

5,000 SF
FLEX SPACE FOR LEASE

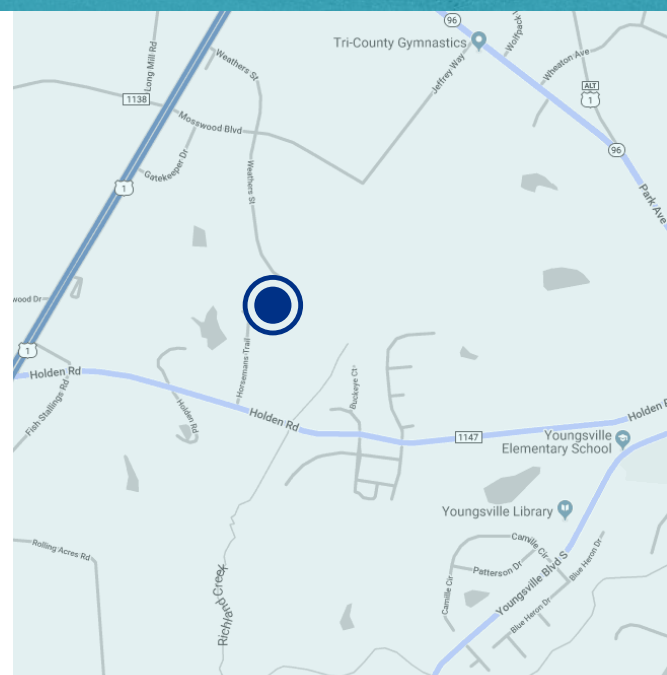
102
WEATHERS STREET
YOUNGVILLE, NC 27596



PROPERTY OVERVIEW

- 10,000 SF building built in 2008
- Suite B: 5,000 SF available for lease
- Situated on 2.25 acres
- Zoned Light Industrial
- Two (2) drive-in doors (18'w x 10'h)
- One (1) dock door, shared with Suite A
- Utilities: gas, water, electricity
- 3:1,000 SF parking ratio
- Located off US-1/Capital Boulevard

ASKING RATE: \$11.00/SF, Modified Gross



SPACE INFO

- 3,700 SF shop/warehouse space includes skylights
- 1,300 SF of office space consists of four (4) offices, two (2) bathrooms, break room, and reception area

