

RETAIL PROPERTY FOR SALE

SALE LEASEBACK

275 N Equity Dr | Smithfield, NC 27577



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275 N EQUITY DR

Smithfield, NC 27577

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Prime opportunity for Retail and Restaurant investors: a 6,690 SF building with a single, well-appointed unit in the vibrant Smithfield area. This versatile property offers expansive space ideal for retail or dining, with a reliable tenant under a 7-year lease ensuring stable income. Its strategic, high-visibility location guarantees strong market presence, while the efficient layout and ample square footage provide the perfect foundation for an inviting customer environment. Whether expanding your portfolio or making a new investment, this property offers long-term potential in Smithfield's dynamic business landscape.

PROPERTY HIGHLIGHTS

- Ideal for retail or restaurant use
- High visibility and accessibility
- Strategic location in vibrant Smithfield area
- Anchored by Saint Marcos Mexican Restaurant — fresh 7-year lease to be signed at closing

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$3,085,714 |
| NOI: | \$216,000 |
| Cap Rate: | 7% |
| Number of Units: | 1 |
| Building Size: | 6,690 SF |

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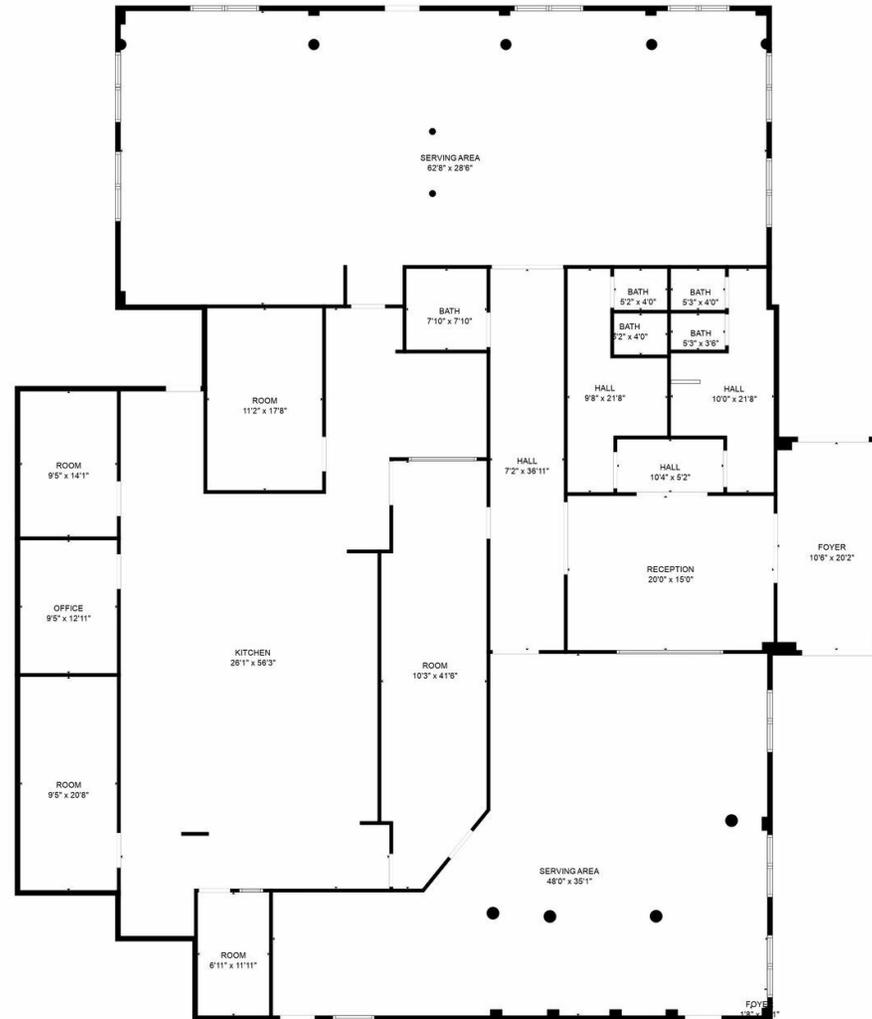
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FLOOR PLAN

