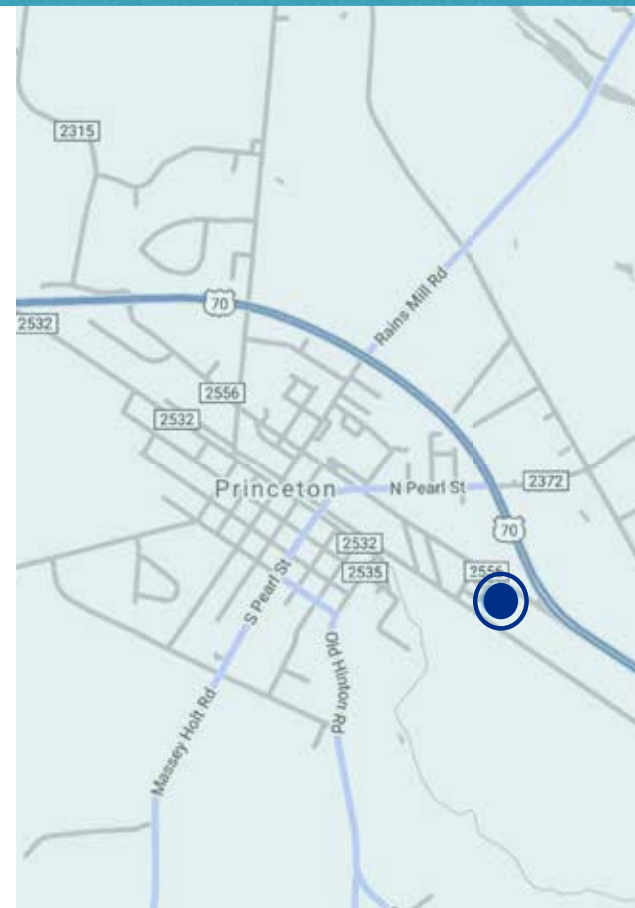


**620**  
**DR DONNIE H JONES JR BLVD**  
**PRINCETON, NC 27569**



## OVERVIEW OF THE PROPERTY

- 13,000 SF free-standing retail building located in rapidly growing Princeton, NC
- Built as a grocery store and later a Family Dollar
- Located 9.5 miles from I-95 and 35 miles to Raleigh
- Visible and easily accessible from US-70/Future I-42 (28,000 VPD)
- Concrete block and brick construction
- Suitable for retail, vehicle/equipment/boat sales, building supply, contractor office w/ yard, light warehousing, etc.
- C-3 Neighborhood and Highway zoning
- One dock on-site, drive-in can be added
- 3 Phase power and yard space available



**LEASE RATE: \$9.25/SF, NNN**

## ABOUT PRINCETON, NC

- Princeton, North Carolina is growing at a rapid rate, as its population is expected to increase by 11% over the next five years.
- The city is located along NC-70/future I-42, which is designed to improve regional mobility and connect Raleigh to Morehead City. The improved travel efficiencies are estimated to generate millions in GRP and more than one thousand jobs annually for Princeton and other cities along the corridor.
- 10 miles from Smithfield and Selma, and 11 miles from Goldsboro along the US-70 corridor.



### DAN MCCLOY

[dmccloy@trademarkproperties.com](mailto:dmccloy@trademarkproperties.com)  
919.227.5524 direct 919.270.9587 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**RETAIL AERIAL**



**DAN MCCLOY**

[dmccloy@trademarkproperties.com](mailto:dmccloy@trademarkproperties.com)

919.227.5524 direct 919.270.9587 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.