

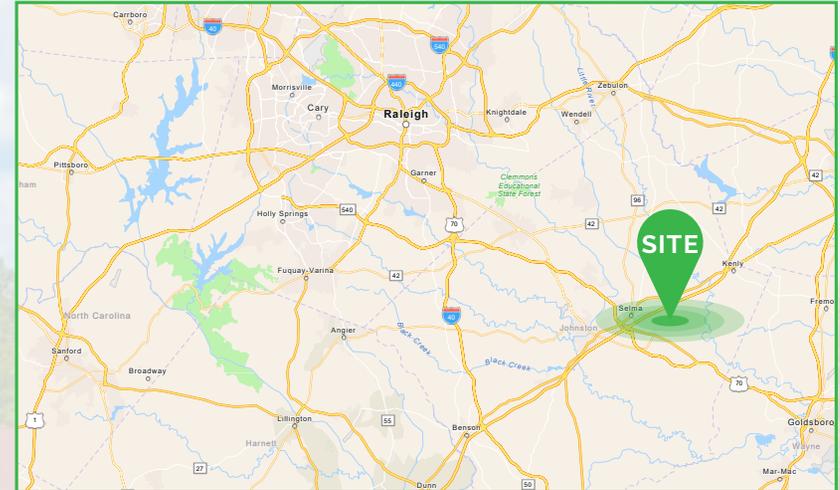
**±17,273 OFFICE BUILDING WITH PARKING &
ABUNDANCE OF STORAGE SPACE**



190 CAMPGROUND RD
Selma, NC 27576

PROPERTY INFORMATION

Address	190 Campground Road Selma, NC
Year Built	1986
Stories	2 with basement
Space Available	±17,273 SF total ±15,000 SF Office space ±2,273 SF Storage in rear
Date Available	Immediately
Accessibility	Convenient access off of I-95
Parking	114 surface spaces
Furniture Included	All furniture, fixtures and equipment included
Lease Rate	\$12/SF NNN



AMENITIES

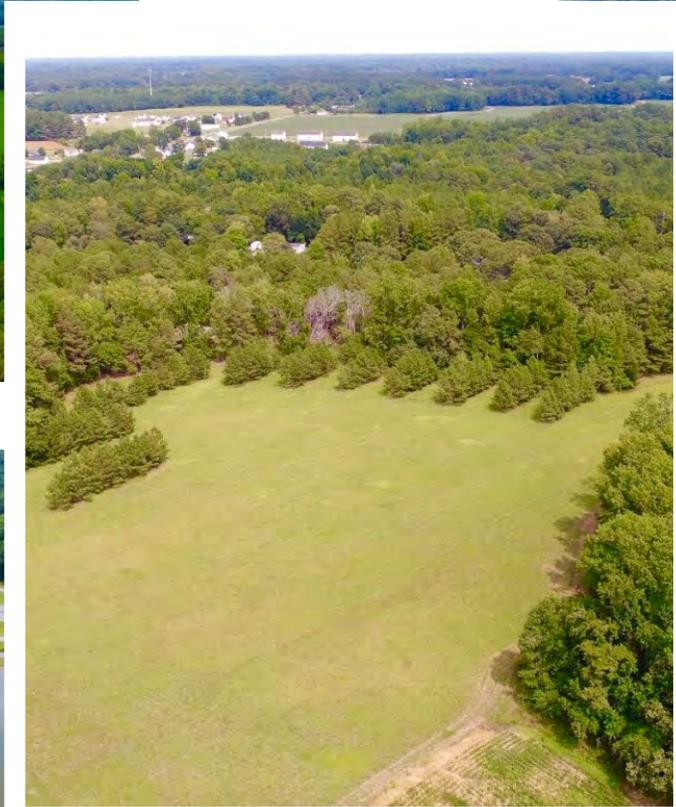
- **New security system**
- **One loading dock**
- **6 bathrooms**
- **Abundance of storage**
- **Gated entrance**
- **High visibility from I-95 with 41,500 AADT**



FLOOR PLAN



PROPERTY PHOTOS



JAMES ANTHONY III
DANIEL WALSER, CCIM

C: 919.302.2369 | O: 919.500.4812 | janthony3@aacre.com
C: 919.827.6560 | O: 919.582.3138 | dwalser@aacre.com