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TOTAL: 6690 sq. ft
FLOOR 1: 6690 sq. ft
EXCLUDED AREAS: WALLS: 190 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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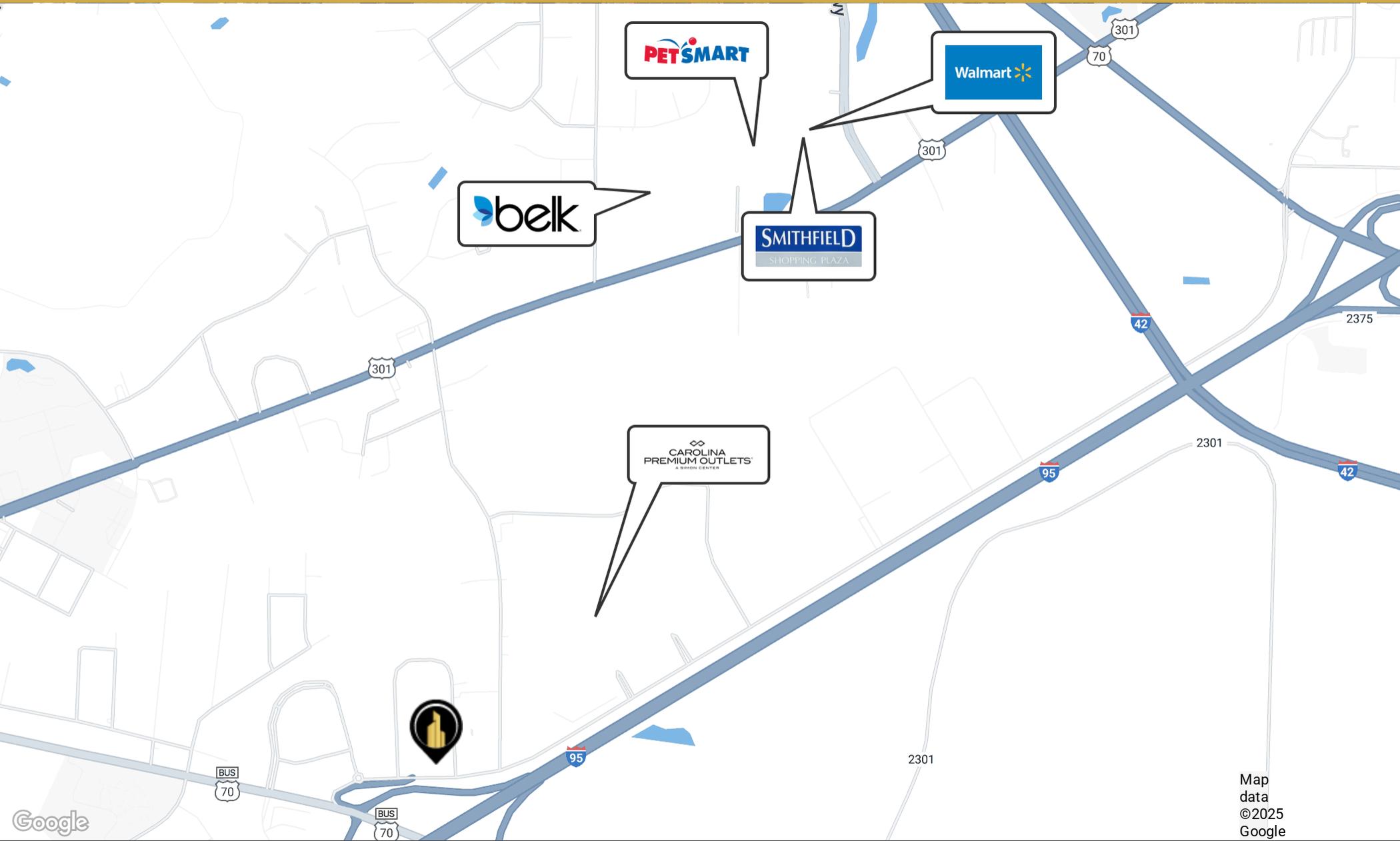
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RETAILER MAP

