



# Youngsville Business Park

Park Avenue and Capital Boulevard  
Youngsville, NC 27596



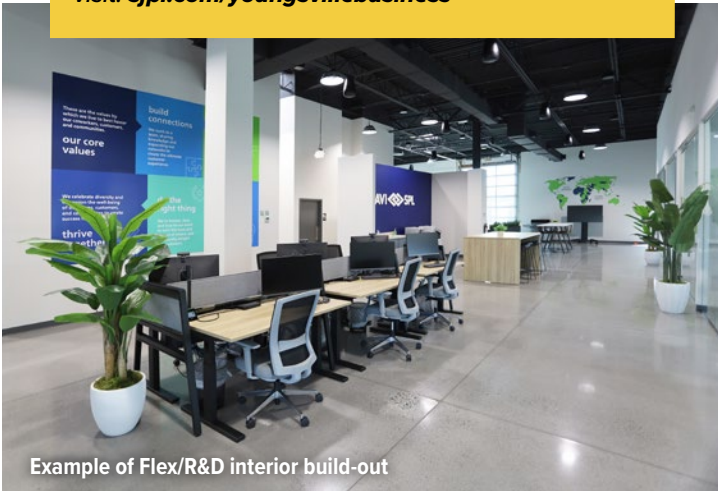
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# About Youngsville Business Park

- ▶ 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](http://sjpi.com/youngsvillebusiness)



Example of Flex/R&D interior build-out

## Flex/R&D Buildings

Building 100	44,280 SF	FUTURE
Building 200	40,220 SF	FUTURE
Building 300	34,220 SF	FUTURE

## Flex/R&D Specifications

Suite Sizes	2,820 up to 44,280 SF
Ceiling Height	16–18 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

HIDDEN HILLS DRIVE



PARK AVENUE

6,943  
VEHICLES/DAY 

S-LINE RICHMOND TO RALEIGH  
FUTURE HIGH SPEED PASSENGER RAIL

**BUILDING 300**  
34,220 SF

**BUILDING 200**  
40,220 SF

**BUILDING 100**  
44,280 SF

HAMPTON LANE



*\*For illustrative purposes only*



**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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