

Mixed Use Office Suite Available in the Heart of Downtown Zebulon

106 W Horton St | Zebulon, NC 27597





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KEY HIGHLIGHTS

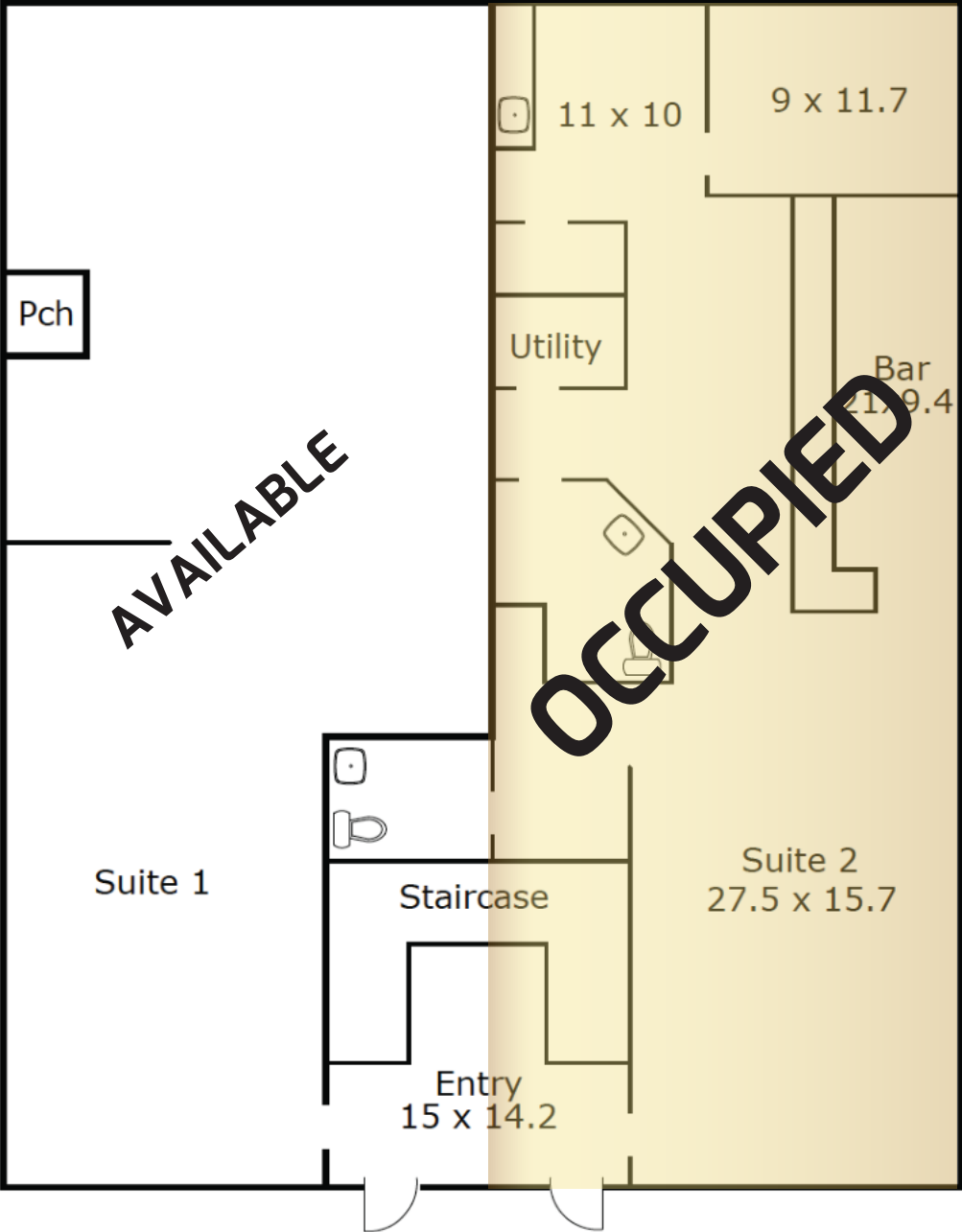
- 5,276-SF Mixed Use Office Building For Lease
- Located just off US-64/264
- Within 25 Minutes of Downtown Raleigh and Research Triangle Park
- Located within Wake County
- Major Employers Nearby Include:
GlaxoSmithKline, Walmart Super Center, Siemens Energy, US Food
- Strong Traffic Count

