

Class A Medical Office For Lease

3320 US HIGHWAY 1 | FRANKLINTON, NC 27525



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COMMERCIAL REAL ESTATE

Property Overview

3320 US HIGHWAY 1 | FRANKLINTON, NC

SPACE HIGHLIGHTS

- Class A Medical Office in Franklinton Square Shopping Center
- Signage available fronting the highway
- Walking distance to restaurants and shopping
- Currently configured for a doctor's office
 - Spacious waiting area
 - 9 exam rooms
 - Planned x-ray room (ready for install)
 - Break room
- Professional property management included
- Flexible layout options with customization available for the right client

3,850 SF

TOTAL SQUARE FEET

\$14 | SF

LEASE RATE

NNN

LEASE TYPE

1.12 AC

LAND ACRES

MOB

USE







US HIGHWAY 1

Franklin Square Shopping Center

SITE

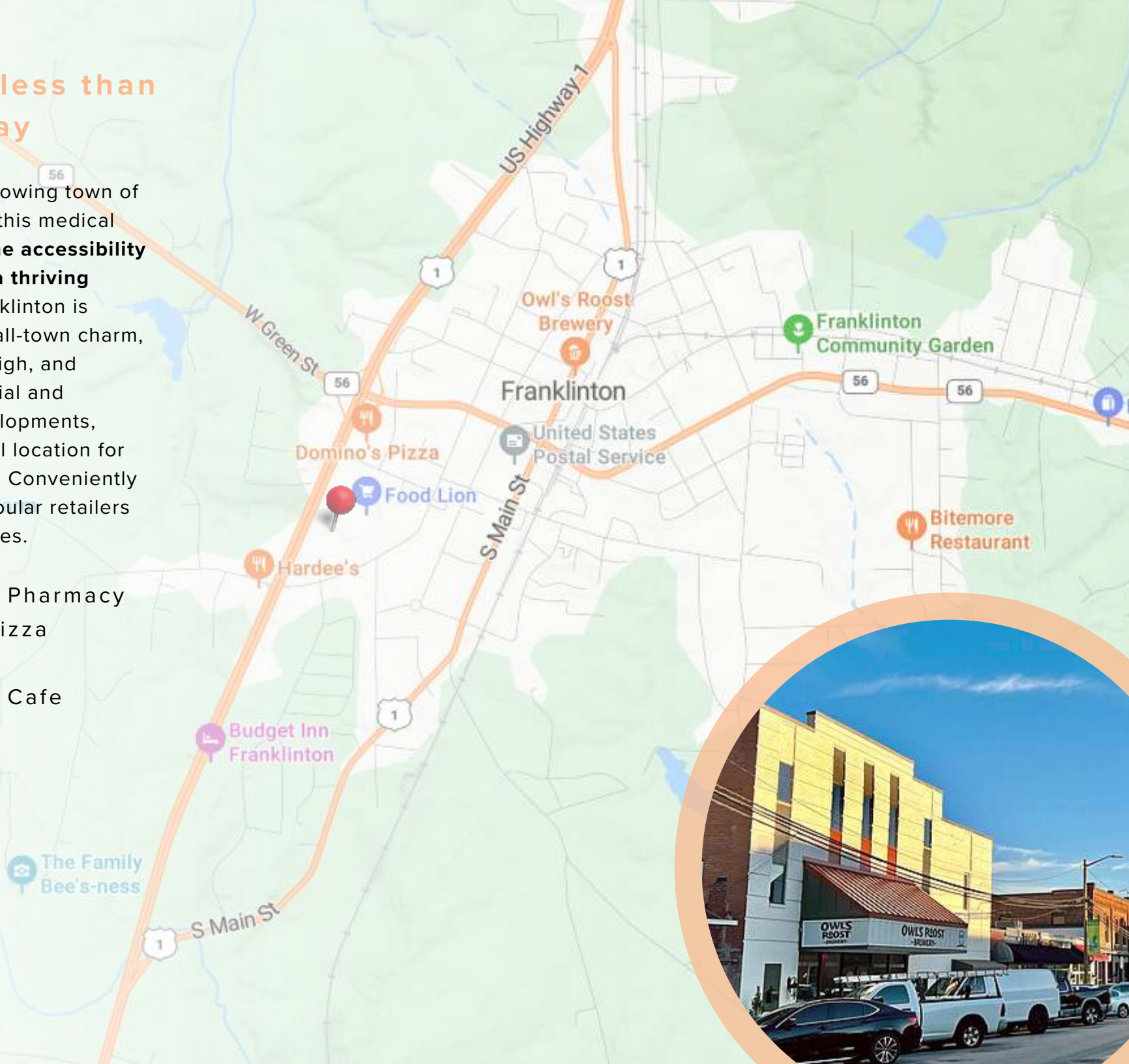
US HIGHWAY 1



Retailers less than 1 mile away

Located in the growing town of Franklinton, NC, this medical office offers **prime accessibility and visibility in a thriving community**. Franklinton is known for its small-town charm, proximity to Raleigh, and growing residential and commercial developments, making it an ideal location for medical services. Conveniently situated near popular retailers and local amenities.