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Map data ©2025 Google

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DEMOGRAPHICS

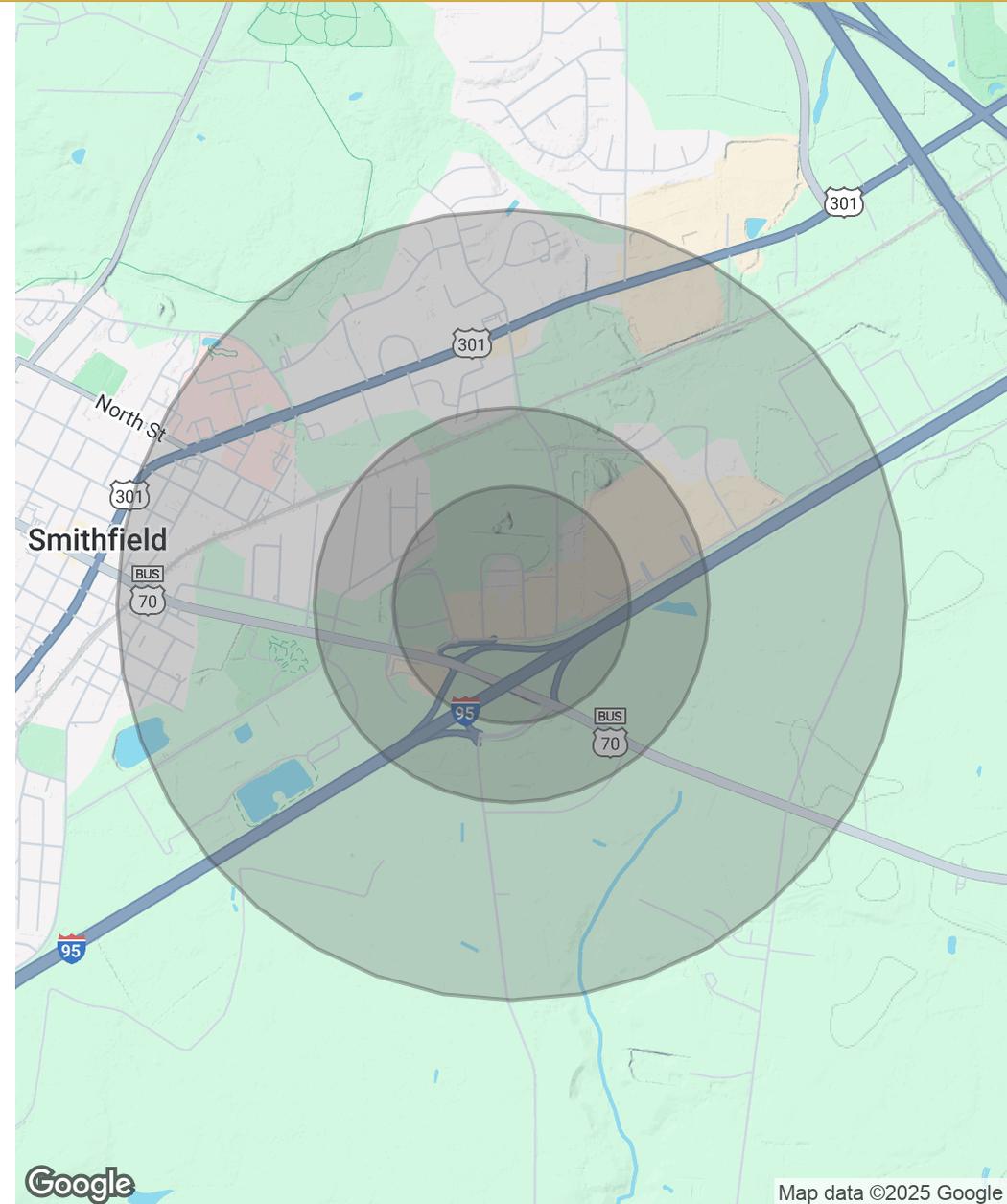
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 89 | 240 | 1,774 |
| Average Age | 41 | 41 | 44 |
| Average Age (Male) | 40 | 40 | 40 |
| Average Age (Female) | 43 | 43 | 47 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 35 | 93 | 686 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$44,385 | \$45,420 | \$51,135 |
| Average House Value | \$210,327 | \$213,638 | \$201,206 |

Demographics data derived from AlphaMap



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MARKET OVERVIEW - SMITHFIELD, NC

Smithfield is a town in and the county seat of Johnston County, North Carolina. Smithfield is home to the Ava Gardner Museum and is situated along the Neuse River, where visitors enjoy the annual Smithfield Ham and Yam Festival, walks along the Buffalo Creek Greenway, and the historic downtown district. The town is located near North Carolina's famed Research Triangle and is approximately 30 miles southeast of downtown Raleigh. The Raleigh-Durham-Cary Combined Statistical area has a population of over 2 million residents.

The Research Triangle, commonly referred to as simply The Triangle, is a region in the Piedmont of North Carolina in the United States, anchored by the three major research universities of North Carolina State University, Duke University, and University of North Carolina at Chapel Hill, as well as the cities of Raleigh and Durham and the town of Chapel Hill. The eleven-county region, officially named the Raleigh-Durham-Chapel Hill combined statistical area (CSA), comprises the Raleigh-Cary and Durham-Chapel Hill metropolitan areas and the Dunn, Henderson, Oxford, and Sanford Micropolitan Statistical Areas.

Anchored by leading technology firms, government and world-class universities, medical centers and schools, the area's economy has performed exceptionally well. Significant increases in employment, earnings, personal income, and retail sales are projected over the next 15 years.

The region's growing high-technology community includes such companies as IBM, SAS Institute, Cisco Systems, NetApp, Red Hat, EMC Corporation, and Credit Suisse First Boston. In addition to high-tech, the region is consistently ranked in the top three in the U.S. with concentration in life science companies. Some of these companies include GlaxoSmithKline, Biogen Idec, BASF, Merck & Co., Novo Nordisk, Novozymes, and Pfizer. Research Triangle Park and North Carolina State University's Centennial Campus in Raleigh support innovation through R&D and technology transfer among the region's companies and research universities (including Duke University and the University of North Carolina at Chapel Hill).

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