

Office / Retail Historic Downtown Selma

101 S Raiford Street, Suite 100
Selma, NC 27576

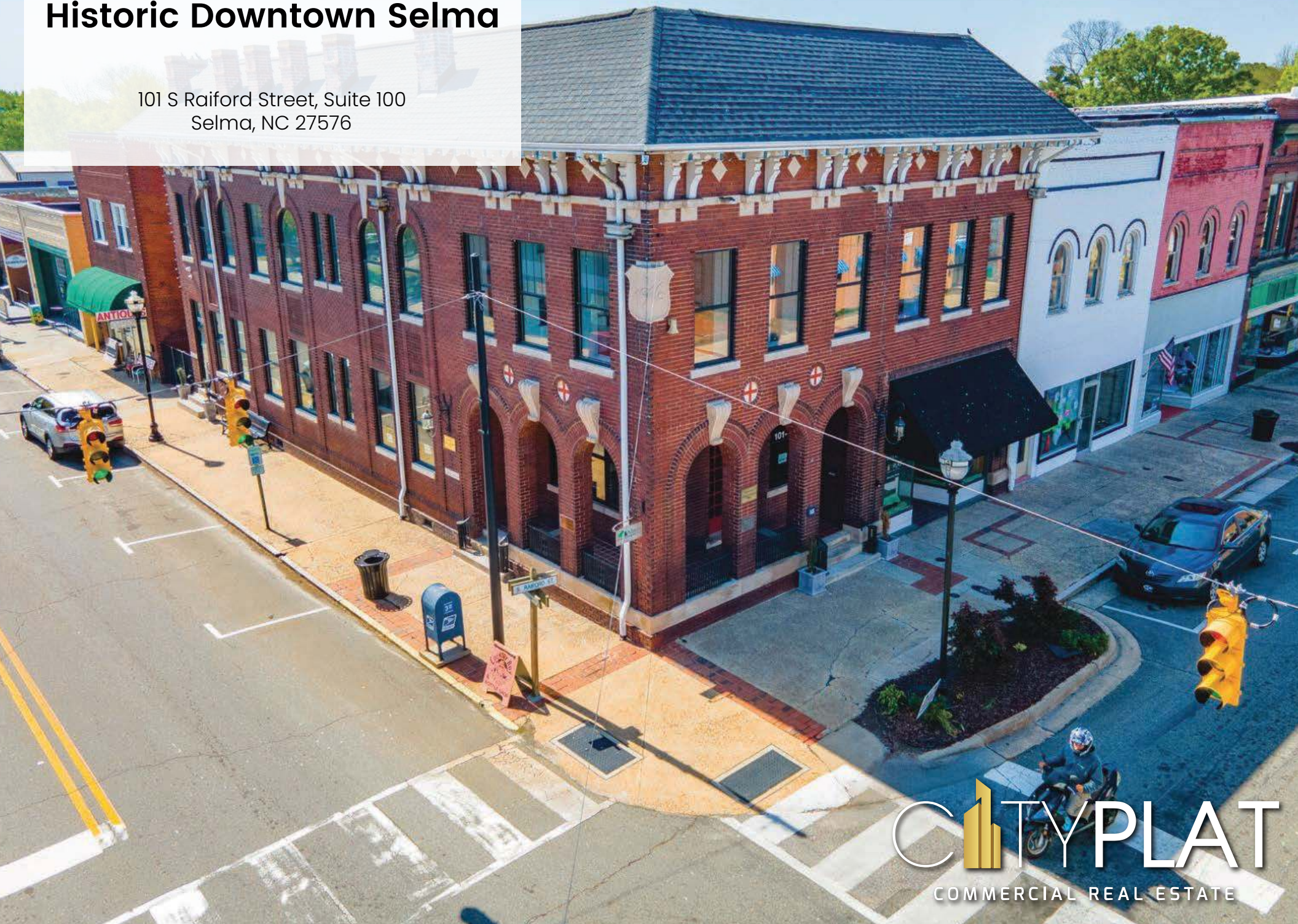




TABLE OF CONTENTS

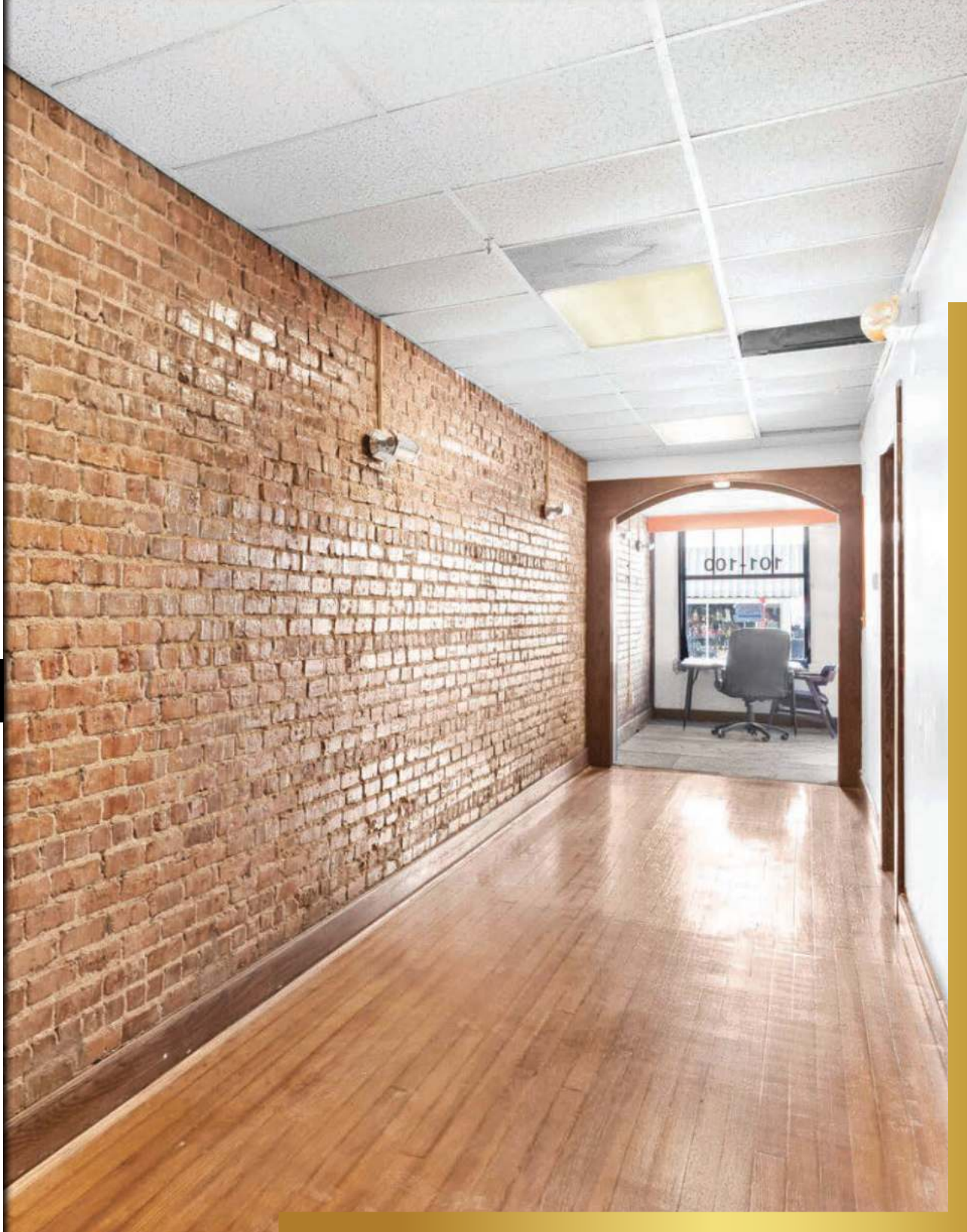
3	Property Highlights
4	Parcel Map
5	Floor Plan
6	Property Photos
7	Area Map
8	Aerial
9	Amenities Map
10	Market Overview
11	Demographic Overview

KEY HIGHLIGHTS