- Walgreens Pharmacy
- Dominos Pizza
- Hardees
- Hometown Cafe
- Foodlion



PROXIMITY TO RESIDENTIAL AREAS

Durham
39 min, 29.5 miles

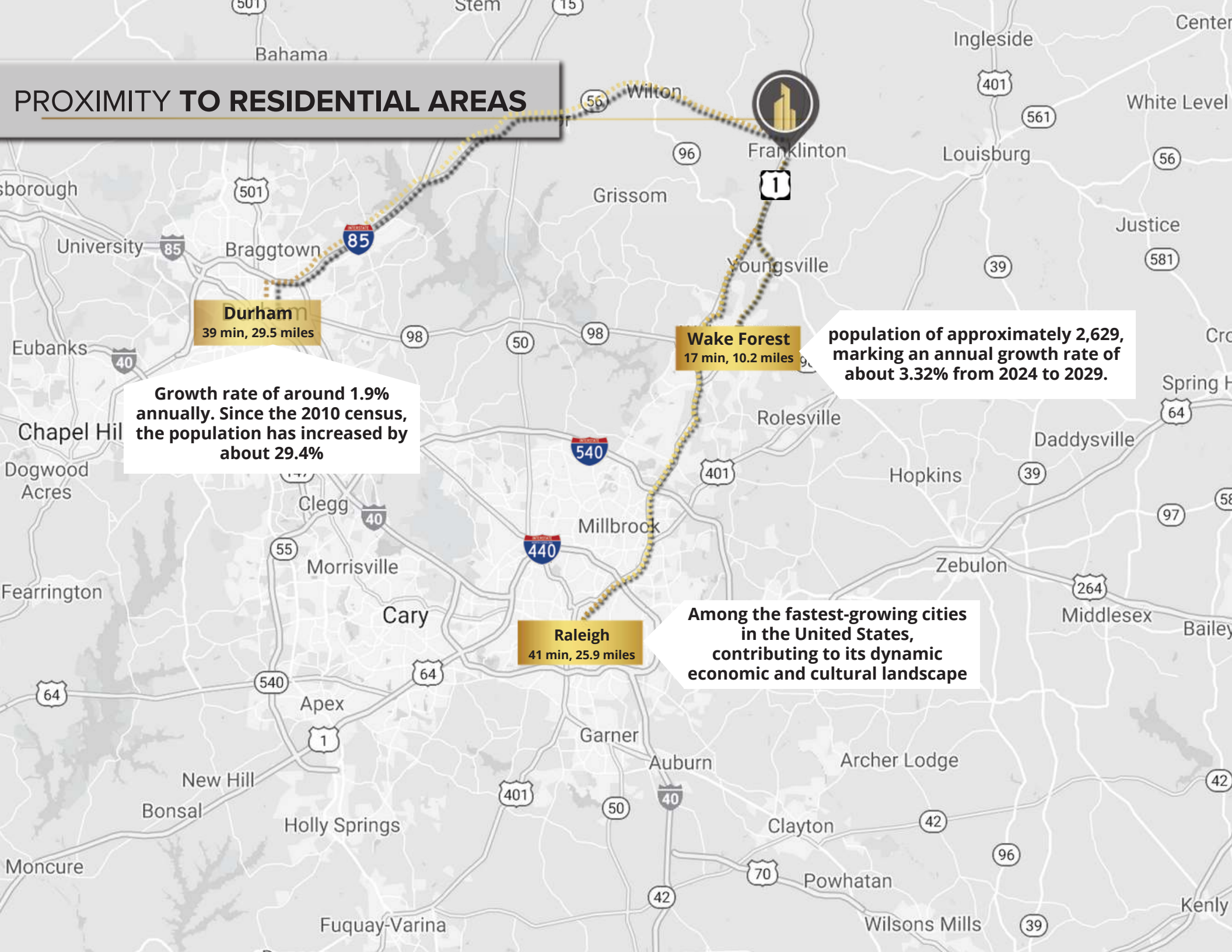
Growth rate of around 1.9% annually. Since the 2010 census, the population has increased by about 29.4%