Visit our website for
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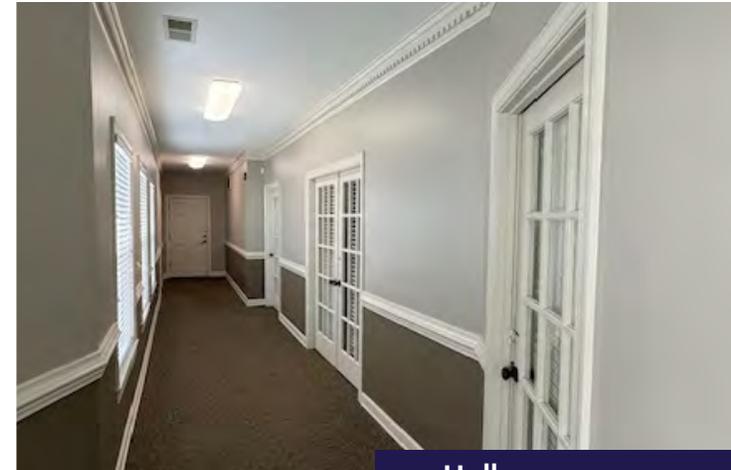
PROPERTY PHOTOS



Conference Room



Front entrance



Hallway



Breakroom/Kitchen



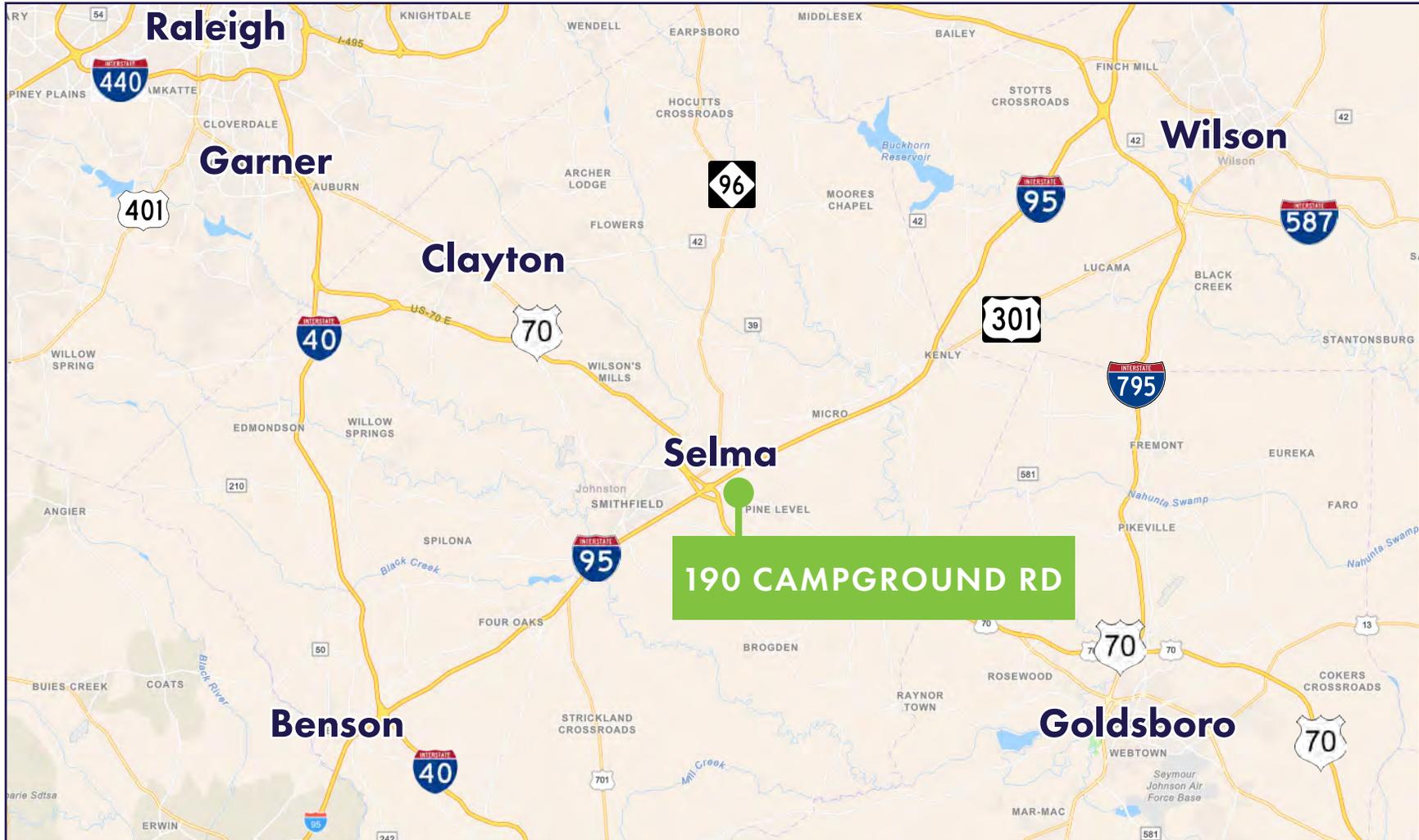
Bathroom



PROPERTY PHOTOS



Location Map



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DEMOGRAPHICS

POPULATION	1-MILE	5-MILES	10-MILES
2010 Population	1,859	21,841	59,027
2020 Population	2,028	23,265	67,740
2022 Population	2,027	23,701	75,539
2027 Population	2,104	24,850	75,539
2022-2027 Annual Rate	0.75%	0.95%	1.23%
2022 Median Age	36.7	38.5	38.8
HOUSEHOLDS	1-MILE	5-MILES	10-MILES
2010 Households	747	8,058	21,902
2020 Households	803	8,552	25,006
2022 Total Households	804	8,696	26,247
2027 Total Households	834	9,119	27,912
2022-2027 Annual Rate	0.62%	0.83%	1.17%
2022 Average Household Size	3.28	3.25	3.23
HOUSING	1-MILE	5-MILES	10-MILES
2022 Total Housing Units	868	8,459	21,058
2022 Owner Occupied Housing Units	44.8%	52.3%	60.9%
2022 Renter Occupied Housing Units	47.8%	38.7%	29.3%
2022 Vacant Housing Units	7.6%	9.0%	7.7%

DAYTIME POPULATION	1-MILE	5-MILES	10-MILES
2022 Daytime Population	1,344	32,404	71,905
Workers	124	18,354	30,323
Residents	1,210	14,050	41,582
MEDIAN HOUSEHOLD INCOME	1-MILE	5-MILES	10-MILES
2022 Median Household Income	\$38,170	\$41,840	\$53,035
2027 Median Household Income	\$42,656	\$48,347	\$65,516
AVERAGE HOUSEHOLD INCOME	1-MILE	5-MILES	10-MILES
