


# FOR LEASE

*LANDLORD WILL CONSIDER SALE*

## 440 BOARDWALK DR

Youngsville, NC, 27596

CAPITAL ASSOCIATES®

# 440 BOARDWALK DR

Youngsville, NC, 27596

| | |
|---|---|
| **PROPERTY TYPE** | Flex Condo |
| **AVAILABLE** | Janaury 1, 2027 |
| **BUILDING HEIGHT** | 14’ |
| **SPACE AVAILABLE** | 2,240 SF |
| **LEASING RATE** | $17.00/SF |
| **LEASE TYPE** | NNN |
| **TICAM** | $1.43/SF |
| **YEAR BUILT** | 2005 |
| **COUNTY** | Franklin |
| **LOCATION** | Youngsville |
| **ZONING** | C-1 |
| **FLOORS** | 1 |
| **WAREHOUSE DOOR** | 10x12 |




**BRET MULLER**
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**JACK DUNN**
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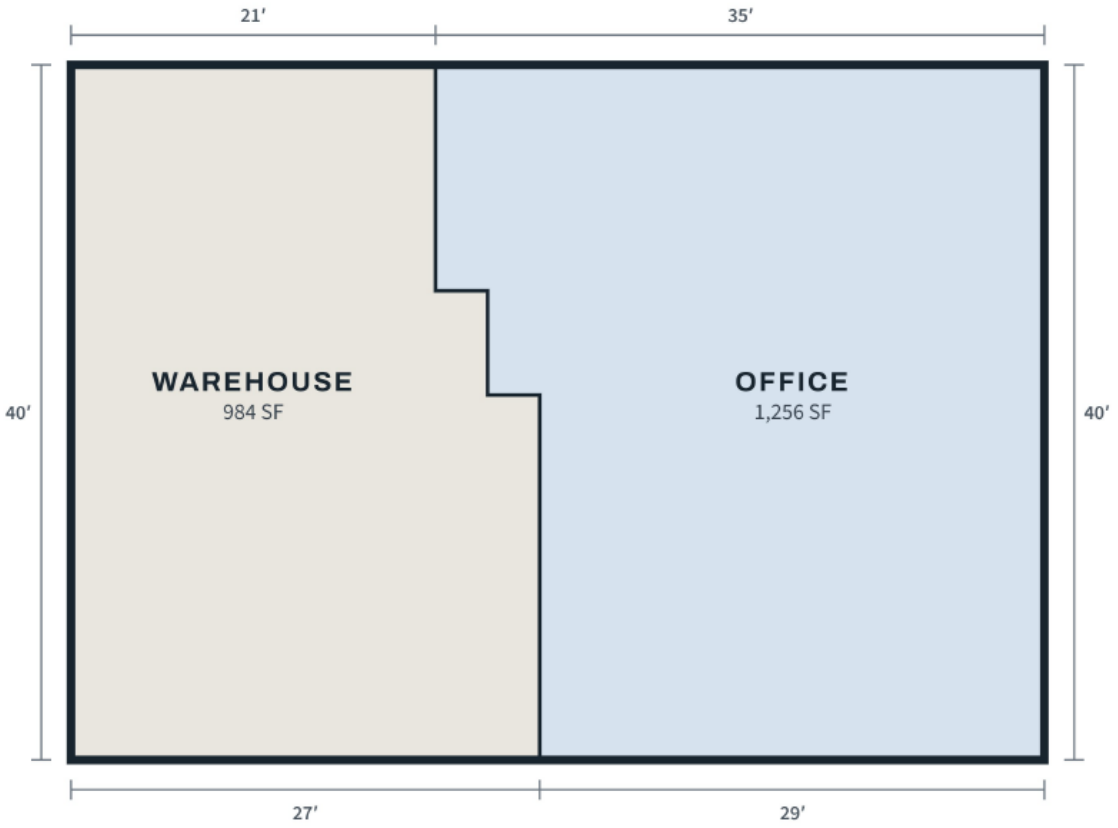
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## AVAILABLE

First Floor
Suite 440

2,240 SF




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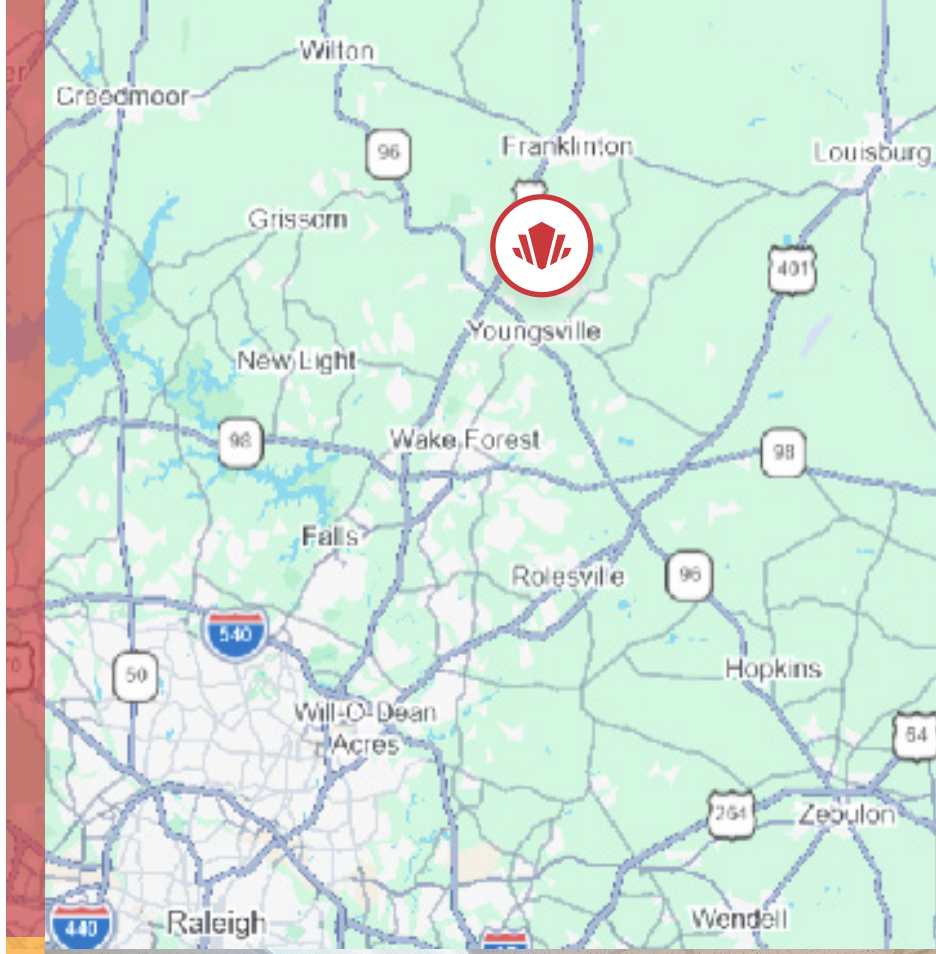
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## PROPERTY HIGHLIGHTS