- Charming, historical location minutes from many of North Carolina's most notable development projects
- Close proximity to projects along I-95 corridor
- Abundance of natural lighting
- TIA is available and negotiable

PROPERTY HIGHLIGHTS

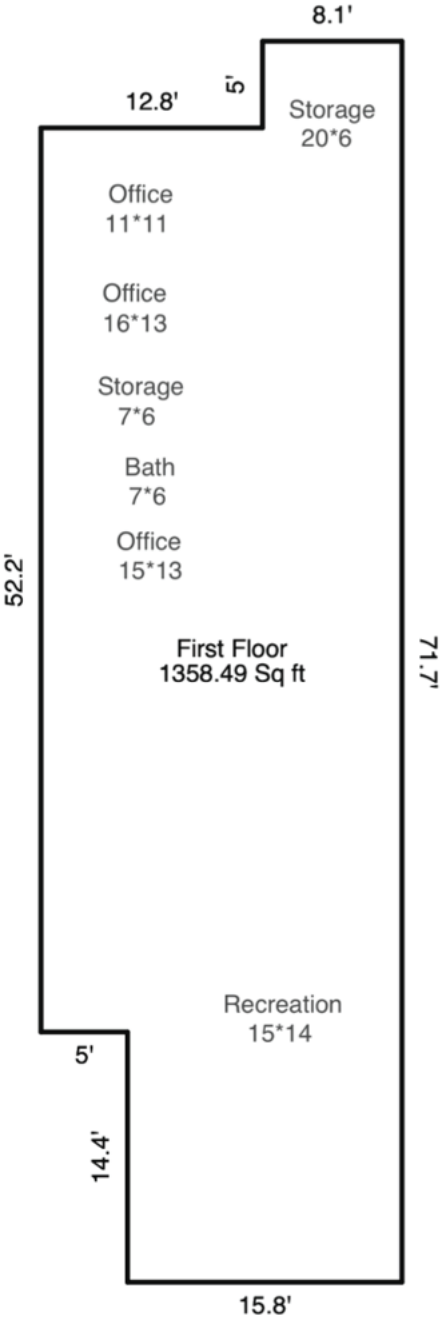
Lease Rate	\$13 per SF yearly NNN
Lease Term	5 year term
Lease Start	Negotiable
TI-CAM	\$1.50/SF
Total SF	1,358
Use	Office or Retail
Zoning	GC
Building Class	Class B