2022 Average Household Income	\$56,391	\$64,089	\$76,282
2027 Average Household Income	\$68,218	\$78,213	\$91,231
PER CAPITA INCOME	1-MILE	5-MILES	10-MILES
2022 Per Capita Income	\$22,199	\$24,305	\$28,234
2027 Per Capita Income	\$26,787	\$29,660	\$33,770
EDUCATION	1-MILE	5-MILES	10-MILES
Associate's Degree	11.8%	14.8%	14.7%
Bachelor's Degree	9.7%	11.6%	14.7%
Graduate/Professional Degree	4.1%	4.7%	5.7%



Neighborhood Map



- | | | | | | |
|---------------------------|------------------------------|-----------------------------|--------------------|-------------------------------|----------------------------|
| 1. UNC Health Johnston Co | 8. Texas Steakhouse | 15. Lowe's Home Improvement | 22. Pizza Inn | 29. Cook Out | 36. Brown Construction |
| 2. Johnston Medical Mall | 9. Buffalo Wild Wings | 16. Smithfield Chicken | 23. Food Lion | 30. Hardee's | 37. Bailey Feed Mill |
| 3. Cracker Barrel | 10. Smithfield Cinemas | 17. Sonic Drive-In | 24. Big Lot's | 31. Old North State Food Hall | 38. Eastfield Crossing |
| 4. Sheetz | 11. Bob Evans | 18. McDonald's | 25. DeWayne's | 32. Denny's | 39. North Pointe RV Resort |
| 5. Panera Bread | 12. Outback Steakhouse | 19. Belk | 26. KFC | 33. Robbins Nest | |
| 6. Speedway | 13. Carolina Premium Outlets | 20. Dollar Tree | 27. Dollar General | 34. JCI Corporate HQ | |
| 7. Zaxby's | 14. CVS | 21. Walmart Supercenter | 28. Bojangle's | 35. Sysco Raleigh | |

