

# Downtown Selma Office/Retail Building For Sale

107 N. RAIFORD STREET | SELMA, NC 27576





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# Property Overview

- **Prime location** in downtown Selma, offering high visibility foot traffic for retail or office business
- Generous **total square footage of 5,148 SF** spread across two floors, providing ample space for various business purposes
- **Ground floor of 2,723 SF** ideal for retail operations with large storefront windows for display and marketing
- **Second floor of 2,425 SF** suitable for office space, offering a separate and quiet work environment
- **Recent upgrades including;**
  - New Roof
  - Brand new HVAC
  - New Bathroom
  - Freshly Painted
  - Re-engineered flooring system
  - Demo of all old walls and fixtures to provide an open floor plate
- **Versatile usage options** allow for flexibility in business operations and potential for dual-use or rental income opportunities

*\*INQUIRE FOR PRICING\**



**5,148 SF**  
TOTAL SQUARE FEET

**COM**  
ZONING















# FLOOR PLANS

107 N RAIFORD ST - GROUND FLOOR



2723 SQ FT

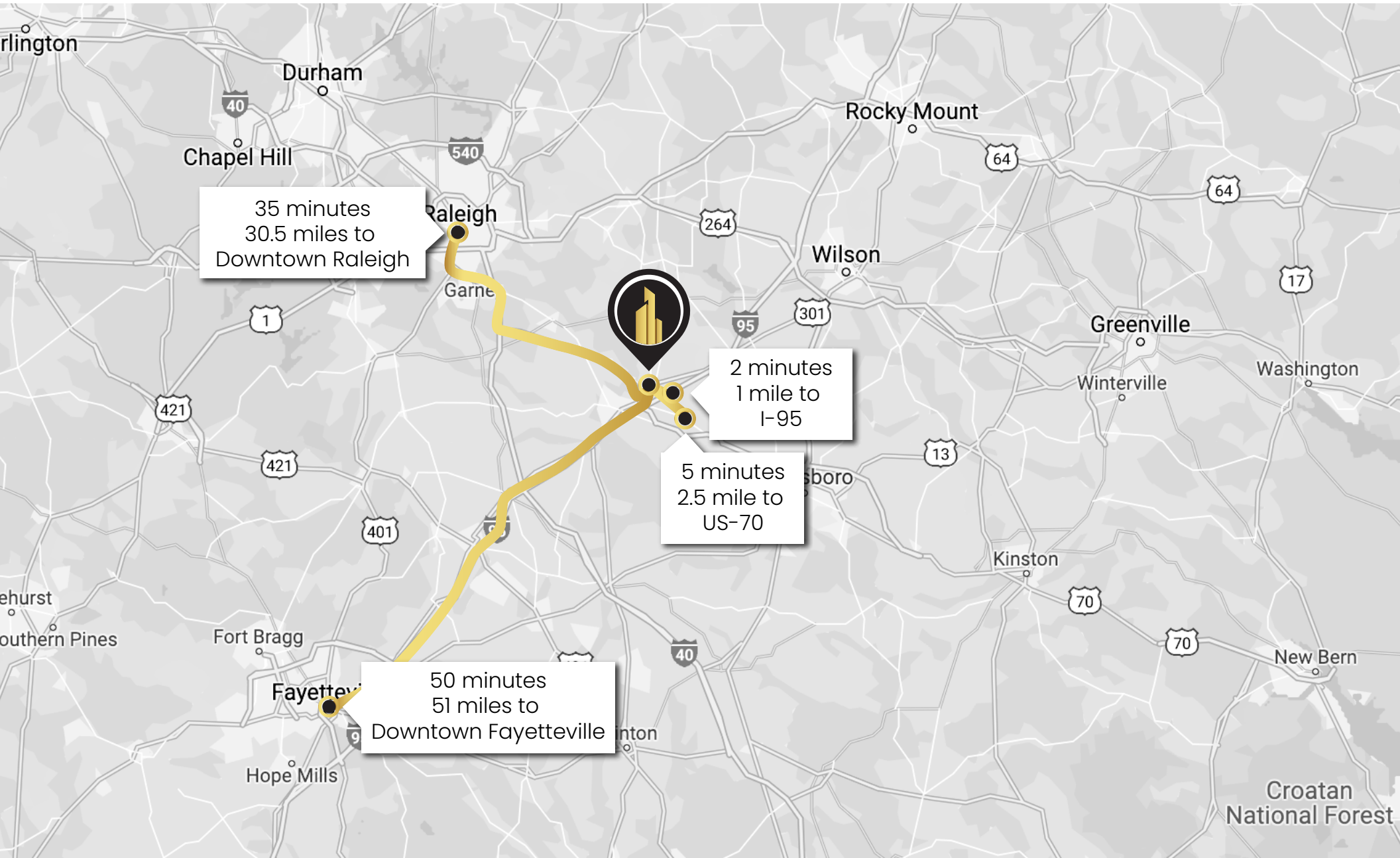
107 N RAIFORD ST - SECOND FLOOR



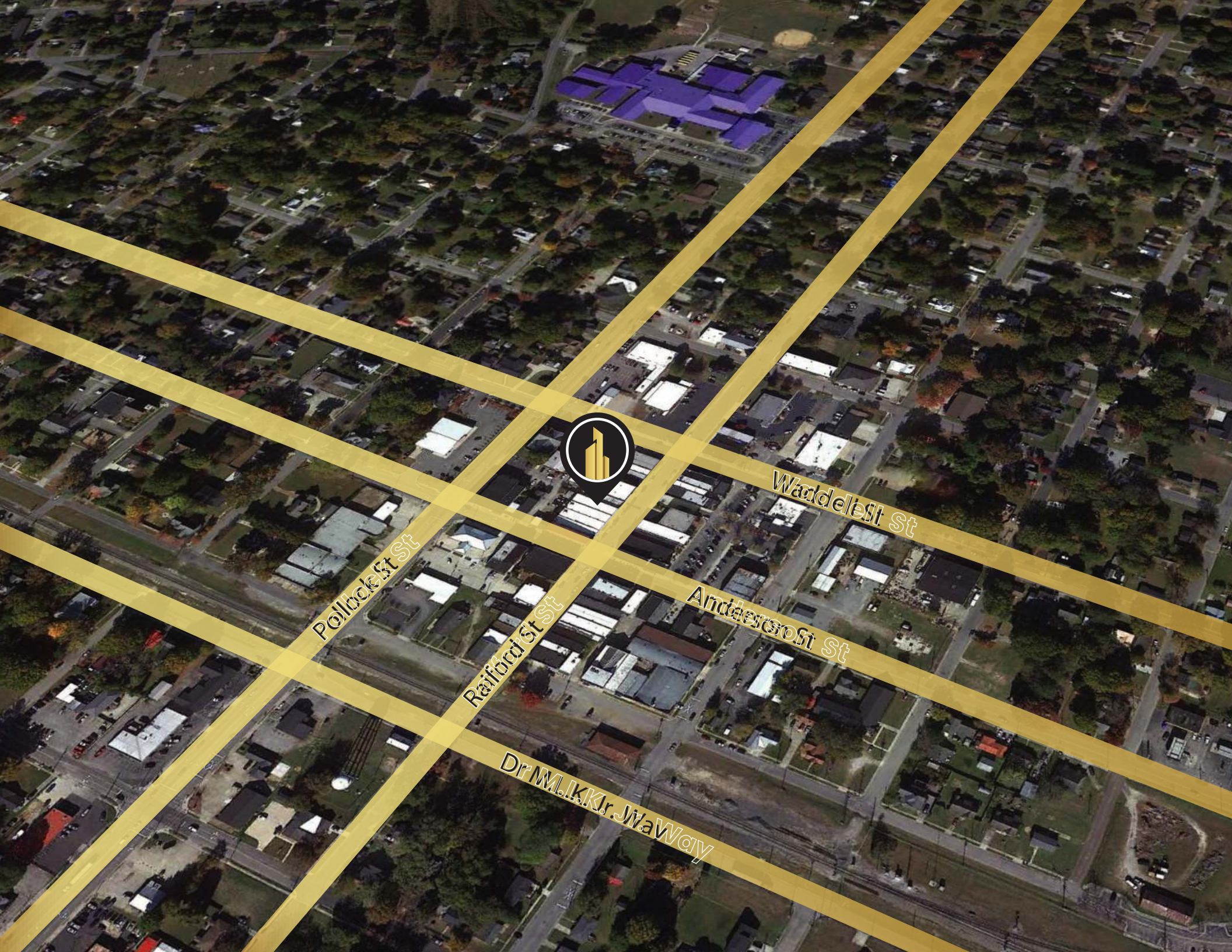
2425 SQ FT



# AREA MAP







Pollack St

Reinhardt St

Waddell St

Anderson St

Dr W. L. Kirk Jr Way



SELMA ELEMENTARY SCHOOL



FAMILY DOLLAR

14,000 VPD

301

BYP 70

32,500 VPD



TSC TRACTOR SUPPLY CO

INTERSTATE 95

41,000 VPD

Walmart



DUNKIN'



DUNKIN'



DOLLAR TREE



O'Reilly AUTO PARTS

LOWE'S

Chick-fil-A

Quality INN BY CHOICE HOTELS



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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# CITYPLAT

COMMERCIAL REAL ESTATE

Vincenzo Verdino  
917.566.5944  
Vincenzo@cityplat.com

Nick Melfi  
908.255.9698  
Nick@cityplat.com

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107 FAYETTEVILLE ST.  
SUITE 400  
RALEIGH, NC 27601

WWW.CITYPLAT.COM