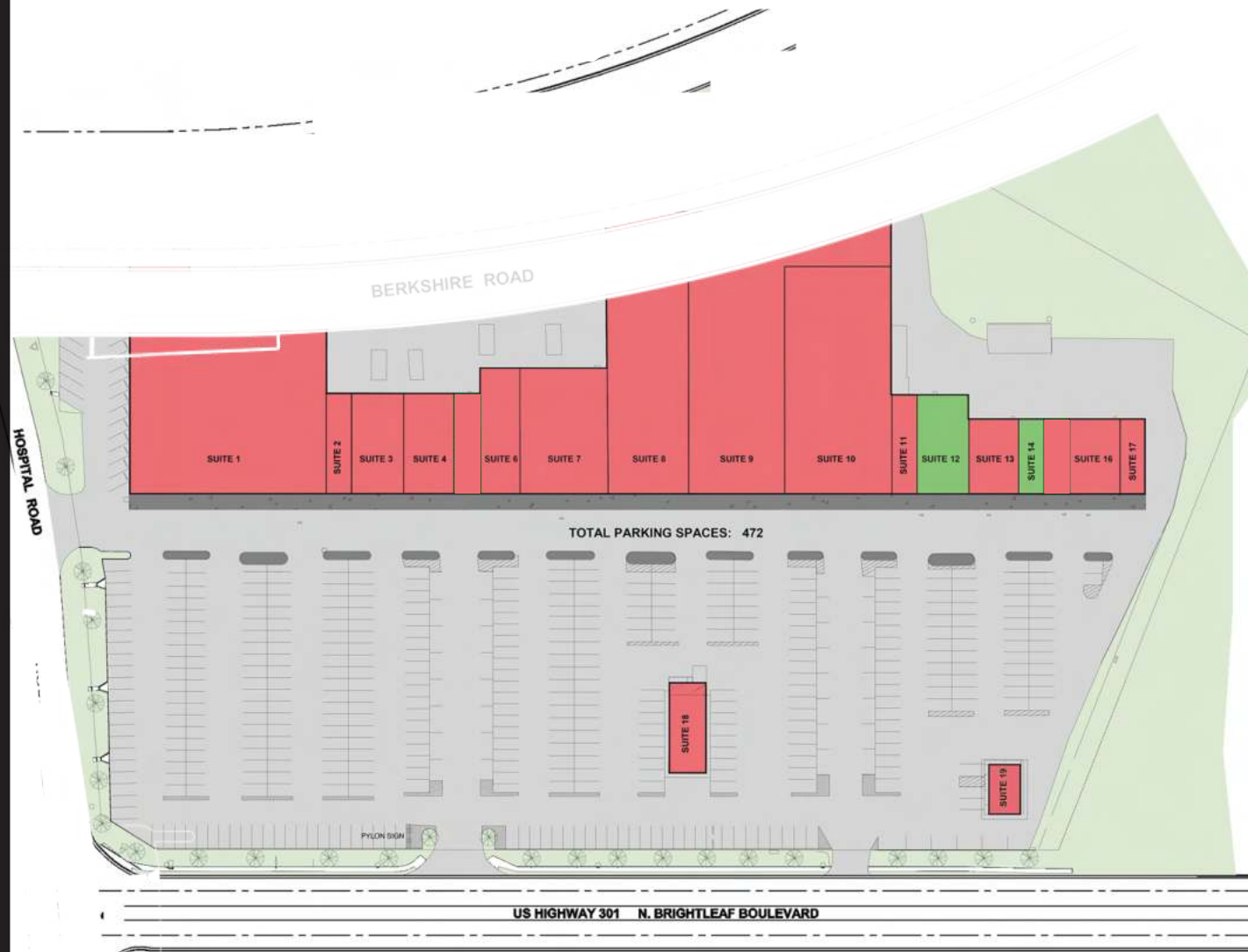
## PROPERTY HIGHLIGHTS

<b>Lease Price</b>	\$18/ SF Yearly NNN
<b>Tenancy Type</b>	Multi
<b>Suites</b>	19
<b>Zoning</b>	Shopping Center Spaces
<b>Square Feet</b>	106,083 SF (8,000 Available)
<b>Parking</b>	472 Surface Parking
<b>Year Built</b>	1974
<b>Renovations</b>	Facade upgrade to the exterior, landscaping and lighting (2020)



