



Partnership. Performance.



Brightwater Business Park

Hwy. 210 & Hwy. 401
Lillington, NC

Opportunity

Commercial/multi-purpose land parcels available within the 100-acre Brightwater Business Park and the Brightwater Science and Technology Campus. The campus houses a new 122,000-sf hospital along with other office, medical and educational buildings.

BRIGHTWATER Science and Technology Campus

Gary Lyons, CCIM, SIOR
Senior Vice President, Capital Markets
919.420.1572
gary.lyons@avisonyoung.com

Beverly Keith, CCIM, CRX
Senior Vice President, Retail Services
919.719.8192
beverly.keith@avisonyoung.com





Brightwater Business Park

Hwy. 210 & Hwy. 401
Lillington, NC

Existing Service Providers

- Central Carolina Community College Health Campus
- East Carolina University Dental School
- Central Harnett Hospital
- First Choice Health

Features

- Horizontal infrastructure in place on most lots
- Flexible size options
- Excellent road frontage with over 26,000 vehicles per day (VPD) on Highway 401
- Fully signalized intersection

Retail

Lots available ranging in size from ±1 acre to ±11 acres or more. The lots along Highway 401 boast excellent road frontage and the boulevard entrance to the project. Perfect location for restaurants, services, medical and more.

Office and Multi-purpose Lots

Ideal setting for office, medical, assisted or continued care living.

Call for Pricing

Demographics

STDB 2015	3 MILE	5 MILES
Population	6,978	17,247
Average Household Income	\$57,008	\$56,075
Estimated Households	2,456	5,805

TRAFFIC COUNTS 2014	VPD
Highway 401	26,000



Gary Lyons, CCIM, SIOR
Senior Vice President, Capital Markets
919.420.1572
gary.lyons@avisonyoung.com

Beverly Keith, CCIM, CRX
Senior Vice President, Retail
919.719.8192
beverly.keith@avisonyoung.com

5440 Wade Park Boulevard
Suite 200
Raleigh, NC 27607
avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

Brightwater Business Park

Hwy. 210 & Hwy. 401
Lillington, NC



Brightwater Main Campus (above)

The main campus opened in January 2013 and consists of a 122,000-sf hospital providing medical services to over 100,000 people. It surrounds the Central Harnett Hospital and the new CCCC Health Science Building.

Brightwater Science and Technology Campus (left)

This campus will be home to state-of-the-art medical facilities, research and development companies, chain restaurants and retail opportunities.

First Choice Health opened in August 2012 and holds a 32,000-sf non-profit organization providing affordable medical services to the community. The East Carolina School of Dental Medicine will have its newest satellite location within the Science and Technology Campus.



FIRST CHOICE HEALTH



CENTRAL HARNETT HOSPITAL

**AVISON
YOUNG**

Gary Lyons, CCIM, SIOR
Senior Vice President, Capital Markets
919.420.1572
gary.lyons@avisonyoung.com

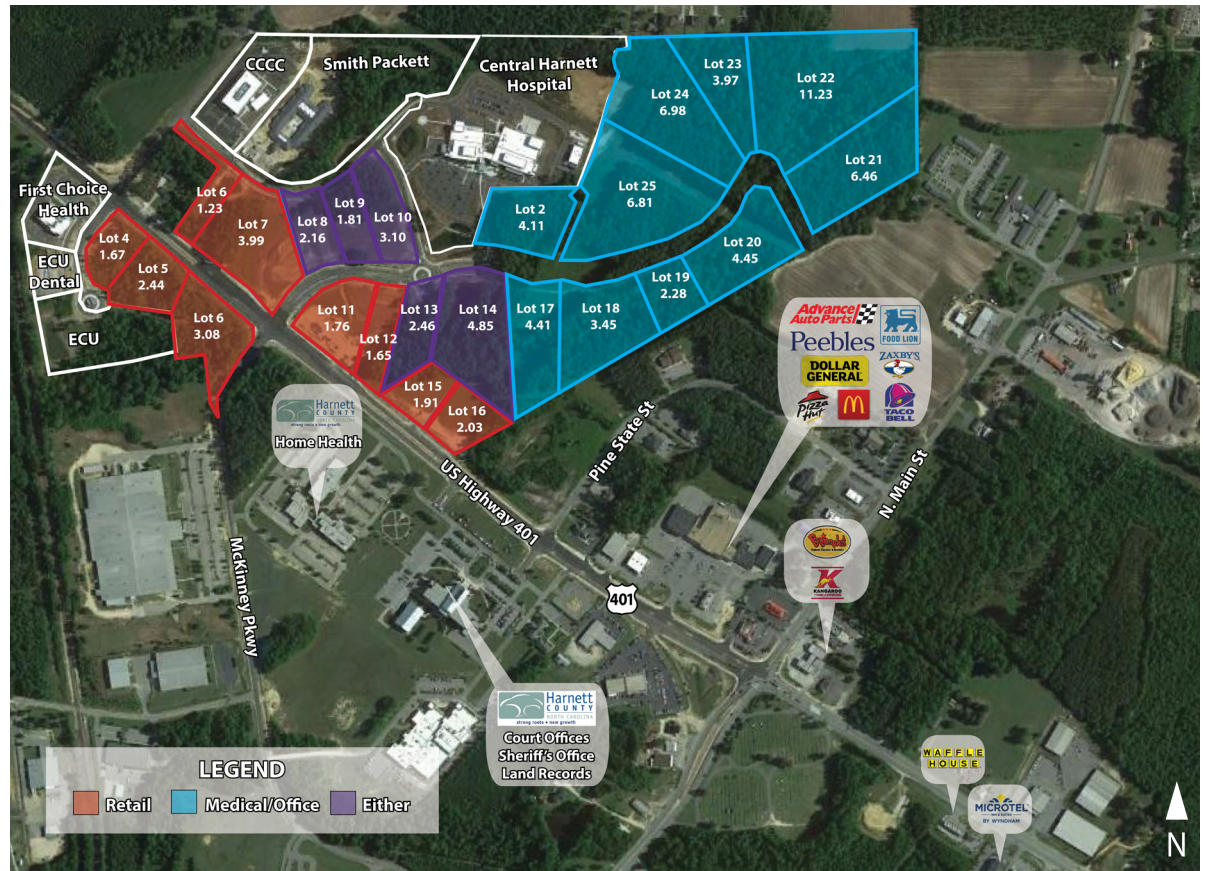
Beverly Keith, CCIM, CRX
Senior Vice President, Retail
919.719.8192
beverly.keith@avisonyoung.com

5440 Wade Park Boulevard
Suite 200
Raleigh, NC 27607
avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

Brightwater Business Park

Hwy. 210 & Hwy. 401
Lillington, NC



Project description

Brightwater, a mixed-use medical and business park in Lillington, draws its name from the county's abundant water resources. Lillington is the second largest city in Harnett County and is located along the Cape Fear River between the Raleigh-Durham region, home to the Research Triangle Park, and Fayetteville, home to Fort Bragg.

Brightwater is situated across the street from Lillington's Government Center on Highway 401. The site has a traffic count of 26,000 cars per day, a figure that is expected to double by 2035. Harnett is currently the second fastest growing county in North Carolina with a growth rate of 26% from 2010 to 2012.



Gary Lyons, CCIM, SIOR
Senior Vice President, Capital Markets
919.420.1572
gary.lyons@avisonyoung.com

Beverly Keith, CCIM, CRX
Senior Vice President, Retail
919.719.8192
beverly.keith@avisonyoung.com

5440 Wade Park Boulevard
Suite 200
Raleigh, NC 27607
avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.