

SMITHFIELD COMMONS

1258 N. BRIGHTLEAF BLVD. | SMITHFIELD, NC

FOR LEASE



CONTACT

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ACCELERATING RETAIL SUCCESS™

MARKET OVERVIEW

Smithfield, North Carolina

Smithfield is the county seat of growing Johnston County. The town is located along the Neuse River and is bordered on the southeast by I-95 and the northeast by Hwy. 70. Smithfield has an estimated population of 12,669 with a median age of 45 and a median household income of \$36,579.

Johnson Community College's main campus is located in Smithfield near the intersection of I-95 and U.S. Business 70. Founded in 1969, the college serves approximately 13,000 students in curriculum programs and its continuing education courses. The main campus is 175 acres with state-of-the-art facilities and offers 35 occupational programs of study.

Smithfield is the hometown of Hollywood legend, Ava Gardner. The actress was born in 1922 and died at her London townhouse in 1990. She is buried in Sunset Memorial Park on US 70 in Smithfield. The Ava Gardner Museum opened in October 2000 in Downtown Smithfield and welcomes approximately 12,000 visitors every year.



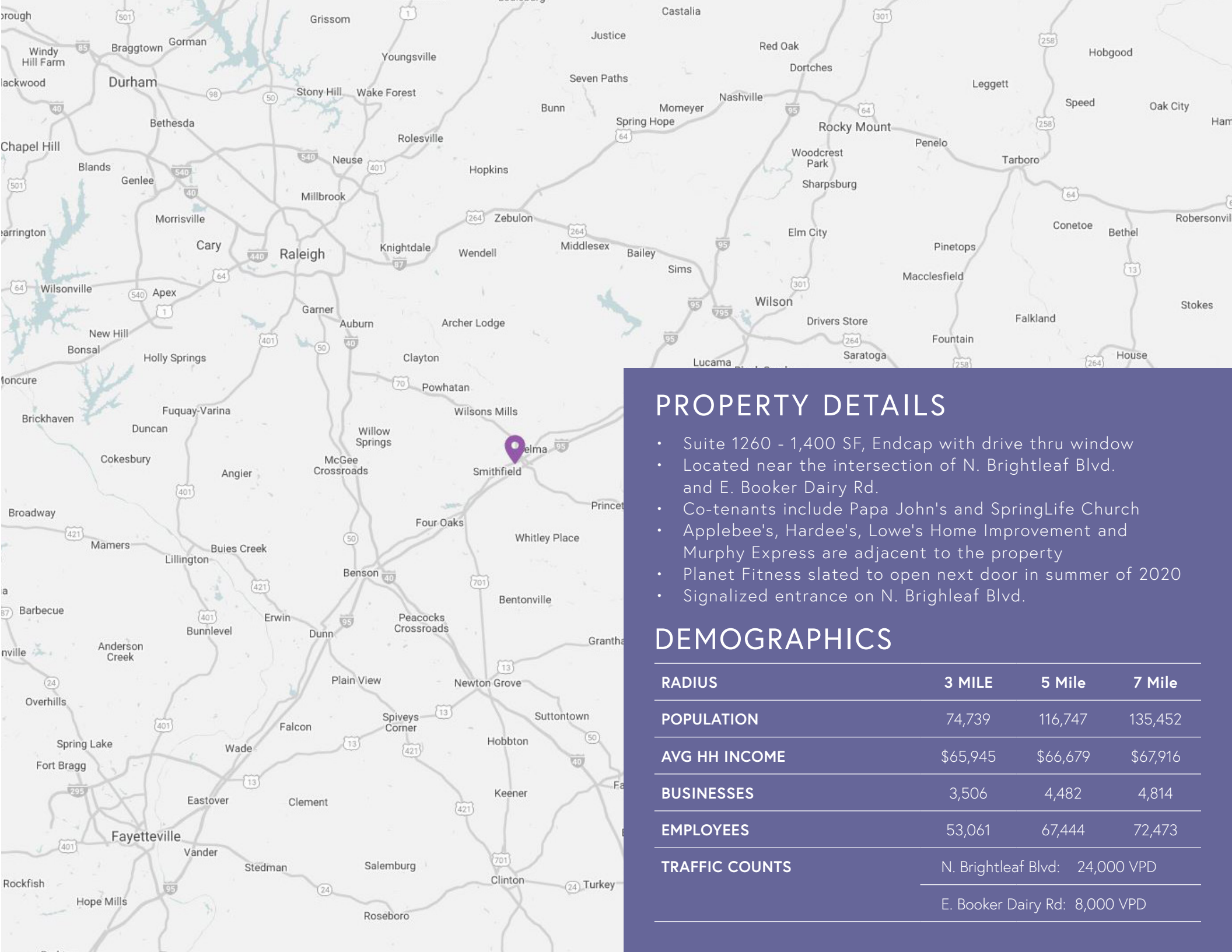
Ava Gardner Museum



Downtown Smithfield

Johnston Community College in Smithfield







PROPERTY DETAILS

- Suite 1260 - 1,400 SF, Endcap with drive thru window
- Located near the intersection of N. Brightleaf Blvd. and E. Booker Dairy Rd.
- Co-tenants include Papa John's and SpringLife Church
- Applebee's, Hardee's, Lowe's Home Improvement and Murphy Express are adjacent to the property
- Planet Fitness slated to open next door in summer of 2020
- Signalized entrance on N. Brighleaf Blvd.

DEMOGRAPHICS

RADIUS	3 MILE	5 Mile	7 Mile
POPULATION	74,739	116,747	135,452
AVG HH INCOME	\$65,945	\$66,679	\$67,916
BUSINESSES	3,506	4,482	4,814
EMPLOYEES	53,061	67,444	72,473
TRAFFIC COUNTS	N. Brightleaf Blvd: 24,000 VPD		
	E. Booker Dairy Rd: 8,000 VPD		

SITE PLAN

AVAILABLE		
1260	1258	1250

TENANT ROSTER		
1260	AVAILABLE	1,400 SF
1258	Papa John's	1,400 SF
1250	Life Spring Church	5,600 SF



MATTRESS FIRM



N Brightleaf Blvd

24,000 VPD



96



1923

MATTRESS FIRM

Pinecrest St





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