# SUITE LEGEND

<span style="color: red;">■</span> Suite 1	IGA Grocery	25,530 SF
<span style="color: red;">■</span> Suite 2	Occupied	1,600 SF
<span style="color: red;">■</span> Suite 3	Occupied	3,200 SF
<span style="color: red;">■</span> Suite 4	Occupied	3,200 SF
<span style="color: red;">■</span> Suite 5	Occupied	1,600 SF
<span style="color: red;">■</span> Suite 6	Occupied	3,333 SF
<span style="color: red;">■</span> Suite 7	Occupied	6,700 SF
<span style="color: red;">■</span> Suite 8	Occupied	15,000 SF
<span style="color: red;">■</span> Suite 9	Citi Trends	18,850 SF
<span style="color: red;">■</span> Suite 10	AutoZone	10,560 SF
<span style="color: red;">■</span> Suite 11	Occupied	1,600 SF
<span style="color: green;">■</span> Suite 12	<b>AVAILABLE</b>	3,200 SF
<span style="color: red;">■</span> Suite 13	Occupied	2,400 SF
<span style="color: green;">■</span> Suite 14	<b>AVAILABLE</b>	1,200 SF
<span style="color: red;">■</span> Suite 15	Occupied	2,000 SF
<span style="color: red;">■</span> Suite 16	Occupied	1,600 SF
<span style="color: red;">■</span> Suite 17	Occupied	1,200 SF
<span style="color: red;">■</span> Suite 18	Pizza Hut	2,210 SF
<span style="color: red;">■</span> Suite 19	Occupied	1,100 SF





