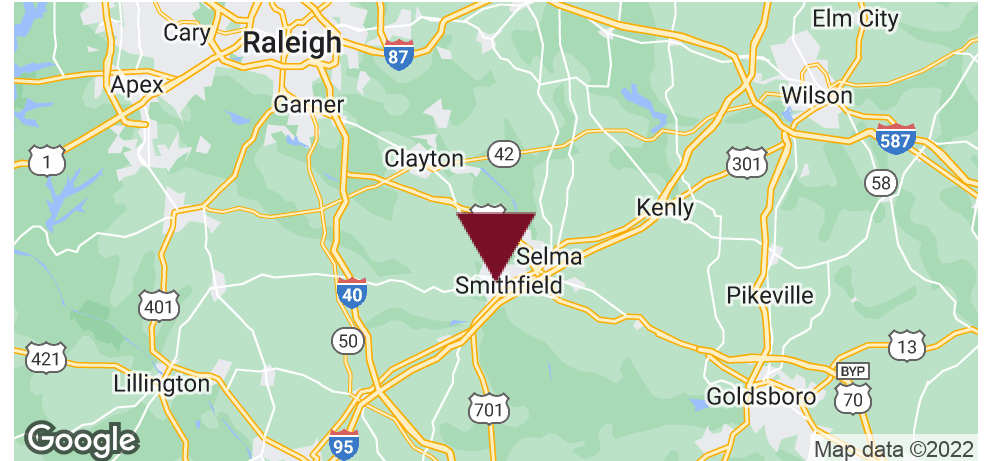


LAND FOR SALE

509 E. MARKET STREET • SMITHFIELD, NC 27577



OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 2.5 Acres

Zoning: R-8

Market: Raleigh/Durham

Price / SF: \$11.02

PROPERTY OVERVIEW

Opportunity for small town living with the ability to walk to any of the downtown business in the area. Property rezoned for mixed use would be well received by the planning department. Consists of 2 tracts one that is approximately .34 ac. fronting S. Sixth Street. Market street tract has 200 ft of road frontage.

PROPERTY HIGHLIGHTS

- Heart of downtown Smithfield
- Has 200 ft. of road frontage on Market Street
- Sidewalk
- Convenient for downtown living and shopping
- 2nd tract fronts 6th street

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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,605 | 3,552 | 5,733 |
| Average Age | 48.1 | 46.5 | 47.2 |
| Average Age (Male) | 49.5 | 46.6 | 45.9 |
| Average Age (Female) | 38.6 | 40.2 | 43.4 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 730 | 1,578 | 2,583 |
| # of Persons per HH | 2.2 | 2.3 | 2.2 |
| Average HH Income | \$35,772 | \$43,115 | \$52,534 |
| Average House Value | \$174,847 | \$168,015 | \$165,848 |

TRAFFIC COUNTS

/day

* Demographic data derived from 2020 ACS - US Census