- Located near NC-96, with about 6,900 cars passing daily.
- Quick access to US-1 (Capital Blvd), the main commuter route south to Wake Forest, I-540 and Raleigh.
- 5 miles to Franklinton, 5 miles to Wake Forest, 23 miles to Raleigh and 29 miles to Durham.
- Convenient to downtown Youngsville and the growing Wake Forest area.
- Population within 5 miles is +/- 49,721 in 2025, projected to grow 12% by 2030, with 14.7% growth projected within 1 mile.







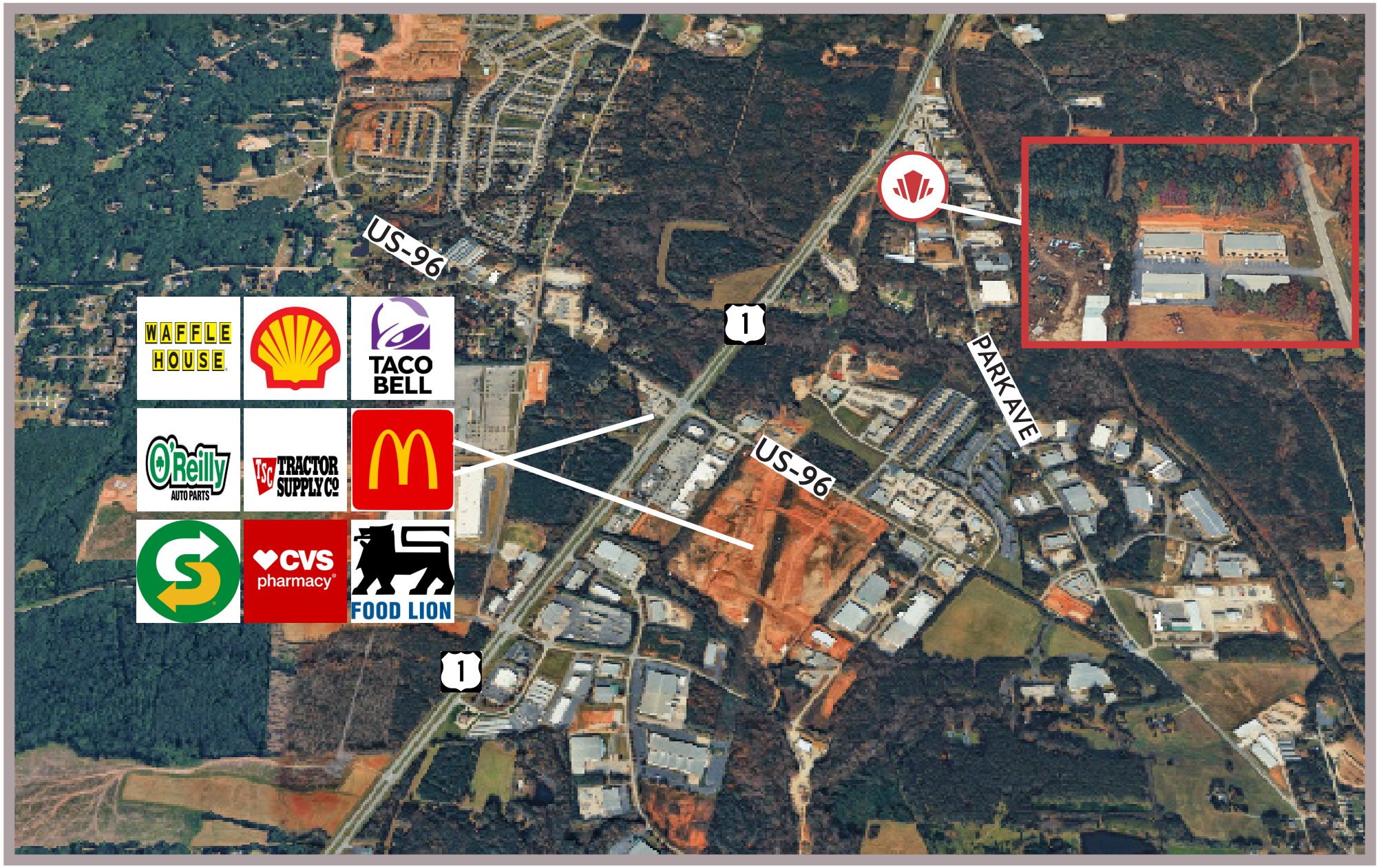
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