PROPERTY HIGHLIGHTS

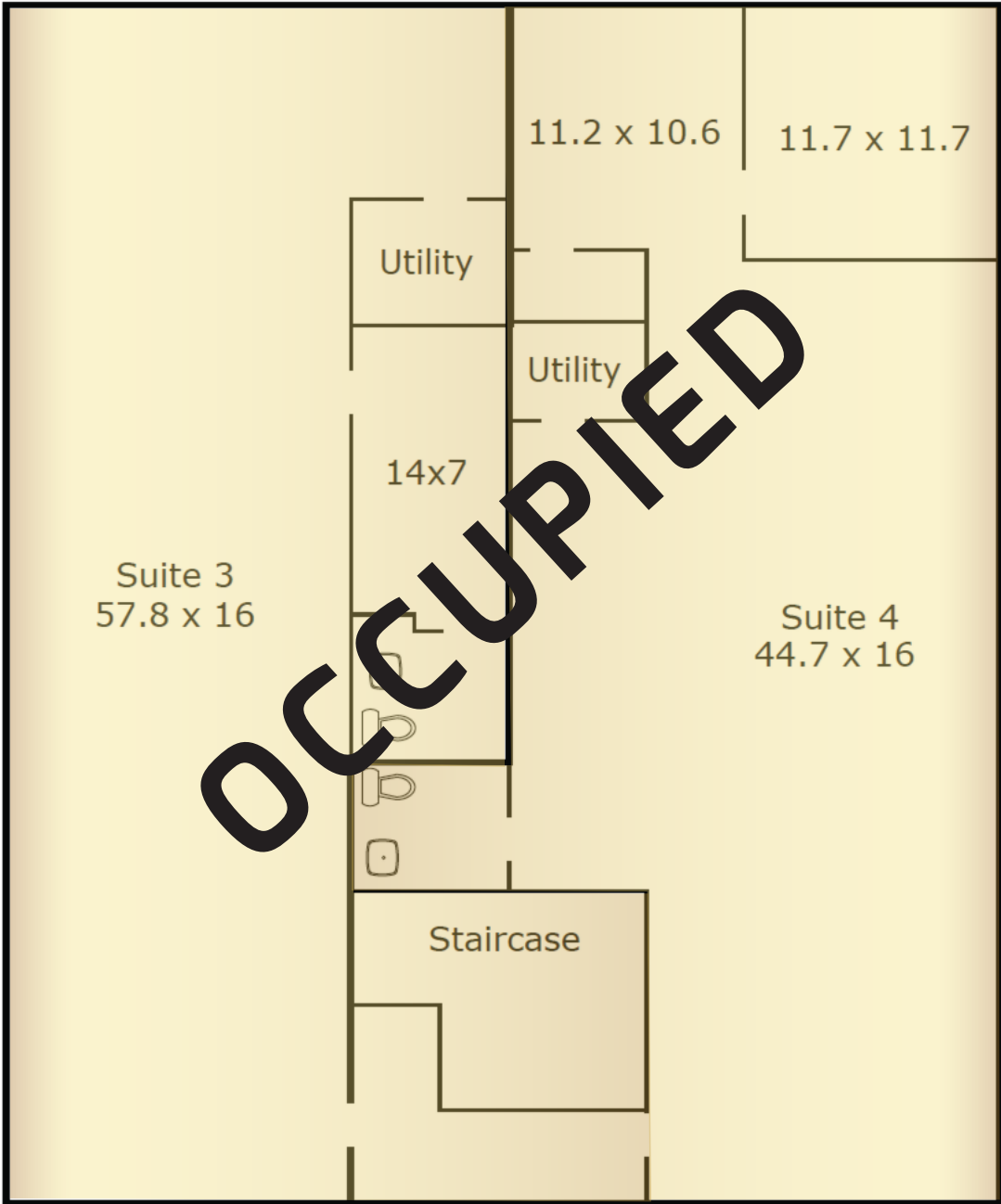
Lease Rate:	Suite 1 \$1,200 / mo / NNN
Square Footage:	Each suite is 1,184 SF
Availability:	Suite 1
Building Size:	5,276-SQFT
Stories:	2-Story Building
Year Built:	1914, Remodeled: 1980
Zoning:	CX
Building Info:	4 Mixed Used/Retail Offices with Excellent Frontage



