### RETAIL FOR LEASE **FORMER RITE AID**

104 N Brightleaf Blvd, Smithfield, NC 27577





#### PROPERTY DESCRIPTION

The site consists of a  $\pm 1.68$  acres, an approximately 13,824 SF former Rite Aid pharmacy with 69 parking spaces and a drivethru.

### PROPERTY HIGHLIGHTS

- ±13,824 SF freestanding building on ±1.68 acres
- 69 Parking spaces
- Zoning is B-2, Smithfield
- Excellent corner location with easy access to downtown, I-95, Johnston County Community College, the Outlet retail area, Selma, Johnston County Courthouse and Eastfield Development
- Excellent building for Medical Office, Light Industrial use, Hardware Store, Retail Options and many other uses.
- Join Amazon, Grifols, Novo Nordisk, Caterpillar, Johnston Health and AAF Flanders calling Johnston County home.
- Lease Rate is \$19.95/SF NNN
- TICAM: TBD

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#### LOCATION DESCRIPTION

The property is located at the corner of Hwy. 301 (N. Brightleaf Blvd.) and Hwy. 70 East Business (E. Market St.) with 3 access points including onto 9th Street to the rear of the property.

#### OFFERING SUMMARY

Lease Rate: \$19.95 SF/yr (NNN)

Available SF: 13,824 SF

Lot Size: 1.68 Acres

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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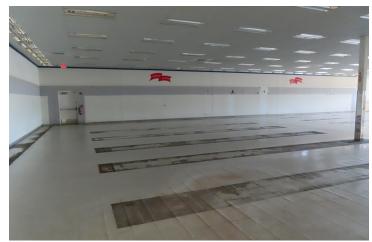


















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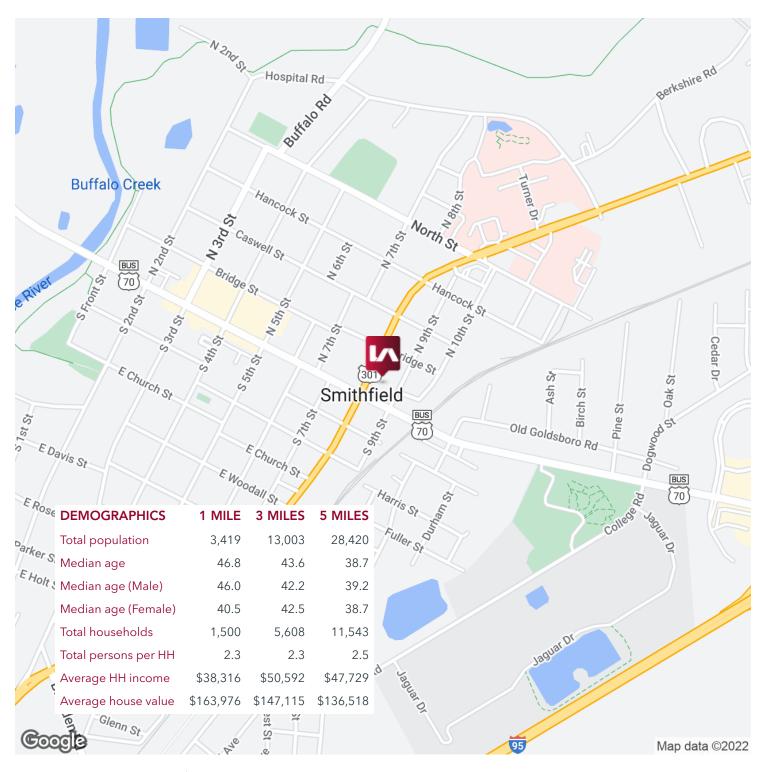
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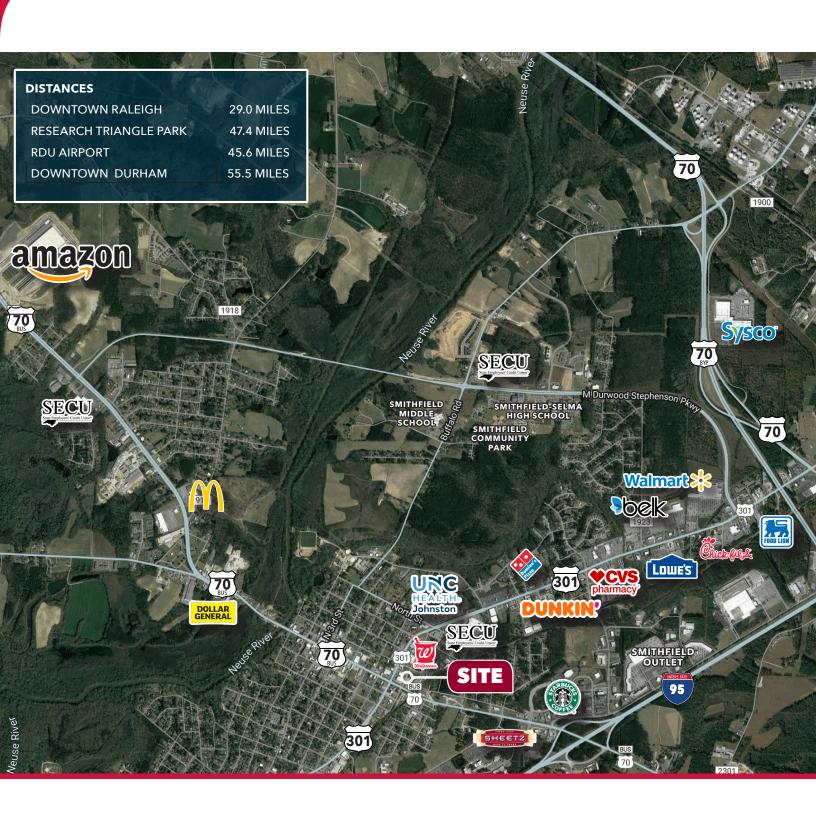
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