# PHOTOS





SUITE 12 – 3,200 SF





SUITE 14 – 2,000 SF



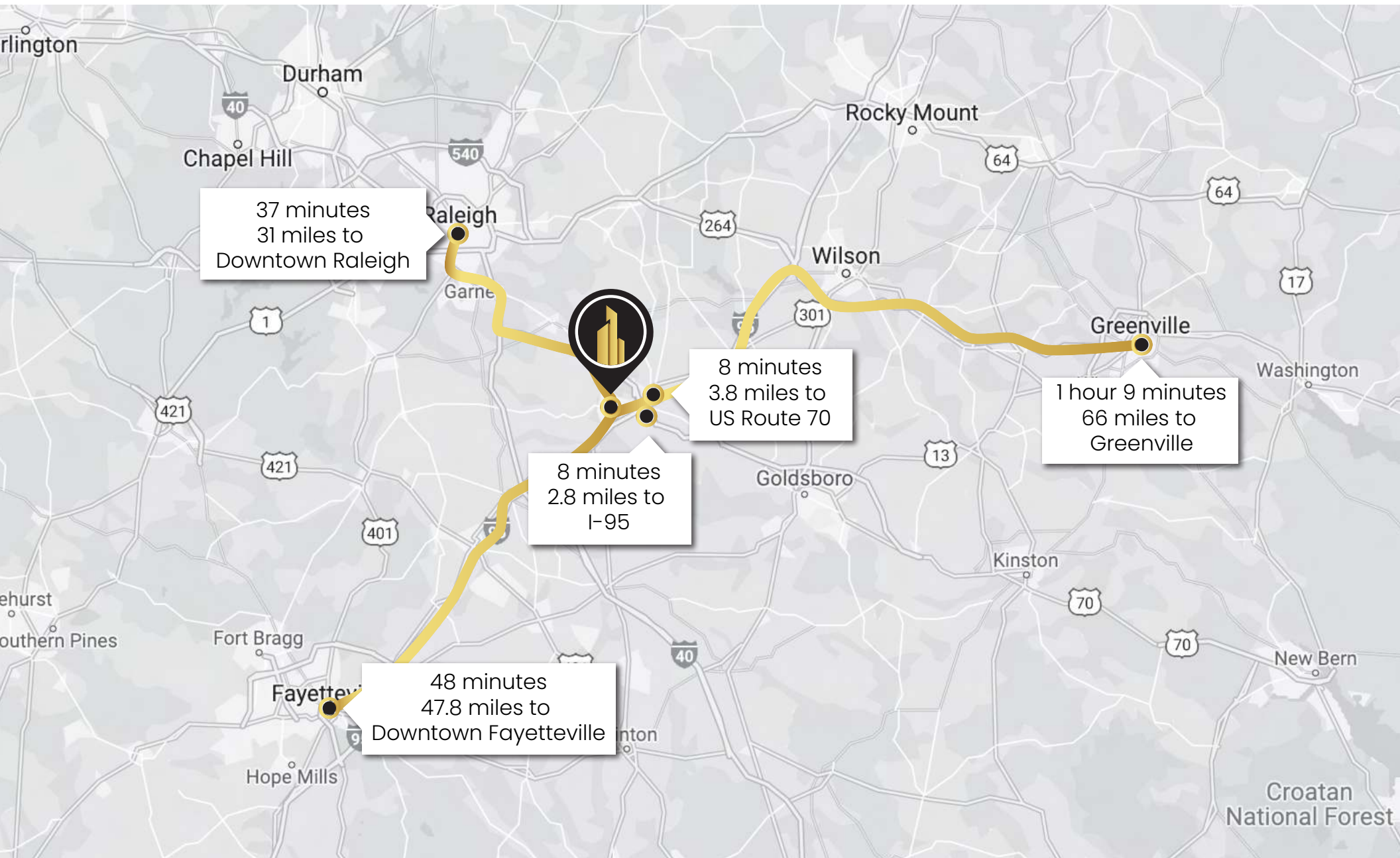


PROPERTY VIDEO





## AREA MAP





# AERIAL LOOKING SOUTHWEST



Brightleaf Blvd (18,500 VPD)