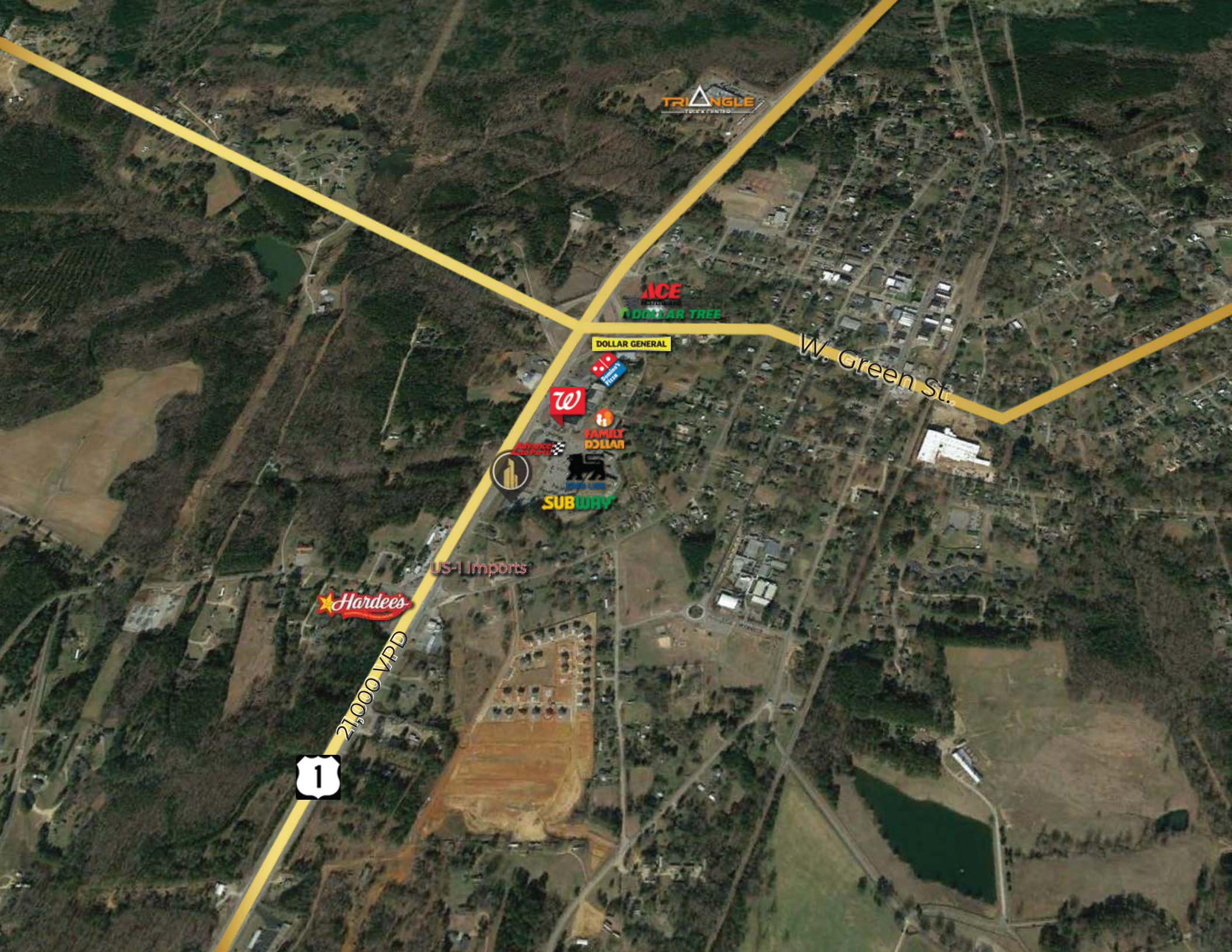
Wake Forest
17 min, 10.2 miles

population of approximately 2,629, marking an annual growth rate of about 3.32% from 2024 to 2029.

Raleigh
41 min, 25.9 miles

Among the fastest-growing cities in the United States, contributing to its dynamic economic and cultural landscape





TRIANGLE
TRUCK & AUTO

ACE
HARDWARE
DOLLAR TREE

DOLLAR GENERAL

WALGREENS

FAMILY DOLLAR

SUBWAY

US-1 Imports

HARDEE'S

1

21,000 VPD

W. Green St.

Market Overview

FRANKLINTON, NC



Franklinton, NC, is experiencing steady growth, making it an attractive location for businesses and residents alike. Situated just 30 minutes north of Raleigh, the town benefits from its proximity to the Research Triangle, a thriving hub of education, innovation, and healthcare. As the Raleigh metro area continues to expand, Franklinton has become a desirable destination for families and professionals seeking a balance between small-town living and access to major urban centers.



In recent years, Franklinton has seen increased commercial and residential development, driven by rising demand for essential services and amenities. Retail centers like Franklinton Square Shopping Center have become key anchors in the community, offering a range of shopping and dining options. This growing local infrastructure, combined with excellent highway access, positions the area as a convenient destination for medical offices and other service-based businesses.



The medical and healthcare sector in Franklinton is particularly poised for expansion, with a growing population requiring accessible, high-quality healthcare services. As new residential communities develop, the demand for medical facilities will only increase, making this an opportune time for businesses to establish a presence in the area.

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