FLOOR PLAN FIRST FLOOR LAYOUT

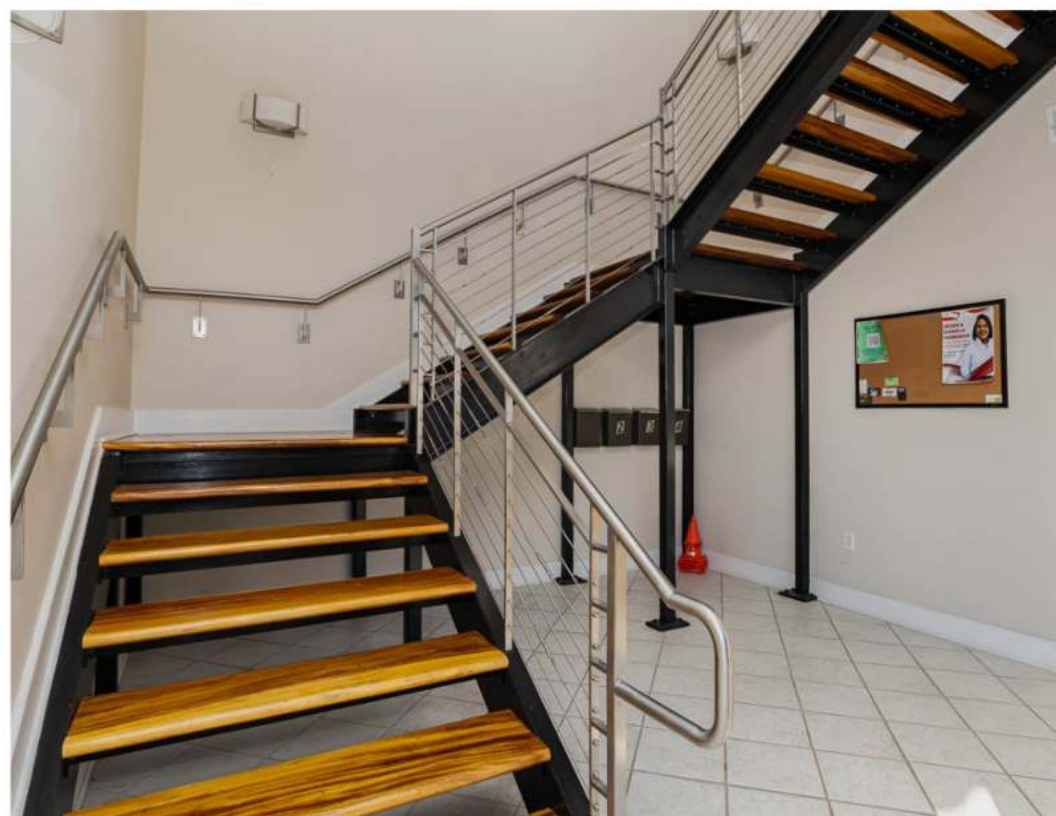


FLOOR PLAN SECOND FLOOR LAYOUT

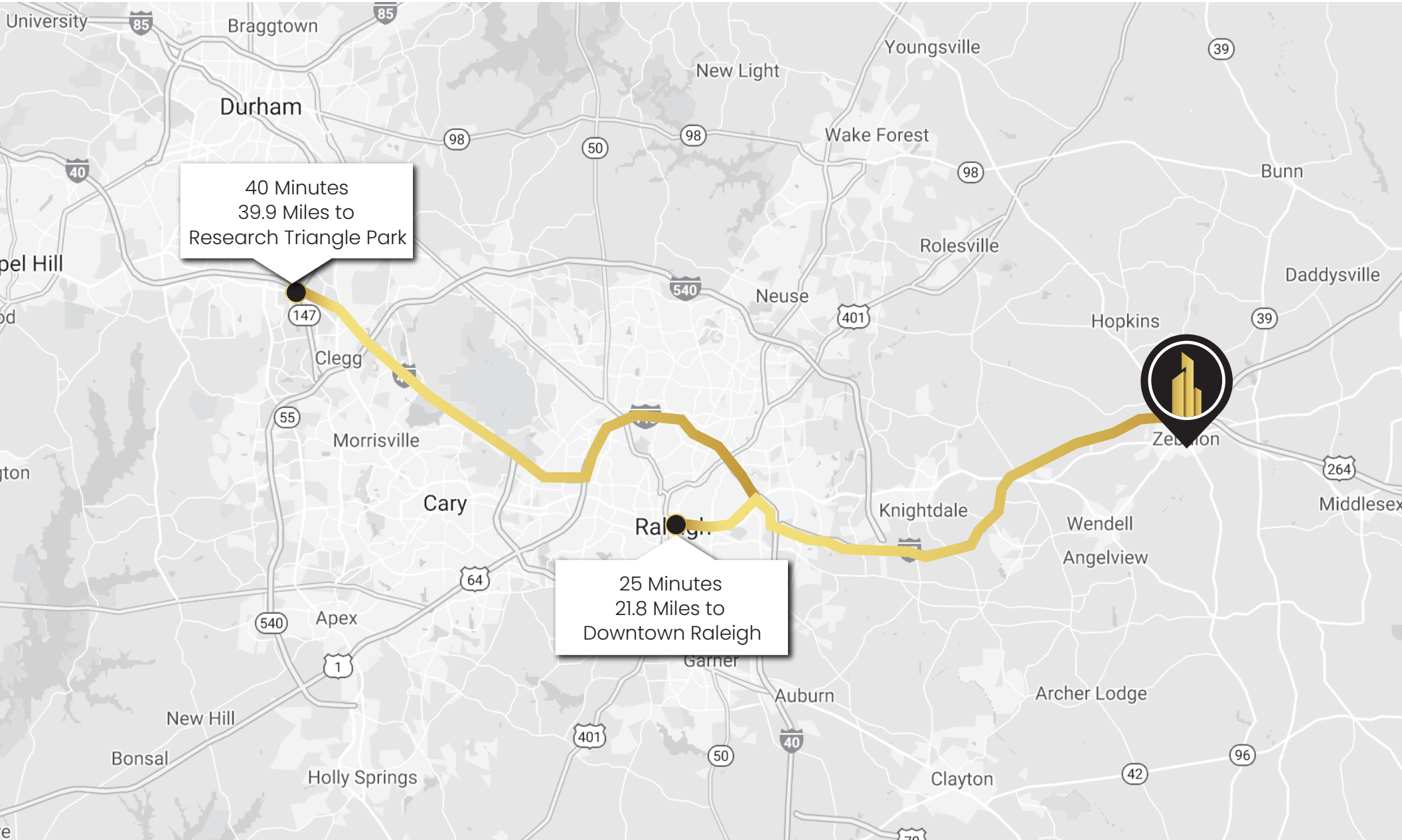


PARCEL MAP





AREA MAP



AERIAL LOOKING NORTH



AERIAL LOOKING WEST



W Horton St

AERIAL LOOKING EAST




W Hester St

KEY AMENITIES

4.5 Miles West

SIEMENS
ENERGY

gsk
GlaxoSmithKline

 ZEBULON MAGNET
MIDDLE SCHOOL

96

264

IGA **DOLLAR TREE** **BURGER KING**
COMPARE FOODS **Hardee's**
Advance Auto Parts **FAMILY DOLLAR**

FOOD LION **McDonald's** **ROSES**
belk **SOUTHLAND STEAKHOUSE**
Smithfield's **SUBWAY**
Chicken 'N Bar-B-Q

Walmart **PAPA JOHN'S**

3 Miles East

US
FOODS



ZEBULON NC



Zebulon —just 25 miles from downtown Raleigh—is known as "The Town of Friendly People". It is the easternmost town in Wake County, North Carolina and is part of the Research Triangle metropolitan region.

In 1906 the Raleigh and Pamlico Sound Railroad Company decided to bring the railroad through the Whitley and Horton family farms in eastern Wake County. Edgar B. Barbee and Falconer B. Arendell organized the Zebulon Company for development that same year. On February 16, 1907, the town was officially recognized as Zebulon, North Carolina. The town was named after Zebulon Baird Vance, the Governor of North Carolina during the American Civil War.

Zebulon's largest employer is GlaxoSmithKline, which operates a facility in the town and employs over 1,500 people. Other major employers in the town are US Food Services Inc., Nomacor LLC, Nomaco, Inc., and Devil Dog. Zebulon is also home to a booming coat making industry, relying heavily on tourists to support this business.

The community has six parks, the Farm Fresh Market, a championship disc golf course located at the Community Park, and the Carolina Mudcats Baseball at Five County Stadium.