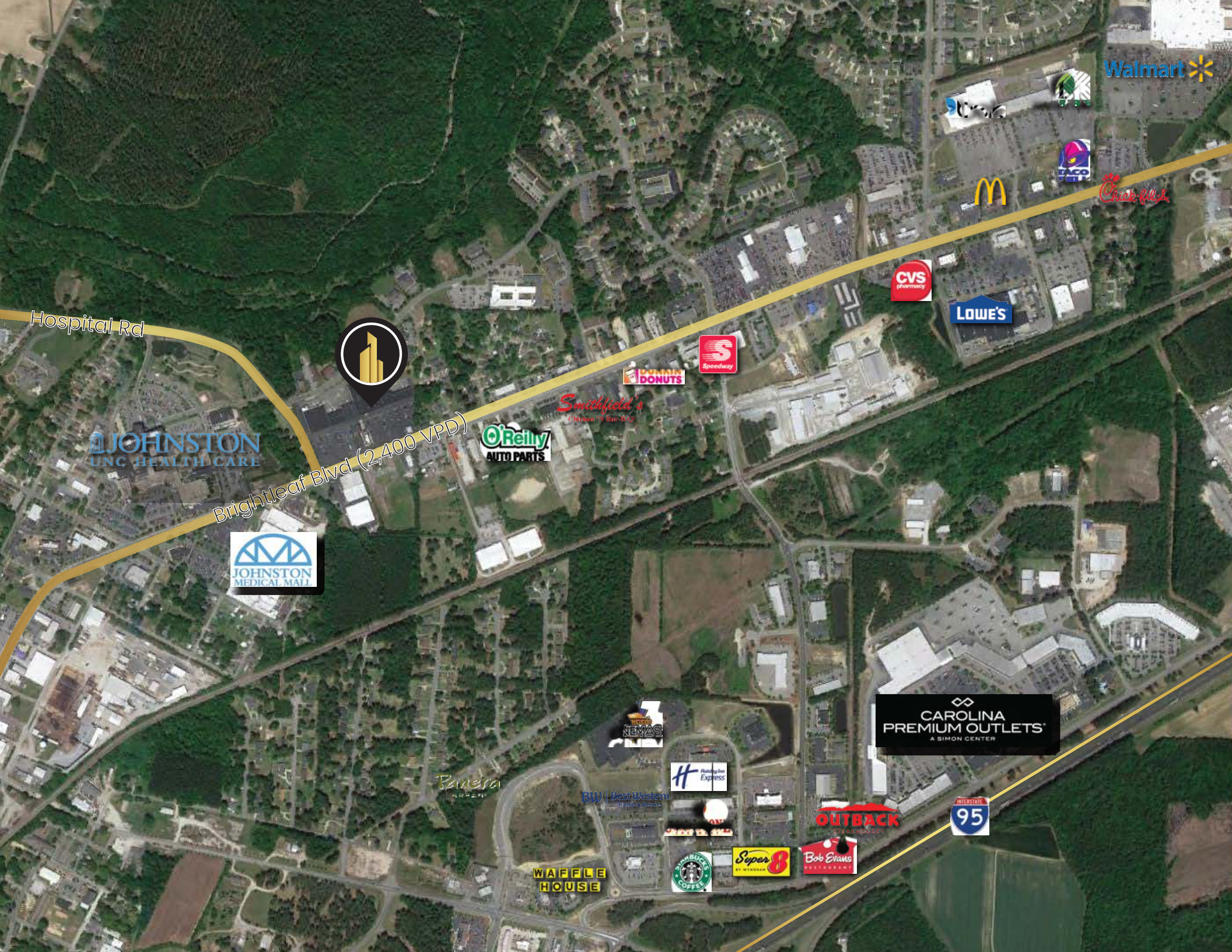
# AERIAL LOOKING NORTHWEST

 **JOHNSTON**  
UNC HEALTH CARE



Brightleaf Blvd (18,500 VPD)





Walmart

Target

TACO BELL

Chick-fil-A

McDonald's

CVS pharmacy

LOWE'S

Speedway

DUNKIN' DONUTS

Smithfield's

O'Reilly AUTO PARTS

JOHNSTON UNC HEALTH CARE

JOHNSTON MEDICAL MALL

Brightleaf Blvd (2,400 VPD)

Hospital Rd

CAROLINA PREMIUM OUTLETS  
A SIMON CENTER

95

OUTBACK

Bob Evans RESTAURANT

Super 8

Starbucks

Waffle House

Holiday Inn Express

Best Western

Panera

El Torero



## SMITHFIELD, NC



**Smithfield** is a town in and the county seat of Johnston County, North Carolina. Smithfield is home to the Ava Gardner Museum and is situated along the Neuse River, where visitors enjoy the annual Smithfield Ham and Yam Festival, walks along the Buffalo Creek Greenway, and the historic downtown district. The town is located near North Carolina's famed Research Triangle and is approximately 30 miles southeast of downtown Raleigh. The Raleigh-Durham-Cary Combined Statistical area has a population of over 2 million residents.

The Research Triangle, commonly referred to as simply The Triangle, is a region in the Piedmont of North Carolina in the United States, anchored by the three major research universities of North Carolina State University, Duke University, and University of North Carolina at Chapel Hill, as well as the cities of Raleigh and Durham and the town of Chapel Hill. The eleven-county region, officially named the Raleigh-Durham-Chapel Hill combined statistical area (CSA), comprises the Raleigh-Cary and Durham-Chapel Hill metropolitan areas and the Dunn, Henderson, Oxford, and Sanford Micropolitan Statistical Areas.

Anchored by leading technology firms, government and world-class universities, medical centers and schools, the area's economy has performed exceptionally well. Significant increases in employment, earnings, personal income, and retail sales are projected over the next 15 years.

