



Youngsville Business Park

Park Avenue and Capital Boulevard
Youngsville, NC 27596



SJPI.COM/RALEIGH | 919.827.0600

About Youngsville Business Park

- ▶ New 25-acre business community located along Park Avenue (US Alt 1) near NC 96.
- ▶ Flexible suite sizes ranging from 2,820 square feet up to 44,280 square feet with full-building opportunities.
- ▶ Strategically located in the high-growth Raleigh–Durham metro area, with easy access to Capital Boulevard (US 1).
- ▶ Expanding residential growth and high-income commuter traffic along US-1/Alt-1 create strong demand and an ideal environment for new and expanding businesses.
- ▶ Just 23 miles north of downtown Raleigh with quick convenient connections to surrounding communities.

For more information on Youngsville Business Park, visit: sjpi.com/youngsvillebusiness



Example of Flex/R&D interior build-out

Flex/R&D Buildings

Building A	34,220 SF	FUTURE
Building B	40,220 SF	FUTURE
Building C	44,280 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,820 up to 44,280 SF
Ceiling Height	18 ft. clear height
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Zoning	IND

Traffic Count (NCDOT)

Capital Boulevard at Park Avenue: 26,112 vehicles/day

Park Avenue at Youngsville Business Park: 6,948 vehicles/day

US 1-A at Park Avenue: 13,077 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	17,596	51,070	165,234
Avg. Household Income	\$113,012	\$132,014	\$152,454



Example of Flex/R&D interior lab build-out





Youngsville Business Park | Site Plan





96

26,112
VEHICLES/DAYWAFFLE
HOUSE6,948
VEHICLES/DAYYoungsville
Business ParkALT
113,077
VEHICLES/DAYROLLING MEADOWS
680 SINGLE-FAMILY HOMES
408 TOWNHOMES

YOUNGSVILLE

96



RICHLAND HILLS

CAPITAL BLVD
1

HOLDEN ROAD

- ▲ 5 MILES TO FRANKLINTOWN, NC
- ▼ 5 MILES TO WAKE FOREST, NC
- ◀ 29 MILES TO DURHAM, NC
- ▼ 23 MILES TO RALEIGH, NC

Distances to:

Franklinton, NC	5 miles
Wake Forest, NC	5 miles
Raleigh, NC	23 miles
Durham, NC	29 miles
Raleigh-Durham International Airport	32 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

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