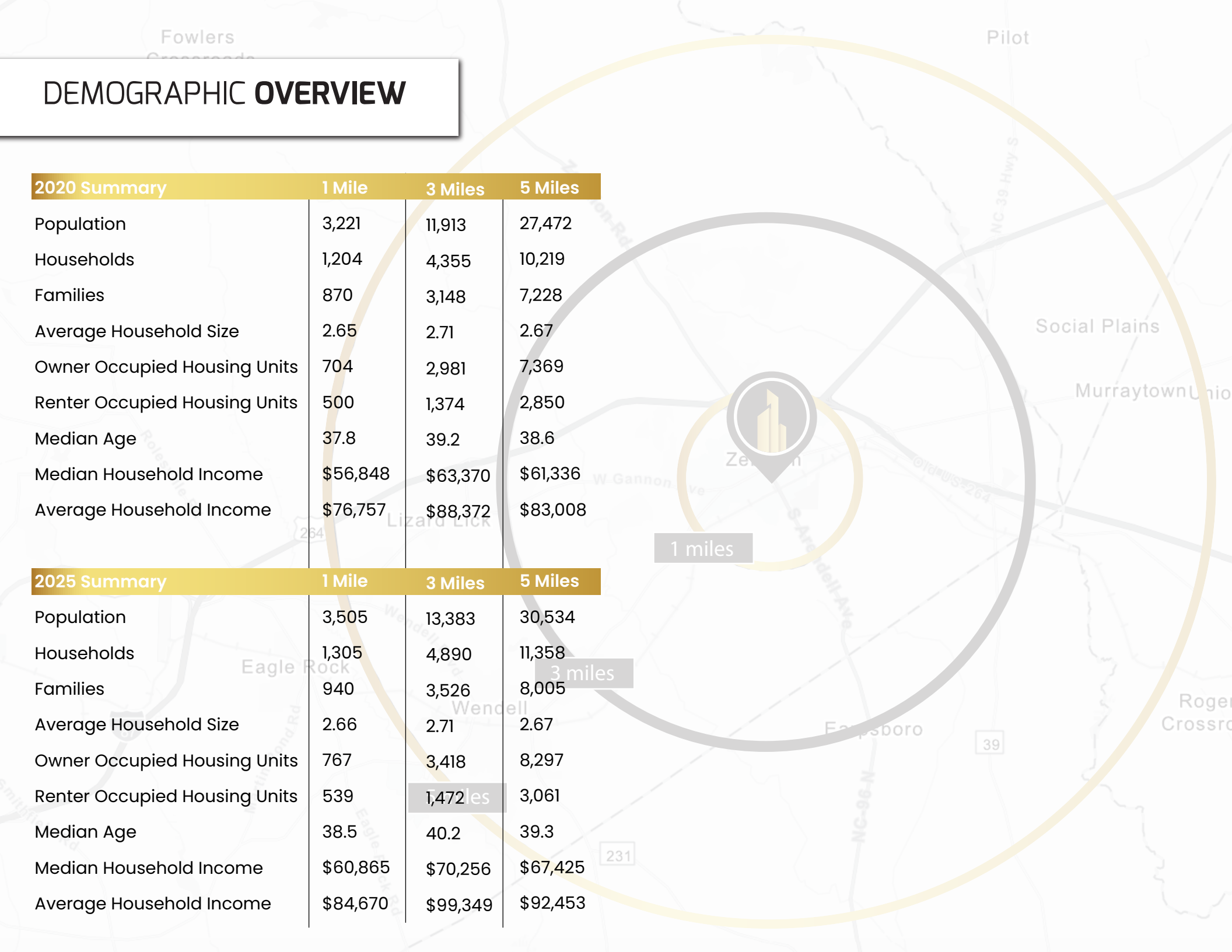
DEMOGRAPHIC OVERVIEW

2020 Summary	1 Mile	3 Miles	5 Miles
Population	3,221	11,913	27,472
Households	1,204	4,355	10,219
Families	870	3,148	7,228
Average Household Size	2.65	2.71	2.67
Owner Occupied Housing Units	704	2,981	7,369
Renter Occupied Housing Units	500	1,374	2,850
Median Age	37.8	39.2	38.6
Median Household Income	\$56,848	\$63,370	\$61,336
Average Household Income	\$76,757	\$88,372	\$83,008

