



Asking Price:

\$389,000

Contact us:

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RETAIL PROPERTY FOR SALE

116 E. Main St | Youngsville, NC 27596 Investment Opportunity

- Built in 1920, renovated in 2017
- ± 1,312 SF
- 100% fully leased building with 4 years remaining on lease
- 1 story building

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FOR SALE | 116 E. MAIN STREET YOUNGSVILLE | NC 27596



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THE OFFERING

Address	116 E. Main St Youngsville, NC
Parcel ID Number	1852-58-0166
Zoning	MSBD I Main Street Business District
Current Use	Retail
Submarket	Franklin County

SITE DESCRIPTION

Rentable Square Feet	± 1,312 SF
Year Constructed	1920, Renovated in 2017
Lot Size	Pad with building, shared in common area
Type of Ownership	Fee Simple
Parking	Shared
Landscaping	Shrubs and Ground Cover
Topography	Flat

CONSTRUCTION

Foundation	Concrete Slab
Exterior	Wood
Parking Surface	Gravel
Roof	Metal

MECHANICAL

HVAC	Rear
Utilities	Water & Electric

INTERIOR DETAIL

Walls	Dry Wall
Ceilings	Drop Ceiling
Floor Coverings	Hardwood Floors
Rest Rooms	To Code



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PROPERTY DETAILS



1,312
Square Feet



\$389,000
Sale Price



1920
Year Built



Retail
Property Type



Modified Gross
Lease Type



US 1
0.2 Mile

THE AREA

- › Located in Downtown Youngsville
- › Found in the southwestern part of Franklin County
- › Less than half a mile from US 1
- › \pm 1 miles from Franklinton Industrial Park
- › Youngsville recently approved Main Street Improvement Project (2018)

DEMOGRAPHICS - 5 MILES



Current Population
(2017)
43,600



Median Household Income
(2017)
\$61,044



Projected Population
(2022)
49,689



Total Households
(2017)
15,641



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