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**FRANKLINTON SQUARE**

**AVAILABLE FOR LEASE  
3422 US-1 HWY, FRANKLINTON NC 27525**

# THE SPACE

Location	3422 Us-1 Hwy, Franklinton , NC, 27525
COUNTY	Franklin
Square Feet	11,004
Lease Type	NNN

**Notes** Call Broker for rates

## HIGHLIGHTS

- Previous pharmacy store with drive-thru available for lease
- Highway Commercial (C3H) Zoning that allows for many uses
- Great visablity with surrounding national tenants such as Food Lion, Advanced Auto Part, Family Dollar and several others
- Plenty of parking
- Approximately 19,415 cars per day according to 2022 statistics
- Available July 2025
- Historically strong performing location
- Excellent opportunity for many types of businesses



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,958	8,293	22,070



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$74,568	\$74,388	\$87,651



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
845	3,203	8,517

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## PROPERTY FEATURES

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BUILDING SF	11,004
LAND ACRES	1.5
YEAR BUILT	1999
ZONING TYPE	Highway Commercial (C3H) Zoning
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

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## TENANT INFORMATION

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LEASE TYPE	NNN
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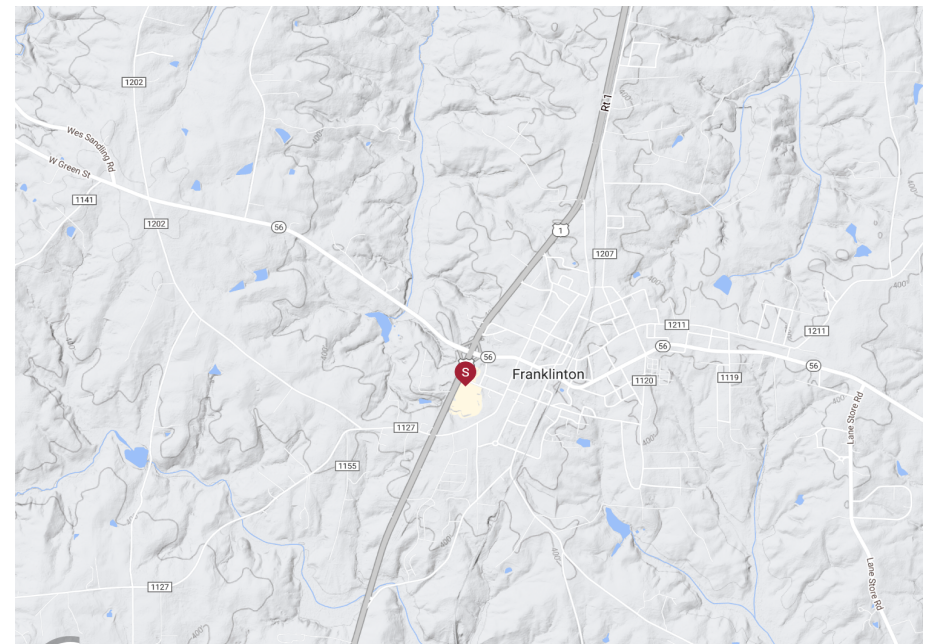
## About Franklinton, NC

- Franklinton is a small town in North Carolina, located in Franklin County within the Research Triangle region of NC. The population is roughly around 2,000 people.
- This mid-sized city complex in Northeast central North Carolina, is 40 miles south of the Virginia Border.
- Although small, the town has it's own southern charm. It is known for its friendly community and historical downtown area.
- The cost of living is reported lower than the US average.
- Franklinton also has access to natural resources such as parks, trails and outdoor recreational activities in nearby communities.
- Franklinton is located near Raleigh and Durham, giving residents access to urban areas while enjoying a simpler lifestyle.
- The largest industries in the area are Manufacturing, Health Care, Food Services, Real Estate and Public Administration.
- Franklin, NC is known as the “Gem Capital of the World” due to the rich gems and minerals in this region.
- Recent job growth is positive with low unemployment.

