

## Retail/Strip Center For Sale:

108 Factory Shops Rd  
Morrisville, NC 27560



### Property Highlights

- 7,500 SF Retail/Strip Center
- Multi-Tenant
- 1.49 Acres
- Current location of  
Carmen's Cuban Café and  
Peng's Asian Cuisine
- Easy access to Hwy-40 and 540

**\$1,995,000**



Mark  
Schweibinz | 919.604.4114  
Mark@PRofRaleigh.com

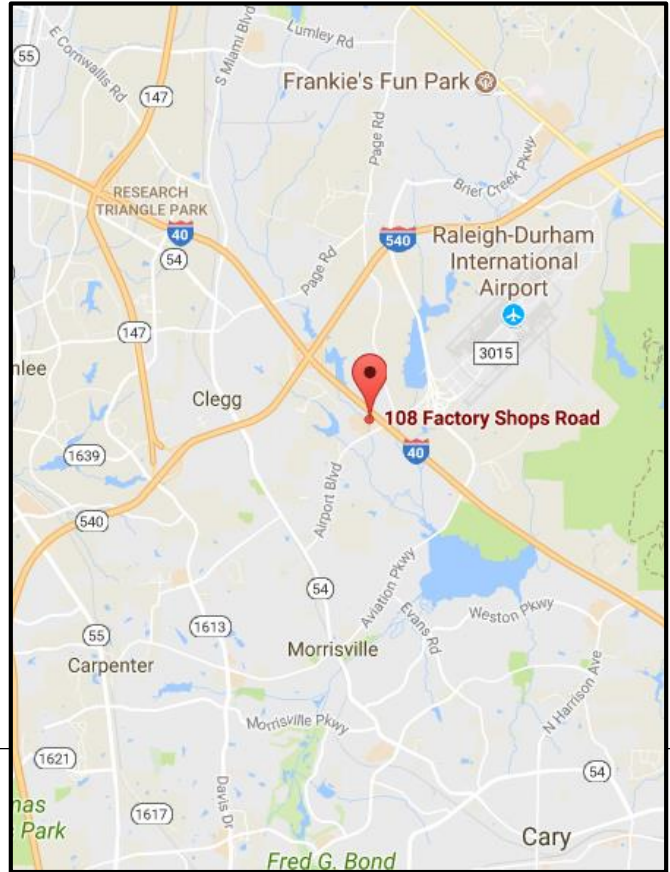
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# Retail/Strip Center For Sale:

“We sell buildings.”

## Location

- 108 Factory Shops Rd, Morrisville, NC 27560
- Just off of I-40 with easy access to 540 and 54
- Located near RDU and RTP
- Within 5 miles of more than 15 hotels