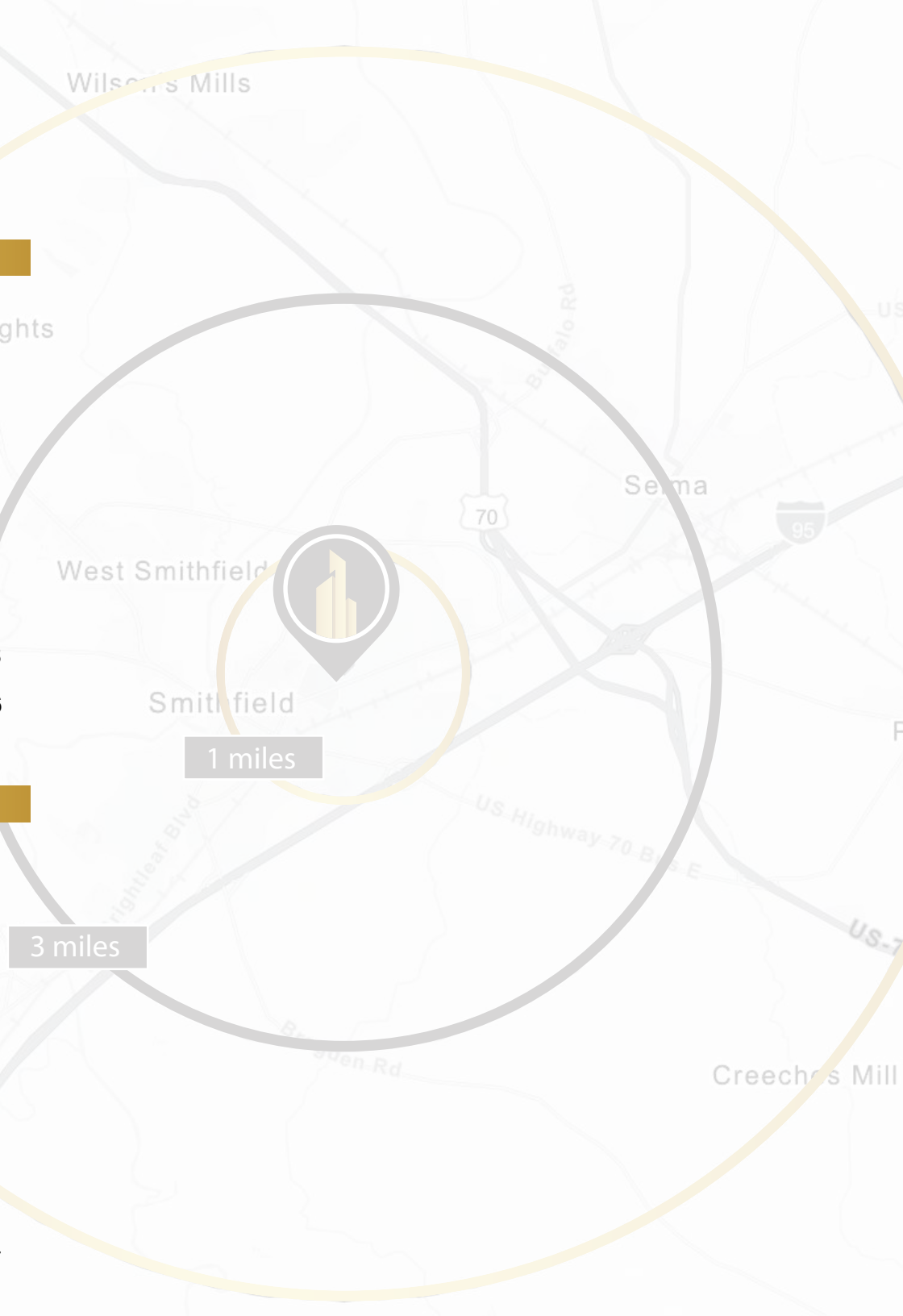
The region's growing high-technology community includes such companies as IBM, SAS Institute, Cisco Systems, NetApp, Red Hat, EMC Corporation, and Credit Suisse First Boston. In addition to high-tech, the region is consistently ranked in the top three in the U.S. with concentration in life science companies. Some of these companies include GlaxoSmithKline, Biogen Idec, BASF, Merck & Co., Novo Nordisk, Novozymes, and Pfizer. Research Triangle Park and North Carolina State University's Centennial Campus in Raleigh support innovation through R&D and technology transfer among the region's companies and research universities (including Duke University and the University of North Carolina at Chapel Hill).