Locator Map



Regional Map





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	1,692	5,094	10,659
2010 Population	1,610	5,555	14,507
2023 Population	1,958	8,293	22,070
2028 Population	2,228	9,720	26,038
2023-2028: Population: Growth Rate	13.10 %	16.15 %	16.80 %
<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	164	513	851
\$15,000-\$24,999	79	311	629
\$25,000-\$34,999	81	255	448
\$35,000-\$49,999	132	444	1,001
\$50,000-\$74,999	136	641	1,874
\$75,000-\$99,999	76	310	1,069
\$100,000-\$149,999	117	519	1,837
\$150,000-\$199,999	6	63	368
\$200,000 or greater	54	147	440
Median HH Income	\$45,204	\$52,060	\$65,477
Average HH Income	\$74,568	\$74,388	\$87,651

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	796	2,201	4,479
2010 Total Households	704	2,227	5,671
2023 Total Households	845	3,203	8,517
2028 Total Households	968	3,753	10,073
2023 Average Household Size	2.32	2.59	2.59
2000 Owner Occupied Housing	499	1,490	3,268
2000 Renter Occupied Housing	205	478	814
2023 Owner Occupied Housing	587	2,326	6,604
2023 Renter Occupied Housing	258	877	1,913
2023 Vacant Housing	77	275	501
2023 Total Housing	922	3,478	9,018
2028 Owner Occupied Housing	715	2,881	8,169
2028 Renter Occupied Housing	254	872	1,904
2028 Vacant Housing	89	308	595
2028 Total Housing	1,057	4,061	10,668
2023-2028: Households: Growth Rate	13.80 %	16.10 %	17.05 %

Source: esri

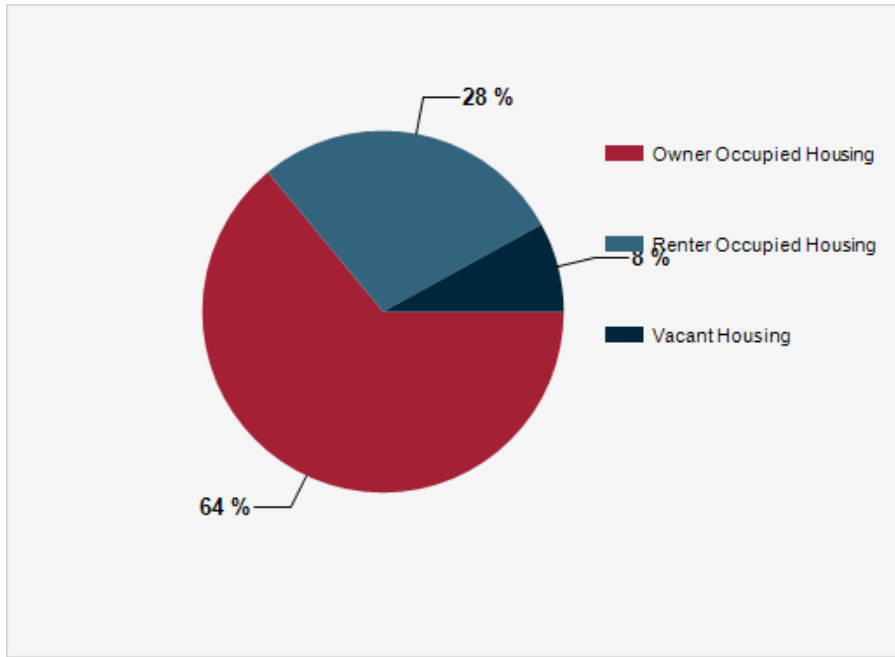
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	121	513	1,355
2023 Population Age 35-39	127	558	1,521
2023 Population Age 40-44	113	510	1,459
2023 Population Age 45-49	125	548	1,530
2023 Population Age 50-54	130	553	1,488
2023 Population Age 55-59	137	566	1,486
2023 Population Age 60-64	154	627	1,590
2023 Population Age 65-69	136	556	1,362
2023 Population Age 70-74	120	468	1,109
2023 Population Age 75-79	77	296	669
2023 Population Age 80-84	39	149	344
2023 Population Age 85+	33	116	237
2023 Population Age 18+	1,550	6,494	16,999
2023 Median Age	44	42	41

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,791	\$58,870	\$67,206
Average Household Income 25-34	\$90,448	\$81,609	\$86,711
Median Household Income 35-44	\$59,642	\$68,935	\$85,751
Average Household Income 35-44	\$102,981	\$96,834	\$104,349
Median Household Income 45-54	\$58,306	\$63,613	\$83,827
Average Household Income 45-54	\$79,699	\$85,294	\$101,886
Median Household Income 55-64	\$43,846	\$50,819	\$66,398
Average Household Income 55-64	\$72,806	\$73,192	\$90,018
Median Household Income 65-74	\$38,040	\$42,427	\$54,902
Average Household Income 65-74	\$63,085	\$62,726	\$74,768
Average Household Income 75+	\$47,805	\$47,037	\$57,662