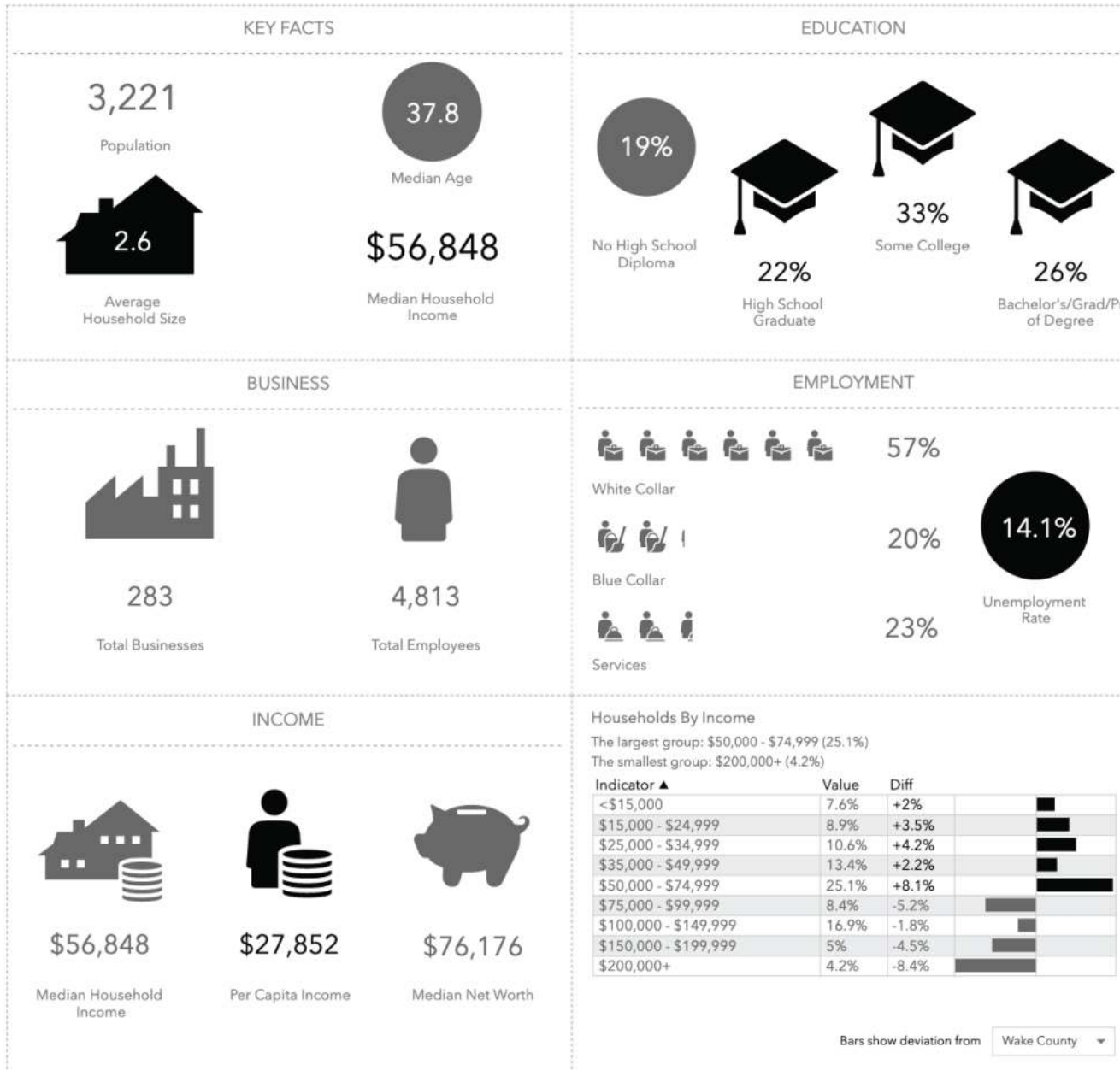
2025 Summary	1 Mile	3 Miles	5 Miles
Population	3,505	13,383	30,534
Households	1,305	4,890	11,358
Families	940	3,526	8,005
Average Household Size	2.66	2.71	2.67
Owner Occupied Housing Units	767	3,418	8,297
Renter Occupied Housing Units	539	1,472	3,061
Median Age	38.5	40.2	39.3
Median Household Income	\$60,865	\$70,256	\$67,425
Average Household Income	\$84,670	\$99,349	\$92,453

1 miles

3 miles



DEMOGRAPHIC OVERVIEW



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