FOR LEASE

Office

780 Park Avenue, Youngsville, NC 27596



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PROPERTY OVERVIEW

- Available Q3, 2023
- Fully conditioned
- 4 restrooms in warehouse
- Loading dock 10'
- Drive-in door 10'
- Ceiling height roughly 13-15 ft.
- Large break room/cafeteria in warehouse

LOCATION DESCRIPTION

780 Park Ave sits on the Northern edge of the town of Youngsville. This location is less than a half mile from HWY 1 and a 30-minute drive to 540 to Raleigh, making it an easy commute to the Triangle. Surrounded by several local businesses including hardware stores, plumbing businesses, and shopping centers that serve the community.

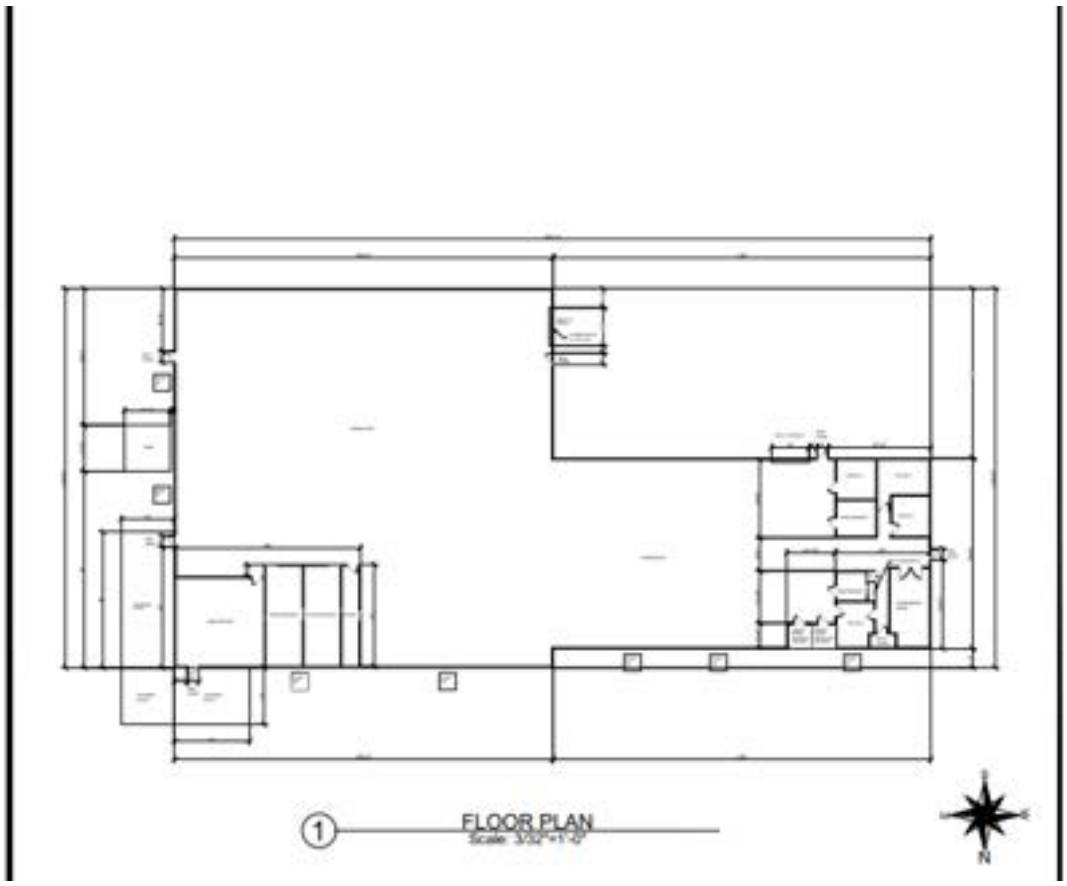
SUMMARY

Building SF:	15,000 SF
Lease Rate:	$13/sf, NNN
TICAM:	$1.28/sf
Lot Size:	2 AC
Market:	Franklin County
Year Built:	1991
Zoning:	MU