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	118	519	1,477
2028 Population Age 35-39	137	609	1,665
2028 Population Age 40-44	145	654	1,784
2028 Population Age 45-49	132	606	1,689
2028 Population Age 50-54	143	634	1,726
2028 Population Age 55-59	150	645	1,686
2028 Population Age 60-64	155	649	1,648
2028 Population Age 65-69	168	690	1,706
2028 Population Age 70-74	140	573	1,377
2028 Population Age 75-79	112	447	1,050
2028 Population Age 80-84	68	265	597
2028 Population Age 85+	42	160	355
2028 Population Age 18+	1,764	7,614	20,080
2028 Median Age	45	44	42

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,525	\$67,188	\$78,338
Average Household Income 25-34	\$100,740	\$93,379	\$100,194
Median Household Income 35-44	\$70,627	\$82,168	\$100,955
Average Household Income 35-44	\$122,209	\$114,674	\$119,956
Median Household Income 45-54	\$63,445	\$74,135	\$100,000
Average Household Income 45-54	\$91,204	\$99,417	\$116,326
Median Household Income 55-64	\$51,954	\$57,759	\$78,946
Average Household Income 55-64	\$86,325	\$87,974	\$105,794
Median Household Income 65-74	\$42,013	\$48,759	\$61,654
Average Household Income 65-74	\$74,696	\$73,893	\$88,220
Average Household Income 75+	\$53,216	\$54,116	\$68,630

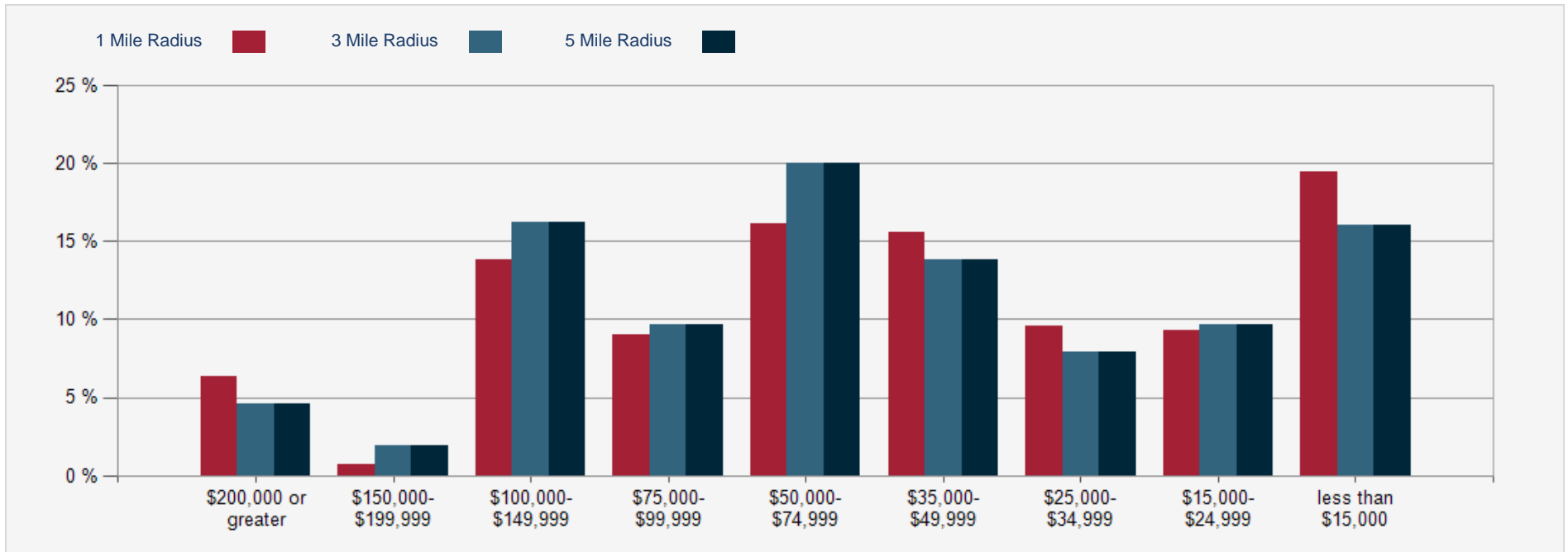
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income





# Franklinton Square

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*Exclusively Listed By*



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