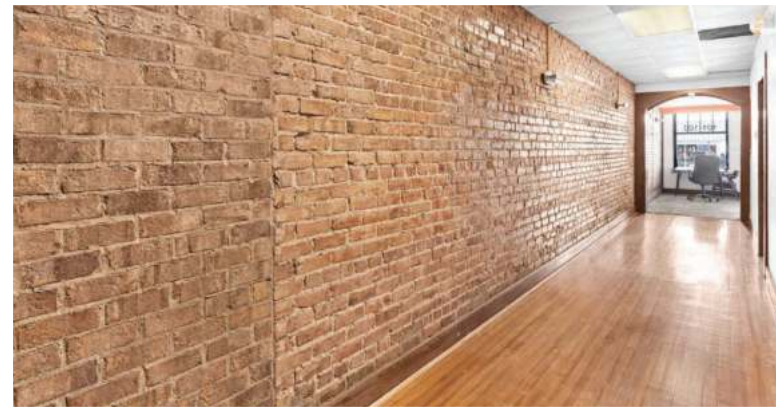


PARCEL MAP



FLOOR PLAN





AERIAL LOOKING NORTH



SELMA ELEMENTARY SCHOOL



FAMILY DOLLAR



301

BYP
70

Auto
Zone

TSC TRACTOR
SUPPLY CO

INTERSTATE
95

Walmart



DUNKIN'



DUNKIN'

DOLLAR TREE



O'Reilly
AUTO PARTS

Chick-fil-A

LOWE'S

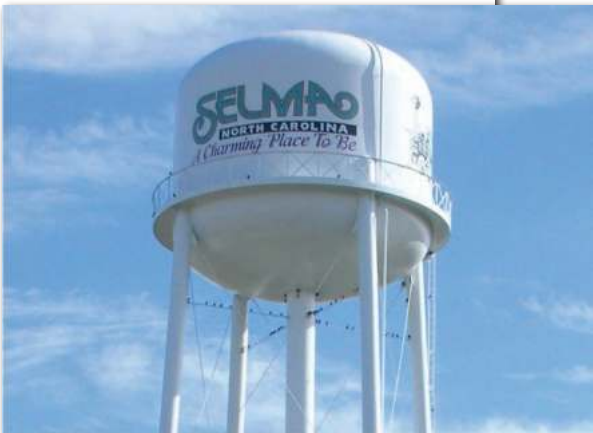
Quality
INN



POPEYES

CAROLINA
PREMIUM OUTLETS
A SIMON CENTER

SELMA NC



Selma is a town in Johnston County, North Carolina and is part of the Raleigh-Durham-Cary Combined Statistical Area. The area has a population over 1.7 million residents, though the town of Selma is able to maintain its rural character. Selma is bordered to the southwest by Smithfield, the county seat, and to the northwest by Wilson's Mills.

