

# FORMER APPLEBEE'S -SITE REDEVELOPMENT

1260 N Brightleaf Blvd, Smithfield, NC 27577

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

1.2 acre parcel AVAILABLE for Redevelopment within Raleigh Metropolitan area (approx. 25 miles from Raleigh central business district)



## PROPERTY HIGHLIGHTS

- Owner willing to demolish building and rebuild OR redevelop according to tenant(s) needs
- Located at main stoplight in market, shared with Lowe's, Walmart and Belk
- Excellent visibility and parking
- Traffic Counts: N Brightleaf Blvd-26,000 AADT

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2018 Population Density	16,028	27,832	72,305
2018 Daytime Population	18,682	22,451	31,491
2018 Average HH Income	\$47,600	\$52,076	\$62,620

## EXCLUSIVE AGENT(S)

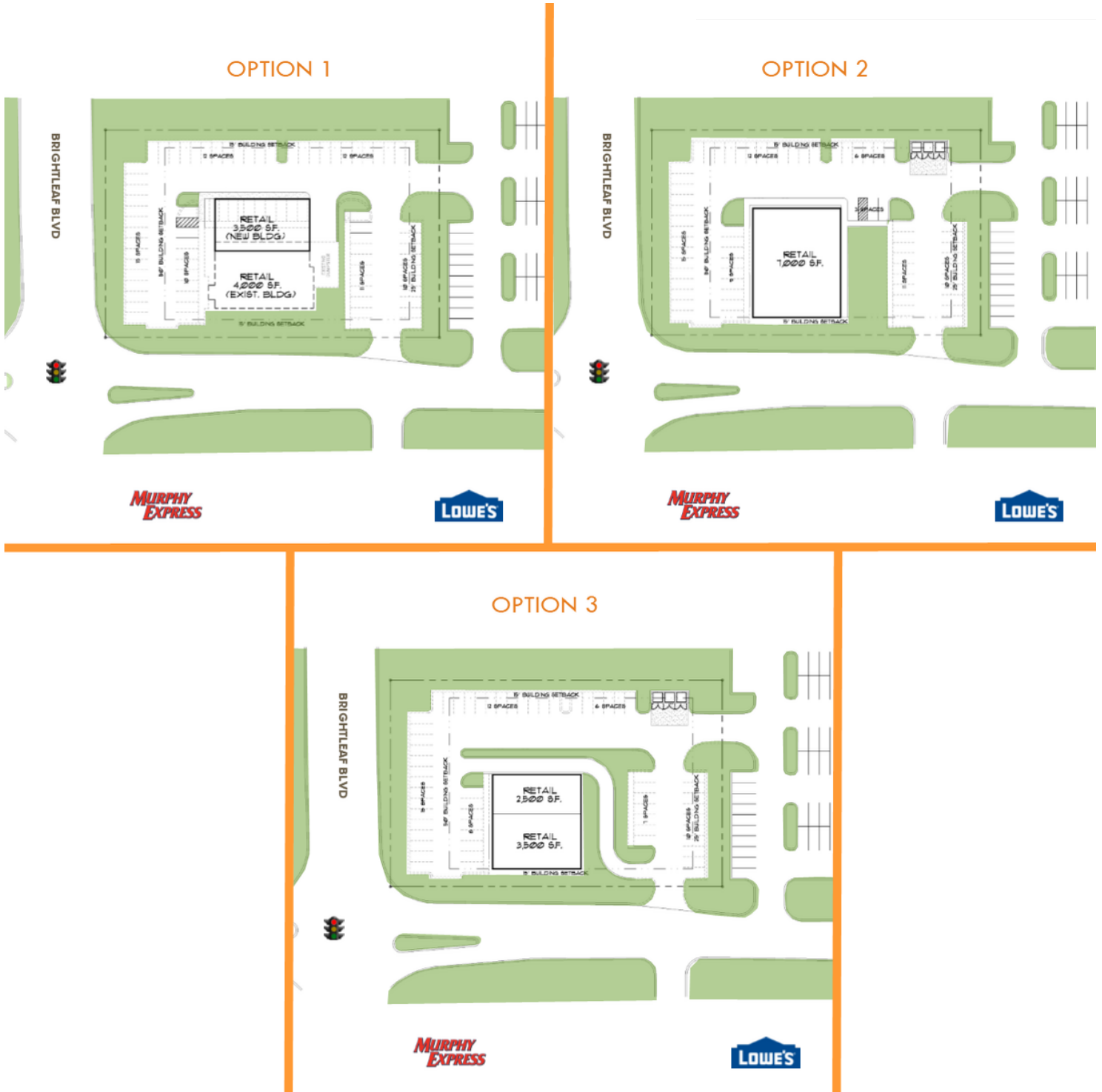
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## SITE PLAN



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