JAMES ANTHONY III
DANIEL WALSER, CCIM

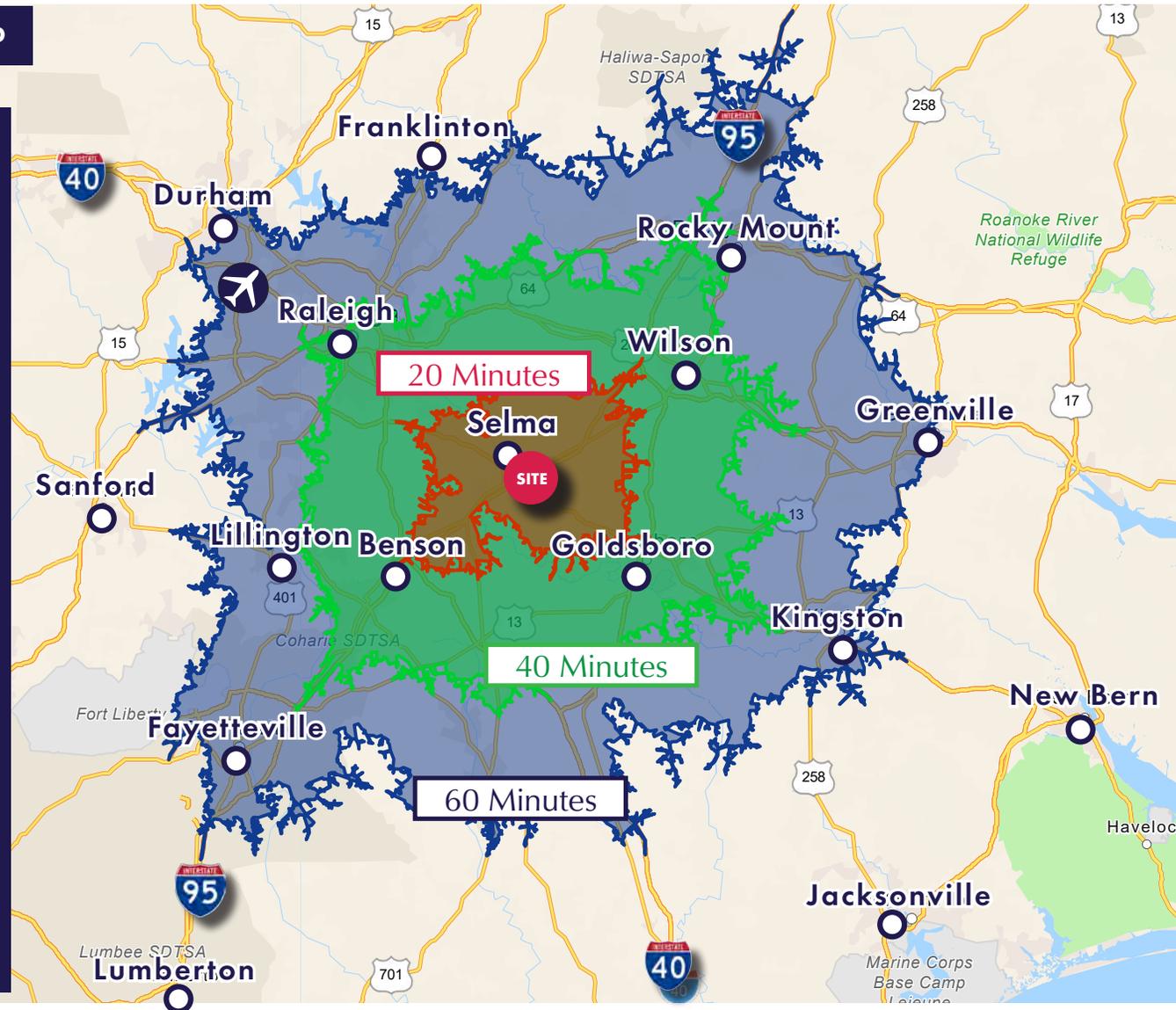
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Drive Time Map

Location	Driving Distance
I-95	0.3 mile ±1 minute
Eastfield Crossing	0.8 miles ±1 Minutes
Selma	1.3 miles ±3 Minutes
Pine Level	1.9 miles ±3 minutes
US-70	2.2 miles ±4 Minutes
Smithfield	5.2 miles ±8 Minutes
I-40	18.0 miles ±18 Minutes
Raleigh	33.7 miles ±37 Minutes
Wilmington	108 miles ±1 Hr 43 Min



Johnston Co. Quick Facts

Johnston County is located in the eastern-central part of North Carolina, with close proximity to the state capital, Raleigh. It's positioned within the Coastal Plain region of the state, characterized by flat terrain and fertile soils.

Traditionally, Johnston County's economy was largely agrarian, with tobacco, cotton, and other crops being primary economic drivers. As the region and neighboring areas like Raleigh grew, the economy diversified. Today, it includes sectors like manufacturing, healthcare, retail, and more. The county's proximity to major highways, like Interstate 95 and Interstate 40, also makes it a significant hub for logistics and transportation.

The population has been growing steadily, thanks in part to its proximity to the booming Raleigh-Durham-Chapel Hill area. This growth has resulted in increased suburban development in the county.



By the Numbers 2022

\$1 B

Investment

11

Major Economic Announcements

\$92 M

Average Investment

Recent Economic Development Announcements



NOVO NORDISK

Millions in new tax revenue
Facility Expansion in phases over 12 year period



DO GOOD FOODS

\$100 million investment
New production facility located at Eastfield Crossing



BROGDEN INDUSTRIAL SPEC

\$30 investment
264,000 SF high quality industrial suitable for advanced manufacturing or life sciences



JOHNSTON REGIONAL AIRPORT

\$40 million investment
New manufacturing facility



RAILROAD GRANT

Upgrades/improvements in Selma Support Eastfield Crossing project



AMAZON

\$100 million investment
New distribution facility and over 500 new jobs in Smithfield

