

Downtown Selma Office/Retail Space Available

107 N. RAIFORD STREET | SELMA, NC 27576



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KEY HIGHLIGHTS

- Located amongst numerous retailers including fine jewelers, ice cream and coffee shops, new restaurants, and newly renovated apartments.
- Strong visibility with 23ft of road frontage on N Raiford St
- Private entry on Raiford St.
- Great for office, yoga, studio, bookstore, etc.
- Open floor plan with great natural light

PROPERTY HIGHLIGHTS

Lease Rate	\$8 / SF NNN (\$1,666.67/mo)
Lease Term	5 years
TI-CAM	\$1.50/SF
Total SF	2,500 SF
SF Per Floor	2,500 SF 2nd floor
Use	Office or Retail
Zoning	COM
Building Class	Class B
Amenities	New windows in 2020 and updated roof in 2019

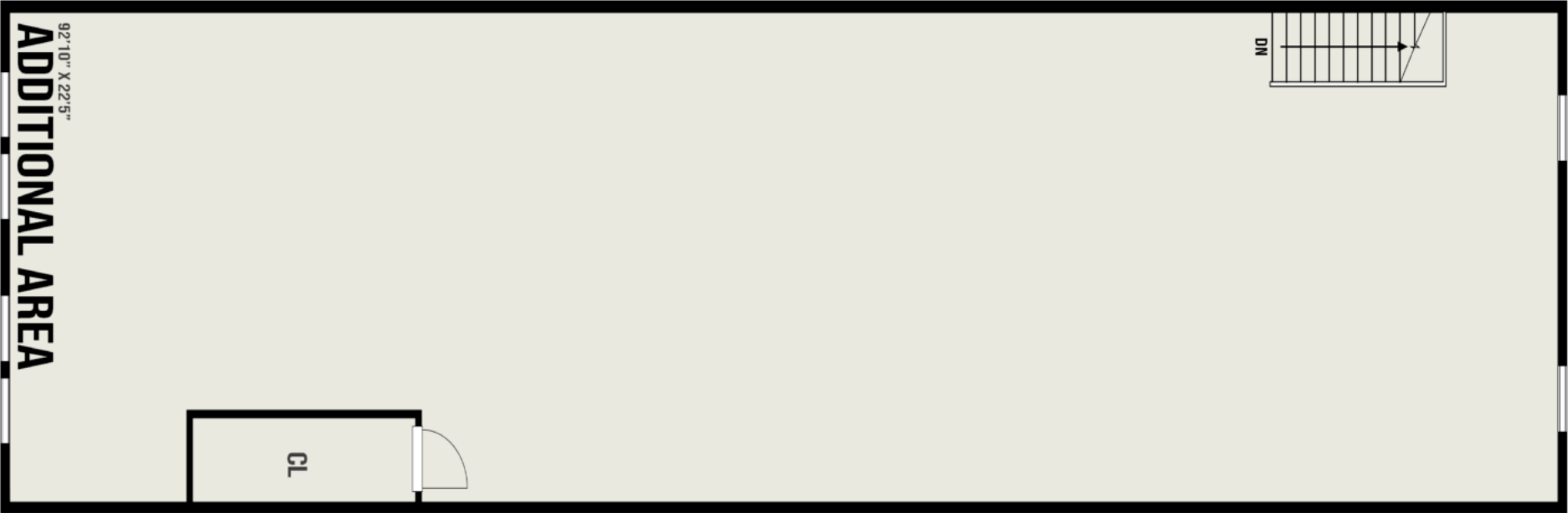




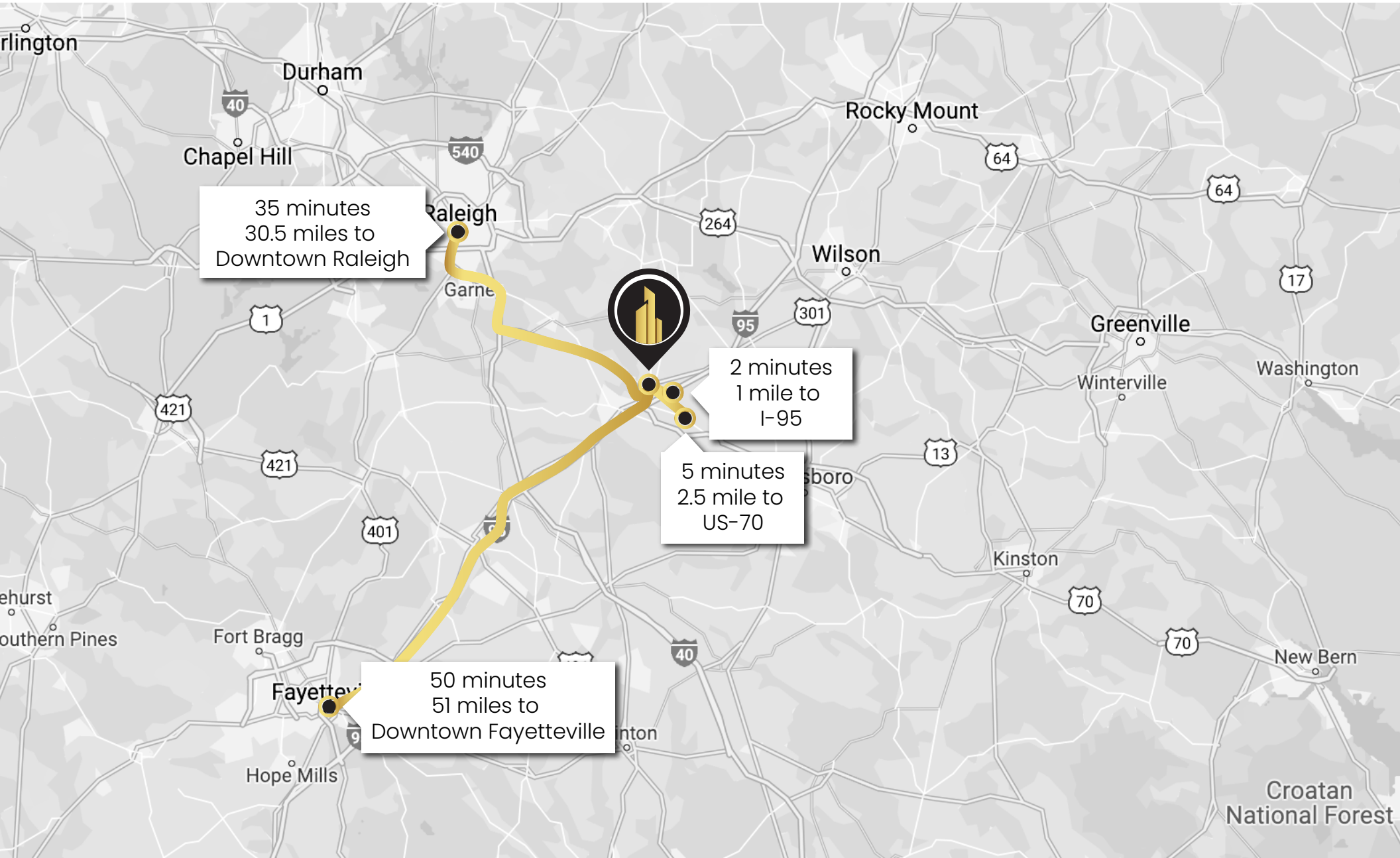


FLOOR PLANS

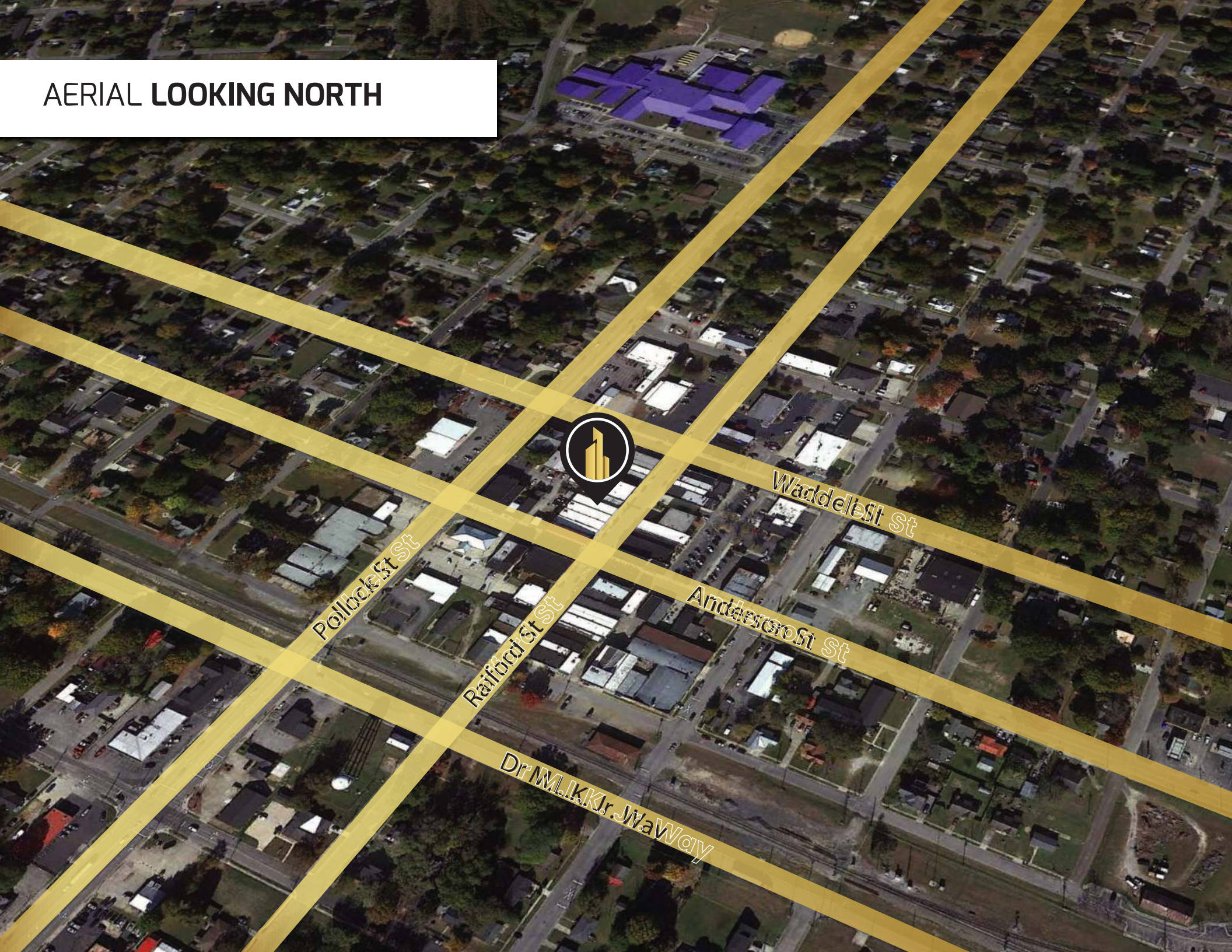
2nd FLOOR: 2,500 SF



AREA MAP