SUITE B: 5,000 SF



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AERIAL



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NEARBY BUSINESS & RETAIL



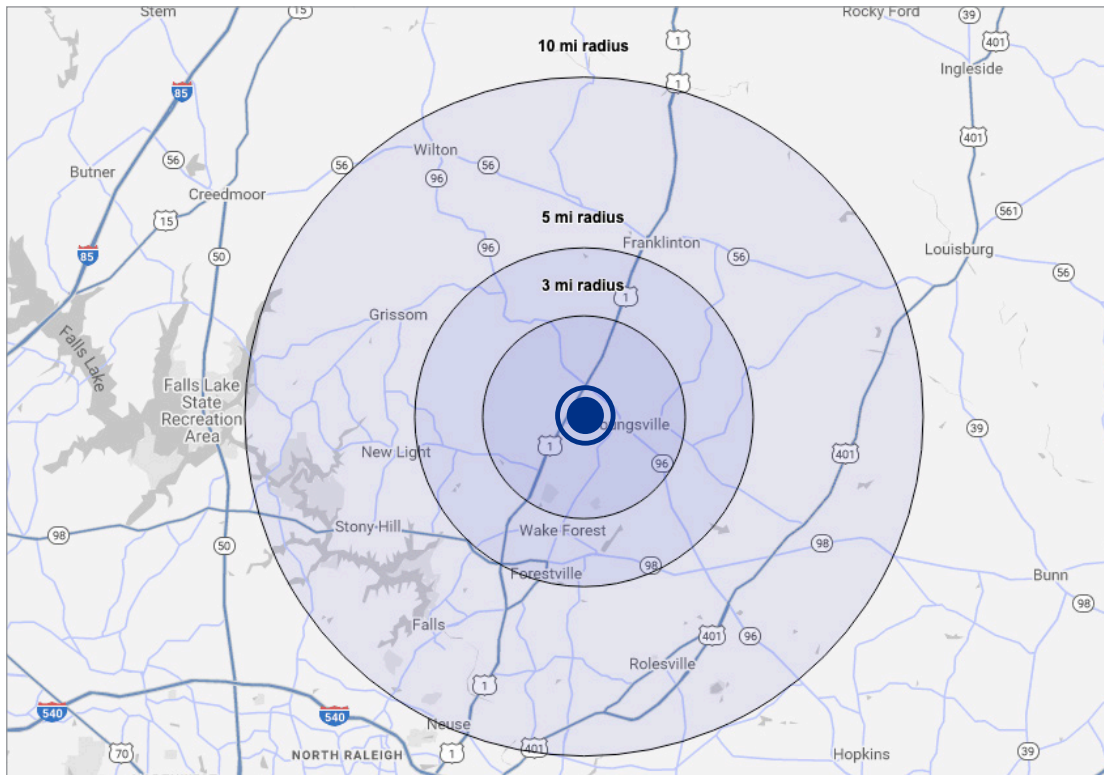
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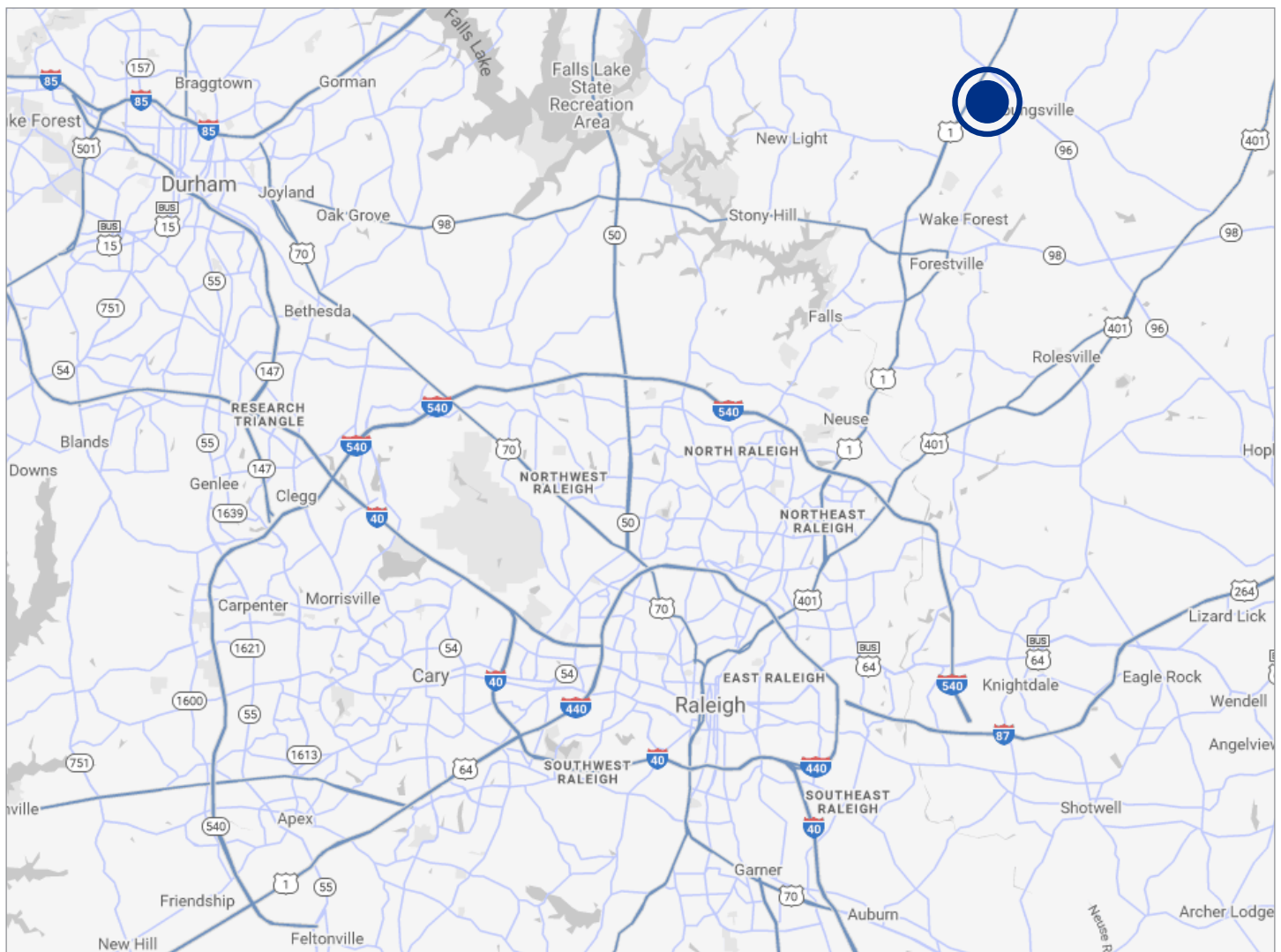
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| DEMOGRAPHICS (2019 EST.) | 3-MILE | 5-MILE | 10-MILE |
|--------------------------|----------|----------|-----------|
| Total Population | 17,654 | 48,616 | 159,594 |
| Total Households | 6,618 | 18,299 | 59,812 |
| Average Household Income | \$90,730 | \$93,930 | \$107,846 |


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| DESTINATION | TIME | DISTANCE |
|---------------------------|------------|------------|
| NC-98 (Wake Forest) | 11 minutes | 6 miles |
| I-540 (Raleigh) | 20 minutes | 15 miles |
| RDU International Airport | 35 minutes | 27.5 miles |
| I-85 (Durham) | 37 minutes | 25.7 miles |
| Research Triangle Park | 40 minutes | 29.5 miles |


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