

# Downtown Selma Office/Retail Spaces 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
- Direct alley access from the building
- First and second floors can be easily separated into different suites or left contiguous

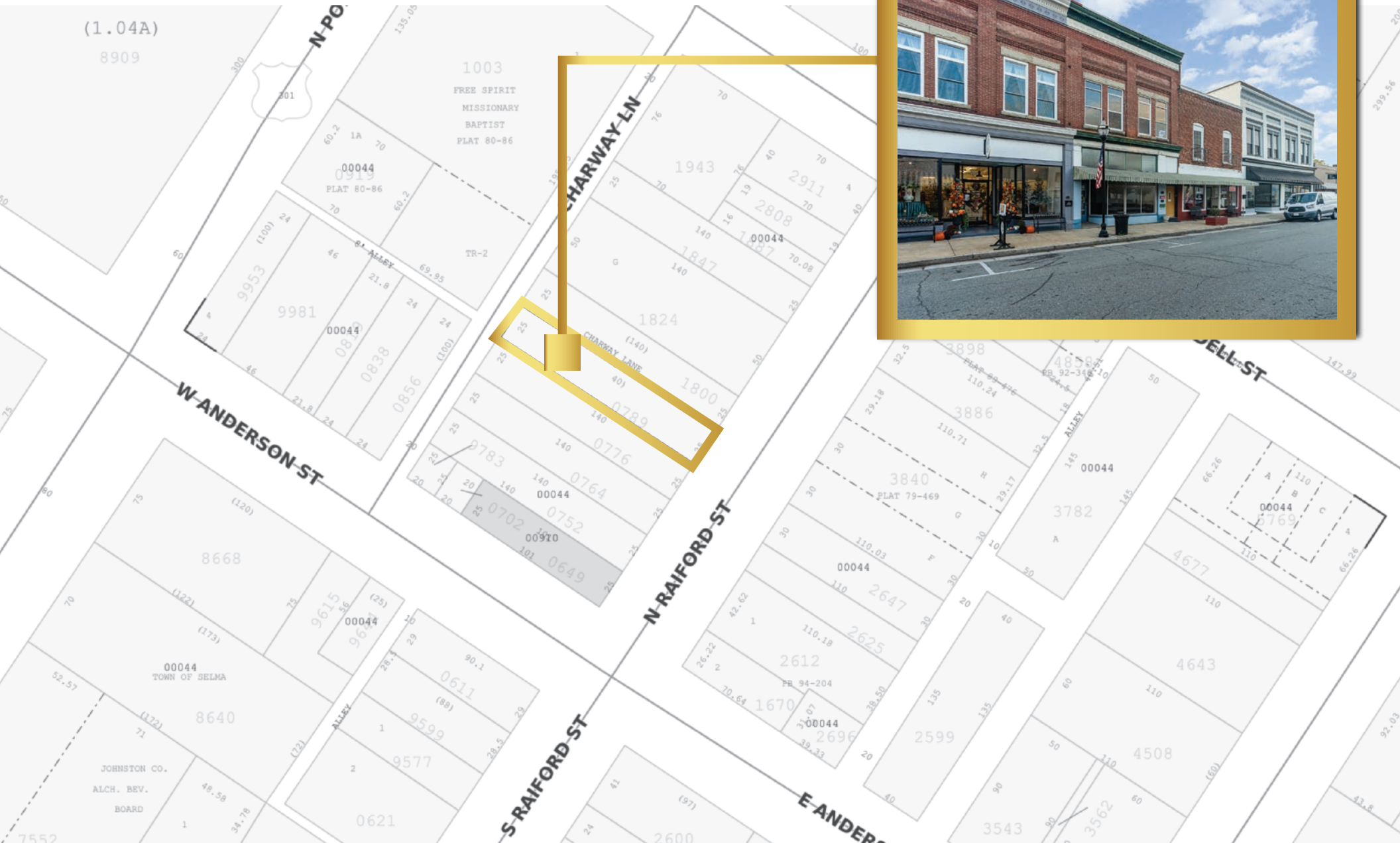
## PROPERTY HIGHLIGHTS

<b>Lease Rate</b>	\$13 NNN
<b>Lease Term</b>	5 years
<b>TI-CAM</b>	\$1.50/SF
<b>Total SF</b>	5,148
<b>SF Per Floor</b>	2,723 SF ground floor and 2,425 SF second floor
<b>Use</b>	Office or Retail
<b>Zoning</b>	COM
<b>Building Class</b>	Class B
<b>Amenities</b>	New upstairs windows in 2020 and updated roof in 2019