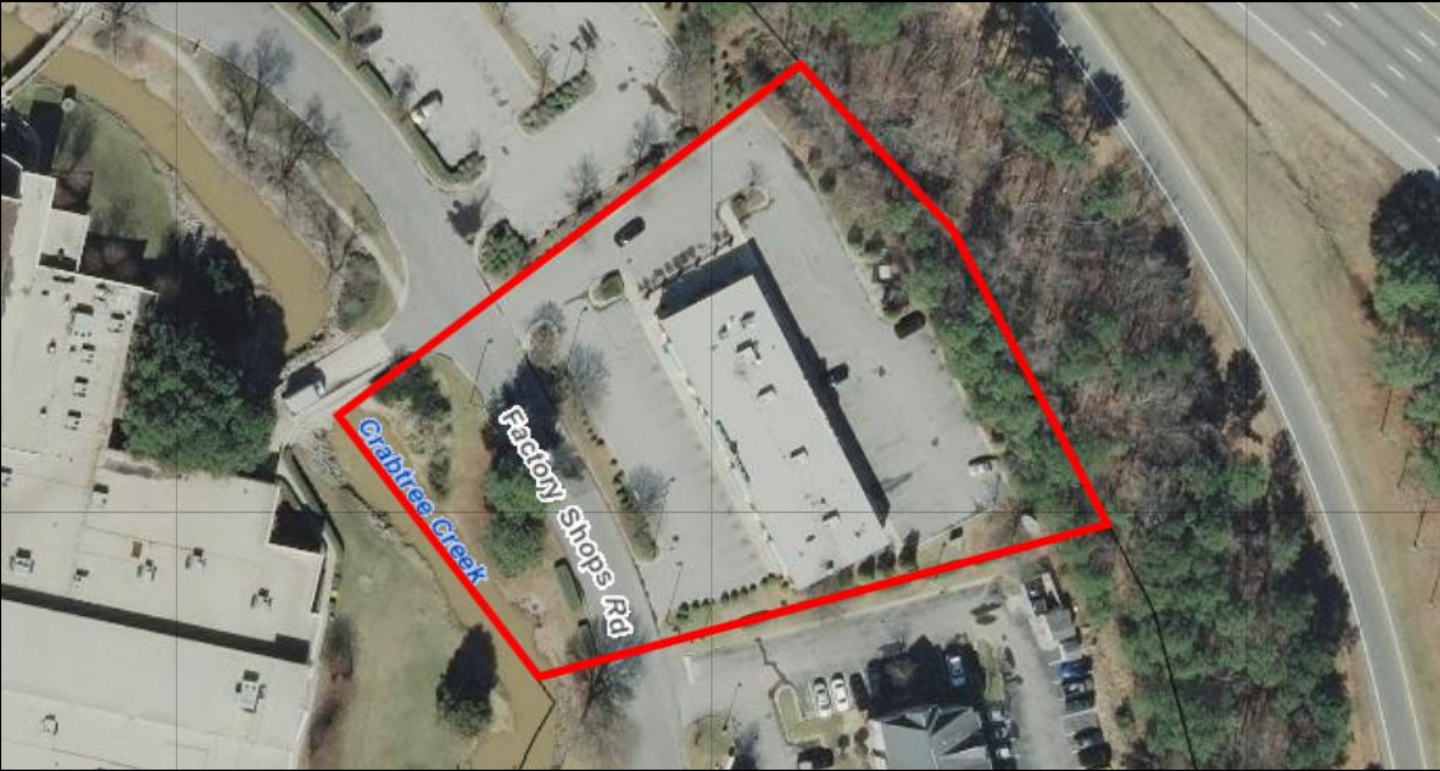


## Demographics

	RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	2017 Estimated Population	123	25,209	99,473
	2022 Projected Population	145	30,053	113,527
	Median Age	34.4	33.4	34.8
HOUSEHOLDS	2017 Estimated Households	52	10,786	42,191
	Median Household Income	\$39,036	\$81,032	\$84,080

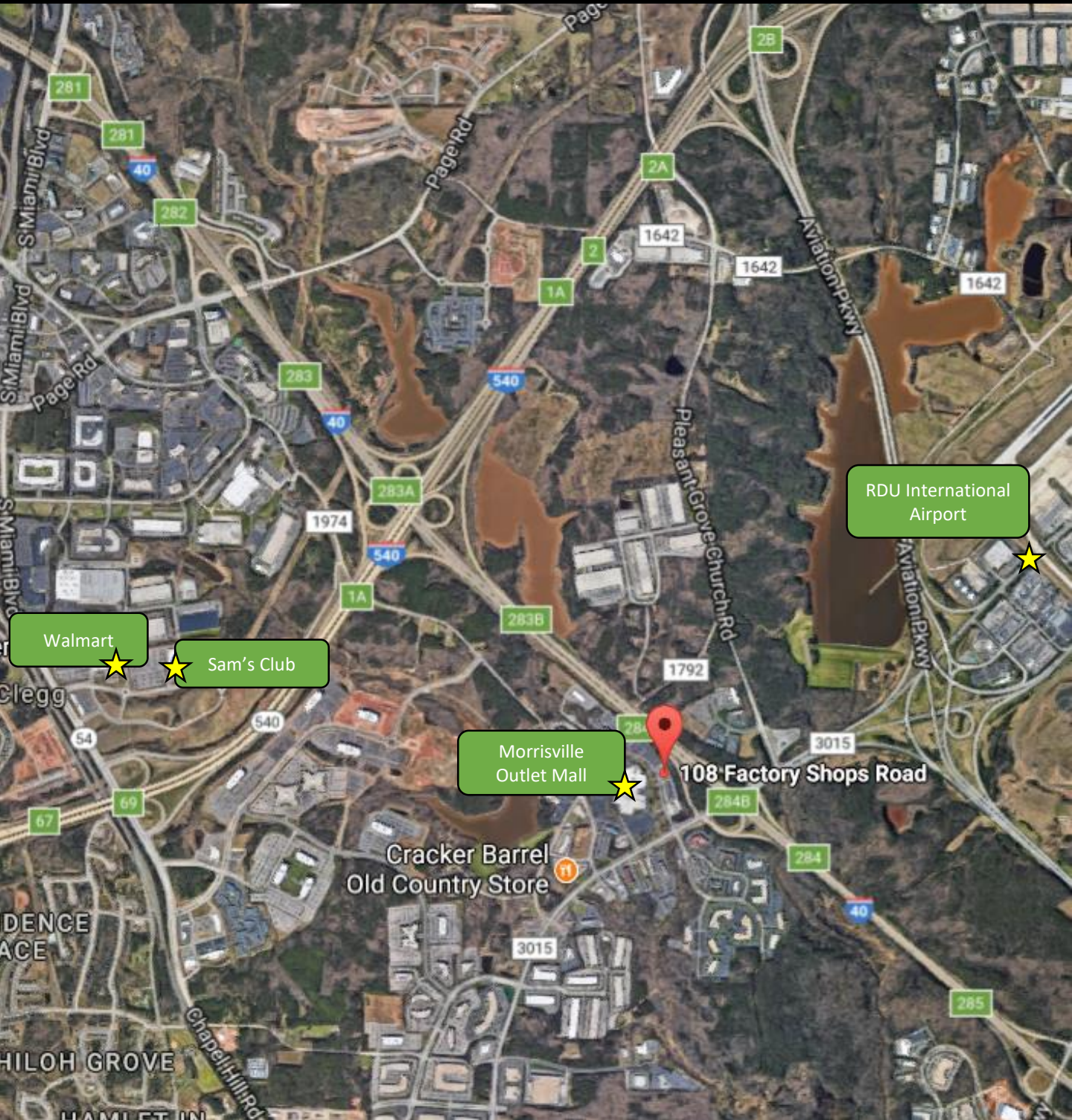
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<b>Address</b>	108 Factory Shops Rd, Morrisville, NC 27560
<b>Market</b>	RTP/I-40
<b>Use</b>	Retail/Strip Center
<b>Zoning</b>	RAC
<b>Total SF</b>	7,500
<b>Lot Size</b>	1.49 Acres
<b>Parking</b>	8.00/1000 SF with 60 Spaces
<b>Pin #</b>	0756388845
<b>Year Built</b>	2000