# DEMOGRAPHIC OVERVIEW

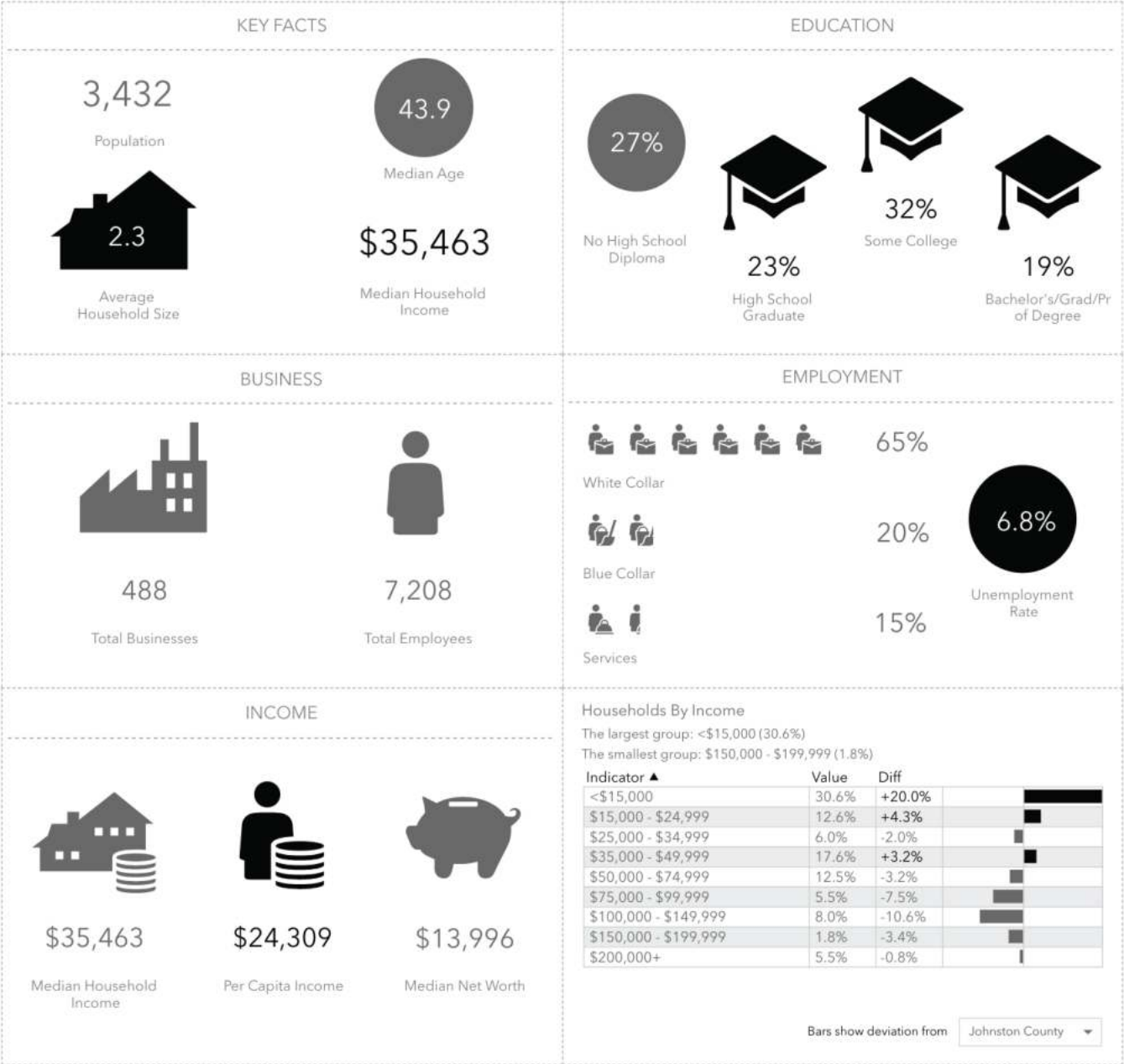
2021 Summary	1 Mile	3 Miles	5 Miles
Population	3,432	15,713	28,905
Households	1,394	5,926	10,774
Families	791	3,570	6,841
Average Household Size	2.31	2.52	2.57
Owner Occupied Housing Units	671	3,127	6,256
Renter Occupied Housing Units	723	2,799	4,518
Median Age	43.9	40.4	38.5
Median Household Income	\$35,463	\$34,891	\$39,468
Average Household Income	\$58,957	\$52,824	\$56,806

2026 Summary	1 Mile	3 Mile	5 Mile
Population	3,785	16,834	31,167
Households	1,540	6,349	11,613
Families	869	3,796	7,326
Average Household Size	2.32	2.53	2.58
Owner Occupied Housing Units	785	3,453	6,895
Renter Occupied Housing Units	756	2,896	4,718
Median Age	44.5	40.9	39.0
Median Household Income	\$39,006	\$38,846	\$43,812
Average Household Income	\$67,866	\$60,259	\$64,524





# DEMOGRAPHIC OVERVIEW





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