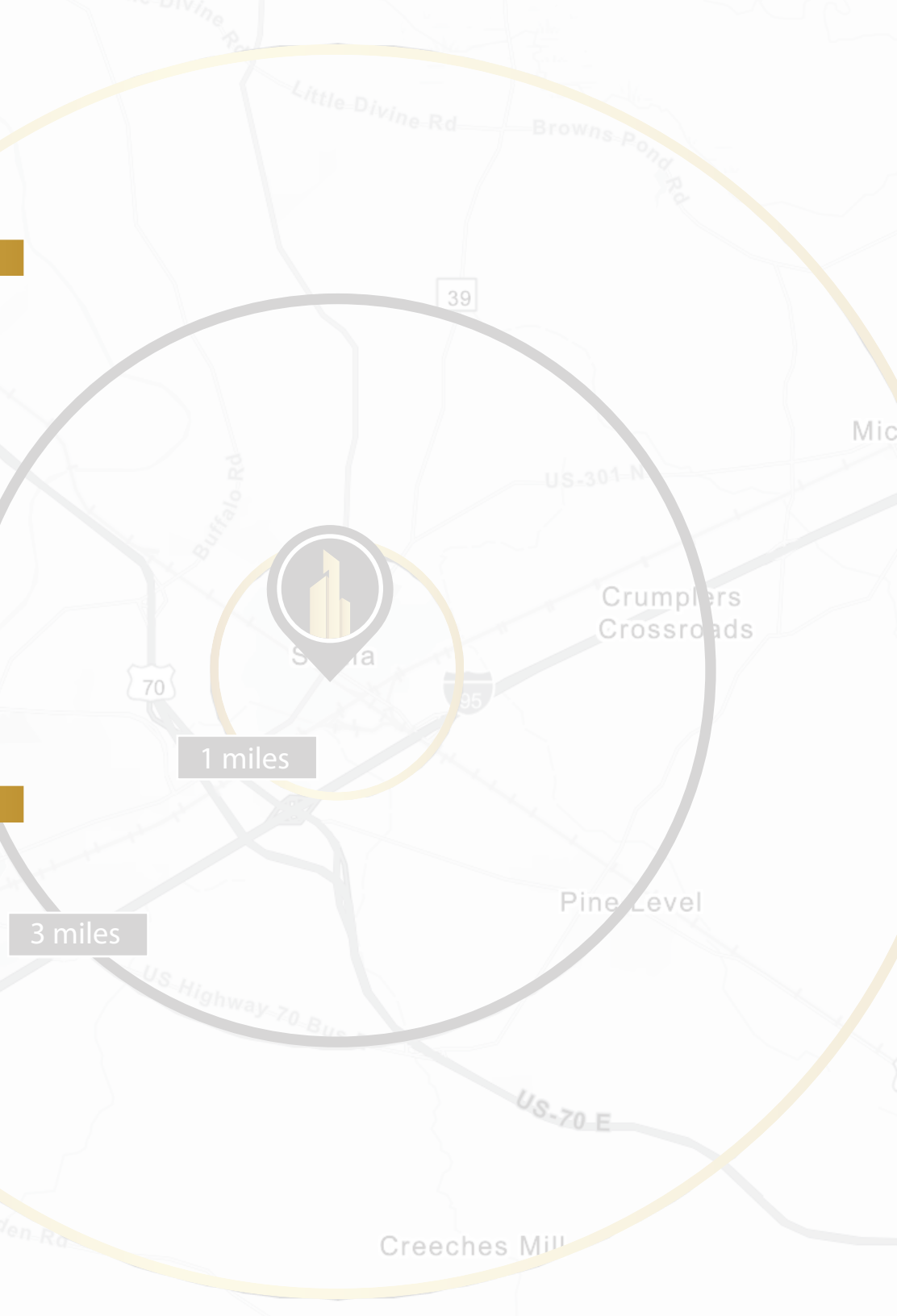
On May 1, 1867, lots were sold around a newly established station on the North Carolina Railroad. From those lots, the town was built and considered a railroad town for many decades. Selma was officially chartered as a town on February 11, 1873. The town recently renovated its 1924 passenger depot, which has Amtrak service. The town is also home to the Mitchener Station, which was built in 1855 and is thought to be the oldest surviving train station in North Carolina. After Interstate 95 was built in the late 1950s, the town experienced growth due to its location next to the interstate. Today, there are many hotels and restaurants located in the area thanks to the traffic from I-95.

The town enjoys easy access to I-95 and US Route 301 and is just 30 miles to Raleigh. Amtrak passenger trains stop at the historic Selma Union Depot and offers service to Charlotte, New York City, Savannah, and intermediate points. The Johnston County Area Transit System (JCATS) is a coordinated transit system that provides transportation services in Selma and throughout Johnston County.

DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	5,340	12,833	28,686
Households	2,020	4,720	10,781
Families	1,276	3,008	6,869
Average Household Size	2.64	2.66	2.56
Owner Occupied Housing Units	918	2,561	6,284
Renter Occupied Housing Units	1,102	2,158	4,497
Median Age	34.5	37.2	38.6
Median Household Income	\$27,068	\$37,258	\$39,039
Average Household Income	\$38,419	\$54,042	\$55,633

2026 Summary	1 Mile	3 Mile	5 Mile
Population	5,692	13,866	30,957
Households	2,147	5,095	11,629
Families	1,348	3,225	7,364
Average Household Size	2.65	2.67	2.57
Owner Occupied Housing Units	988	2,838	6,915
Renter Occupied Housing Units	1,159	2,258	4,714
Median Age	35.1	37.8	39.3
Median Household Income	\$31,632	\$40,640	\$43,287
Average Household Income	\$43,678	\$61,964	\$63,800



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