# 108 Factory Shops Rd



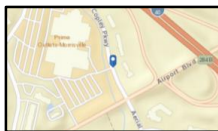
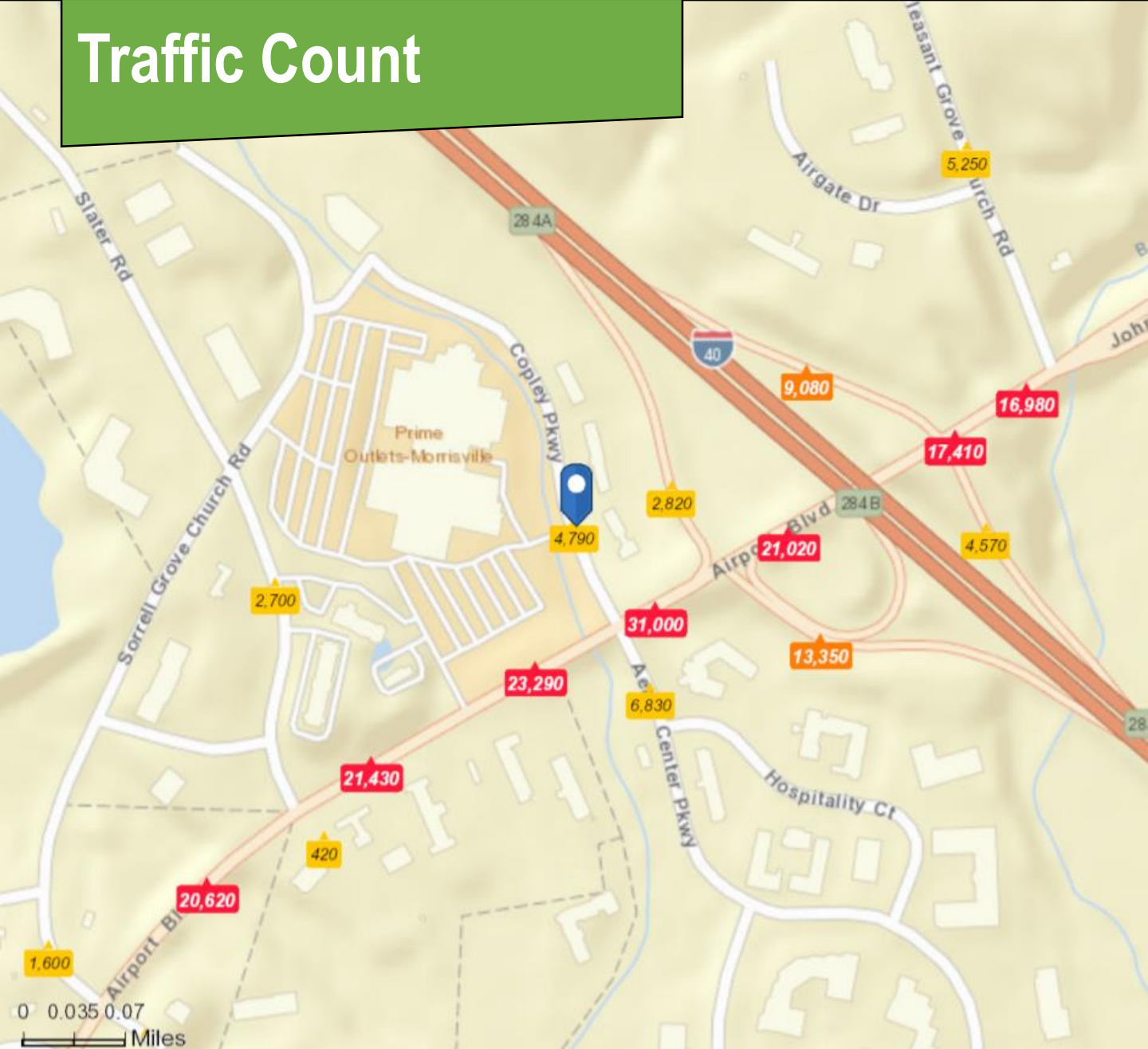
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# 108 Factory Shops Rd

## Traffic Count



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day