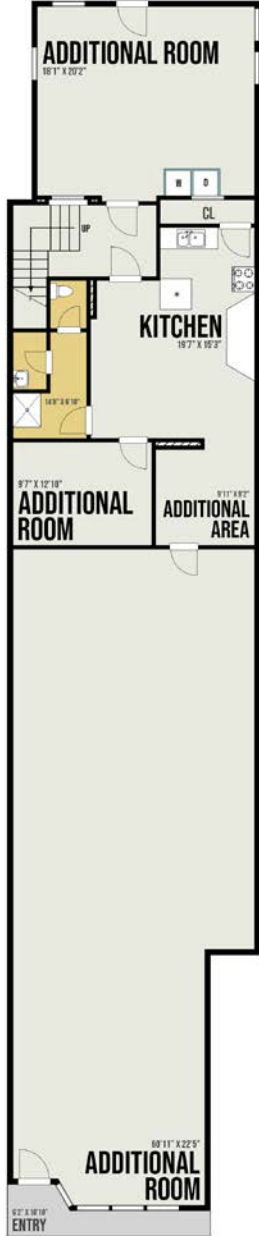


# PARCEL MAP



# FLOOR PLANS

107 N RAIKORD ST - GROUND FLOOR



2723 SQ FT

107 N RAIKORD ST - SECOND FLOOR



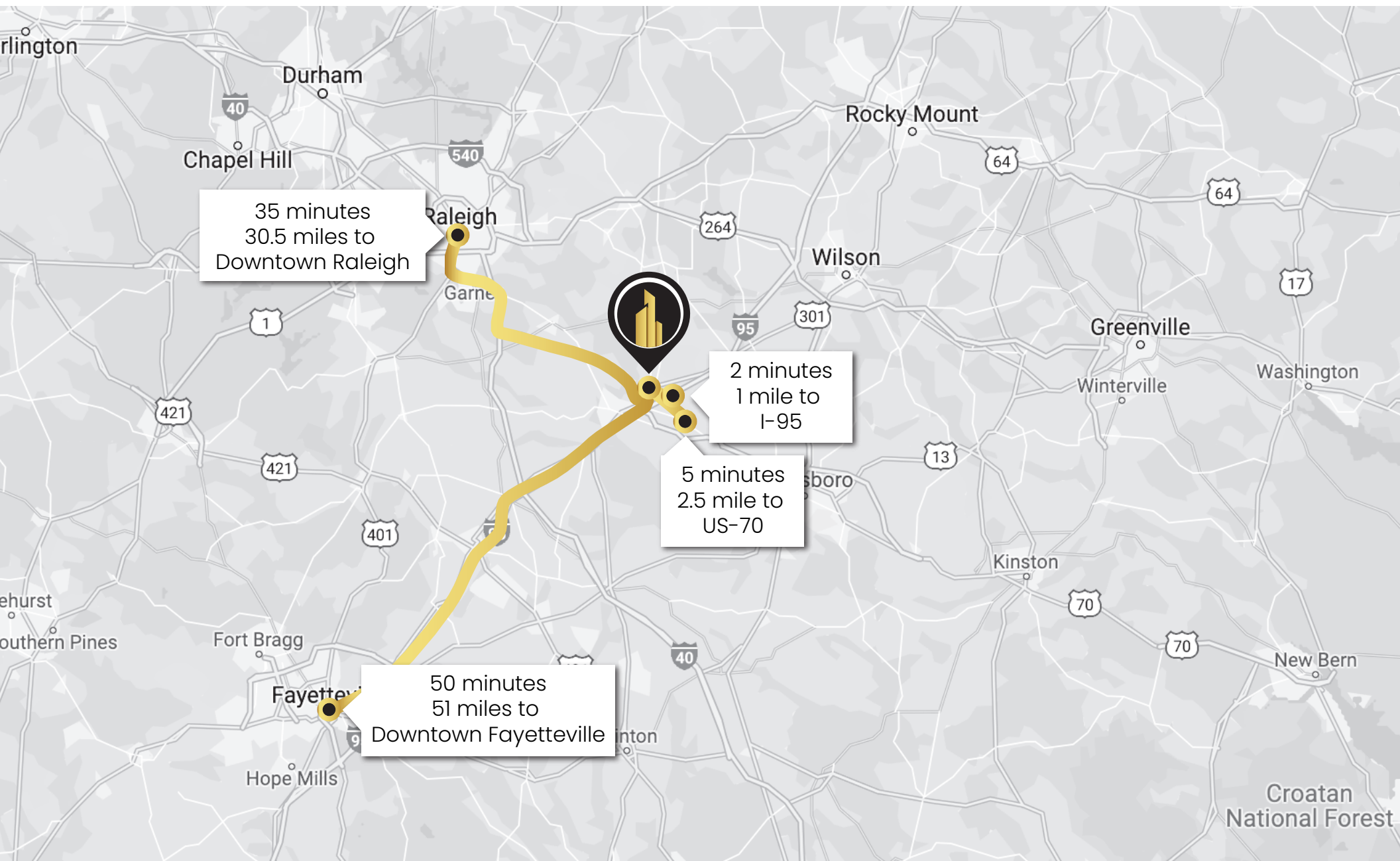
2425 SQ FT





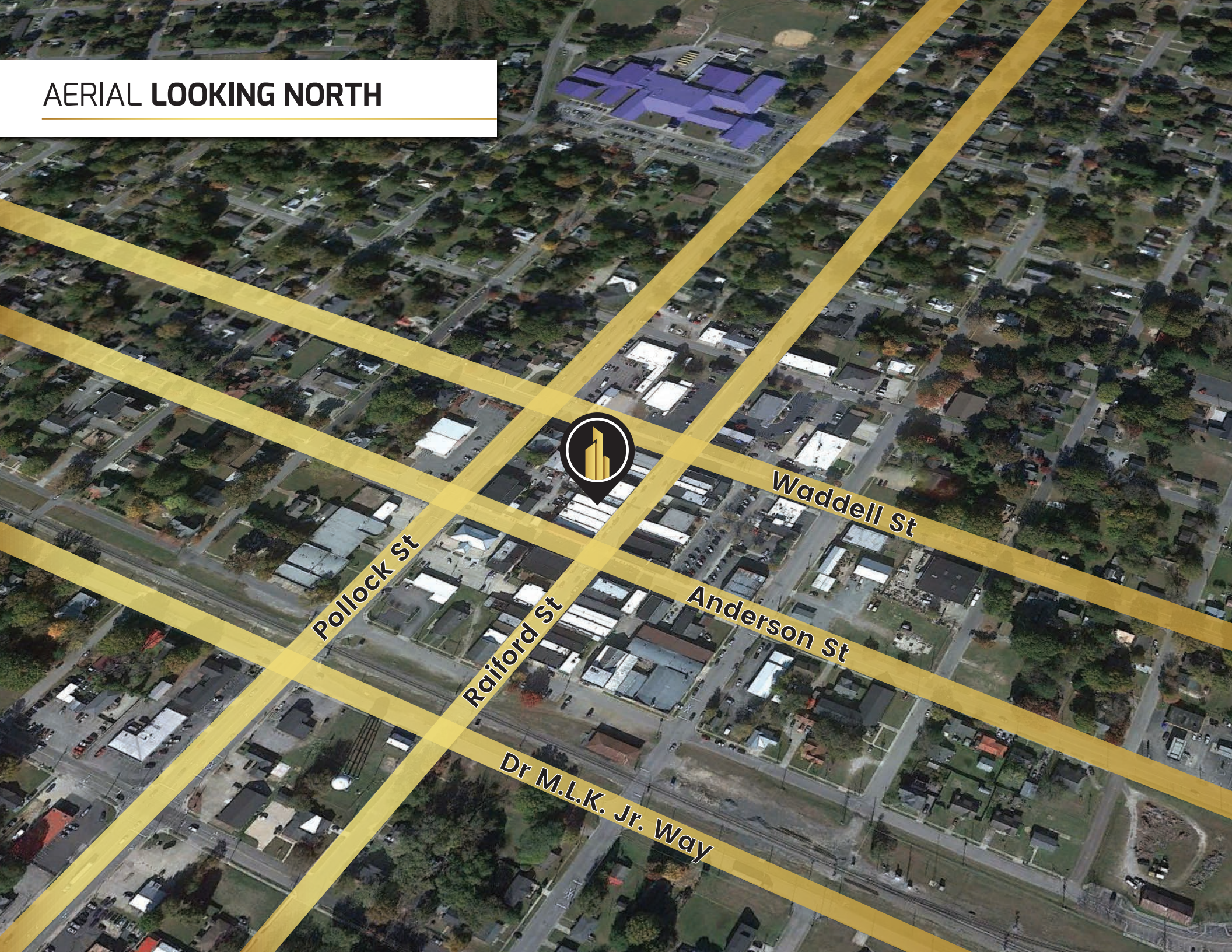


# AREA MAP





# AERIAL LOOKING NORTH



Pollock St

Raiford St

Waddell St

Anderson St

Dr M.L.K. Jr. Way



SELMA ELEMENTARY SCHOOL



FAMILY DOLLAR



301

14,000 VPD

BYP  
70

32,500 VPD

Auto  
Zone

TSC TRACTOR  
SUPPLY CO



Walmart



DUNKIN'



DOLLAR TREE

O'Reilly  
AUTO PARTS

LOWE'S

Chick-fil-A

Quality  
INN  
BY CHOICE HOTELS

DUNKIN'

LOUISIANA  
KITCHEN  
POPEYES

Wendy's

41,000 VPD

INTERSTATE  
95

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.



# DEMOGRAPHIC OVERVIEW

## 2022 Summary

	3 Miles	5 Miles
Population	12,885	28,154
Households	4,573	10,575
Families	2,830	6,643
Average Household Size	2.74	2.55
Owner Occupied Housing Units	2,381	6,291
Renter Occupied Housing Units	2,192	4,284
Median Age	37.2	38.7
Median Household Income	\$39,779	\$43,157
Average Household Income	\$62,555	\$65,357

## 2027 Summary

	3 Mile	5 Mile
Population	13,611	29,450
Households	4,831	11,076
Families	2,972	6,917
Average Household Size	2.74	2.55
Owner Occupied Housing Units	2,595	6,720
Renter Occupied Housing Units	2,236	4,356
Median Age	38.1	39.5
Median Household Income	\$46,171	\$51,619
Average Household Income	\$75,783	\$79,188

1 miles

3 miles

5 miles



# CONTACT

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