AERIAL LOOKING NORTH



Pollack St

Reinhardt St

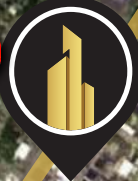
Dr. M. K. Jr. Way

Anderson St

Waddell St



SELMA ELEMENTARY SCHOOL



FAMILY DOLLAR

14,000 VPD



32,500 VPD



41,000 VPD



DOLLAR TREE



Wendy's

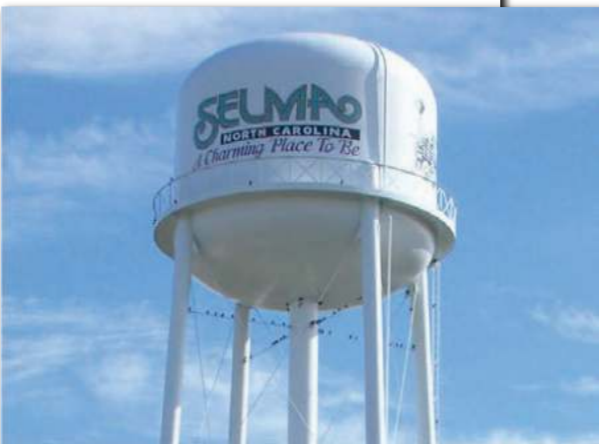


POPEYES



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 Dept 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.

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