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PROPERTY PHOTOS

780 PARK AVENUE







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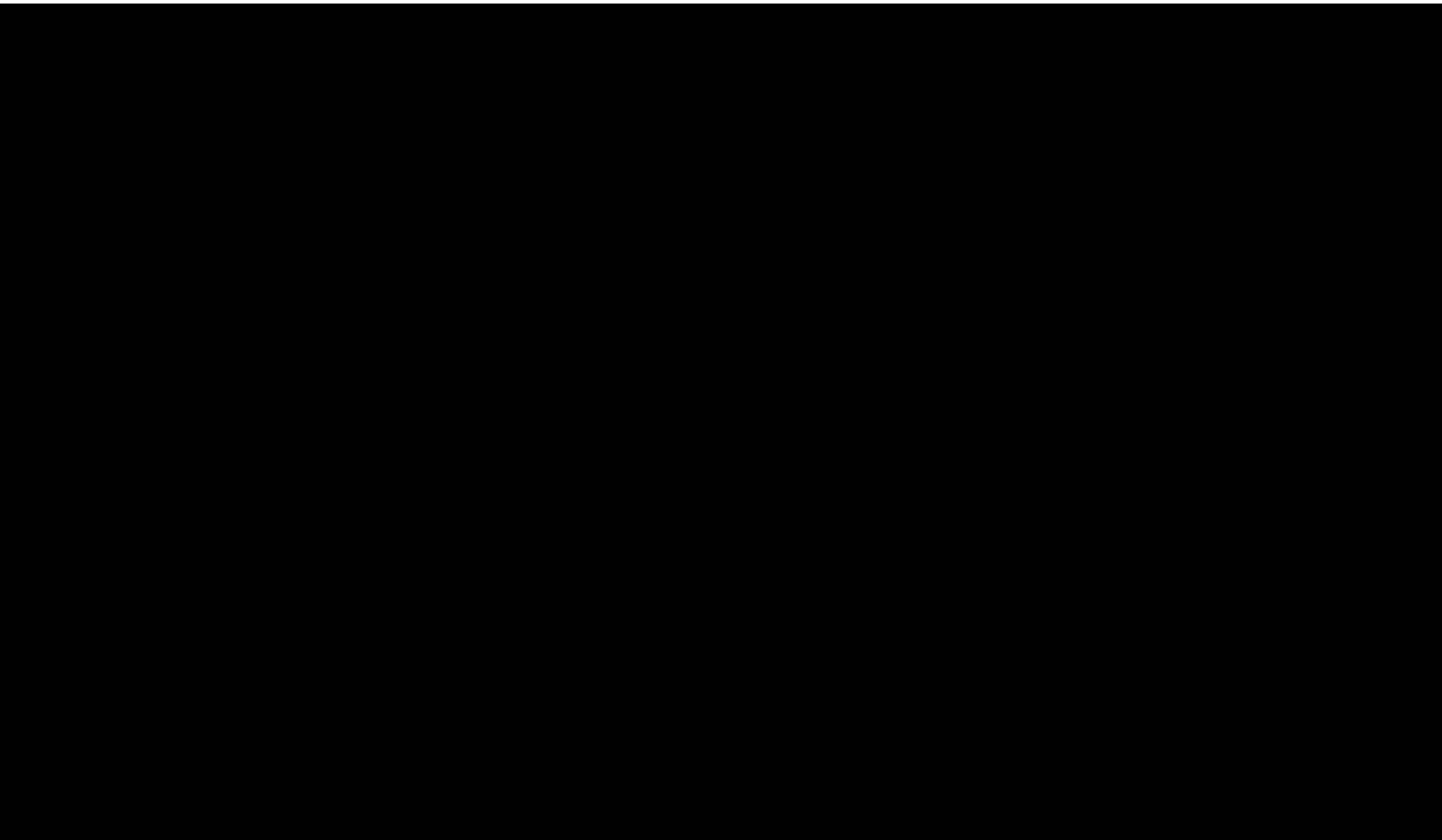
AERIAL MAP

780 PARK AVENUE

LOCATION MAPS

780 PARK AVENUE





BUSINESS MAP

780 PARK AVENUE





DEMOGRAPHICS

780 PARK AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	N/A	4,689	14,147
Female	N/A	5,192	15,015
Total Population	N/A	9,881	29,162

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,193	6,402
Ages 15-24	N/A	1,532	4,442
Ages 55-64	N/A	1,158	3,511
Ages 65+	N/A	1,313	3,802

Race	1 Mile	3 Miles	5 Miles
White	N/A	7,821	22,906
Black	N/A	1,428	4,730
Am In/AK Nat	N/A	N/A	8
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	812	1,744
Multi-Racial	N/A	1,196	2,642

Income	1 Mile	3 Miles	5 Miles
Median	N/A	$64,158	$53,496
< $15,000	N/A	326	966
$15,000-$24,999	N/A	283	798
$25,000-$34,999	N/A	450	1,321
$35,000-$49,999	N/A	523	1,767
$50,000-$74,999	N/A	716	2,211
$75,000-$99,999	N/A	689	1,409
$10,0000-$149,999	N/A	481	1,402
$150,000-$199,999	N/A	138	504
> $200,000	N/A	61	320

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,856	11,792
Occupied	N/A	3,635	10,905
Owner Occupied	N/A	2,912	8,464
Renter Occupied	N/A	723	2,441
Vacant	N/A	221	887