



FOR LEASE

Franklin Plaza

279-339 South Bickett Boulevard
Louisburg, NC 27549

3,000 SF
AVAILABLE

\$18.00
SF/YR

Cory Thornton

Broker

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Property Overview

EXECUTIVE SUMMARY

Franklin Plaza offers a ±3,000 SF retail suite available for lease at 287 S. Bickett Boulevard in Louisburg, NC. The suite features a largely open floor plan with additional backroom and office/storage areas, providing flexibility for a variety of retail, service, medical, fitness, or office users.

The Food Lion–anchored center features a diverse mix of established retail, restaurant, medical, and service tenants, including Tractor Supply, Farmers Home Furniture, Subway, Papa John's Pizza, State Farm, Lane & Associates Family Dentistry, Impact Urgent Care, and Family Pharmacy. Located along S. Bickett Boulevard, the property benefits from strong visibility and approximately **24,000 VPD**.

PROPERTY HIGHLIGHTS

- ±3,000 SF retail suite available for lease in Franklin Plaza
- Food Lion–anchored shopping center in Louisburg, NC
- Offered at \$18.00/SF NNN + \$2.23/SF TICAM
- Strong visibility along S. Bickett Boulevard with approximately 24,000 vehicles per day
- Open retail layout with additional backroom and office/storage areas
- Ample surface parking directly in front of the suite
- Suitable for a variety of retail, service, fitness, medical, or office users, subject to landlord approval
- Established shopping-center location with strong daily traffic and convenient access

**3,000 SF**
AVAILABLE SF

**\$18**
ASKING RATE SF/YR

**1987**
YEAR BUILT

**17,996**
LOT SIZE

**53,402**
BUILDING SQFT

**015407**
PARCEL ID

**B 2**
ZONING

**Franklin**
COUNTY

**0**
FRONTAGE

**36.090991,-78.297953**
COORDINATES

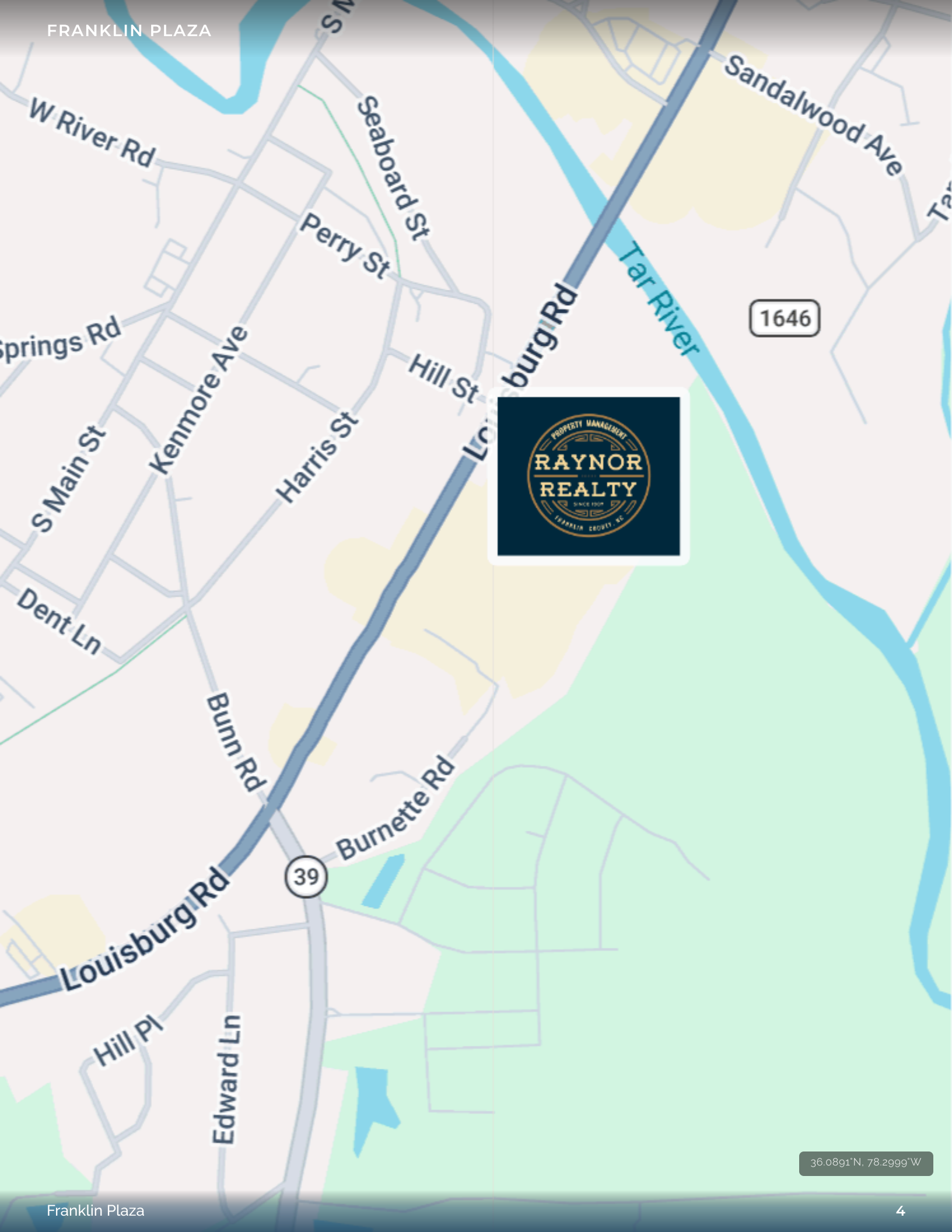
ACCESSIBILITY

AIRPORTS	
Raleigh-Durham International Airport	30.9 mi
Old Warren County Airport Site	24.6 mi
Triangle North Executive Airport	4.9 mi

HIGHWAYS	
South Bickett Boulevard	0.2 mi
North Bickett Boulevard	0.6 mi
US 401	1.1 mi
US 401/NC 39	3.7 mi

| Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
287	3,000 SF	\$18 SF/Yr	NNN	Retail	3-5



36.0891°N, 78.2999°W

| Photo Gallery



Market Overview

Market Overview: Louisburg, NC

Louisburg is a town in and the county seat of Franklin County, North Carolina, United States. As of the 2020 census, the town population was 3,064. The town is located approximately 29 miles northeast of the state capital, Raleigh, and located about 31 miles south of the Virginia border. It is also the home of Louisburg College, the oldest two-year coeducational college in the United States.



KEY FACTS

Population	3,064
Area	2.7 sq mi
Elevation	220 ft
County	Franklin County
Incorporated	1779
State	North Carolina

DEMOGRAPHIC SNAPSHOT

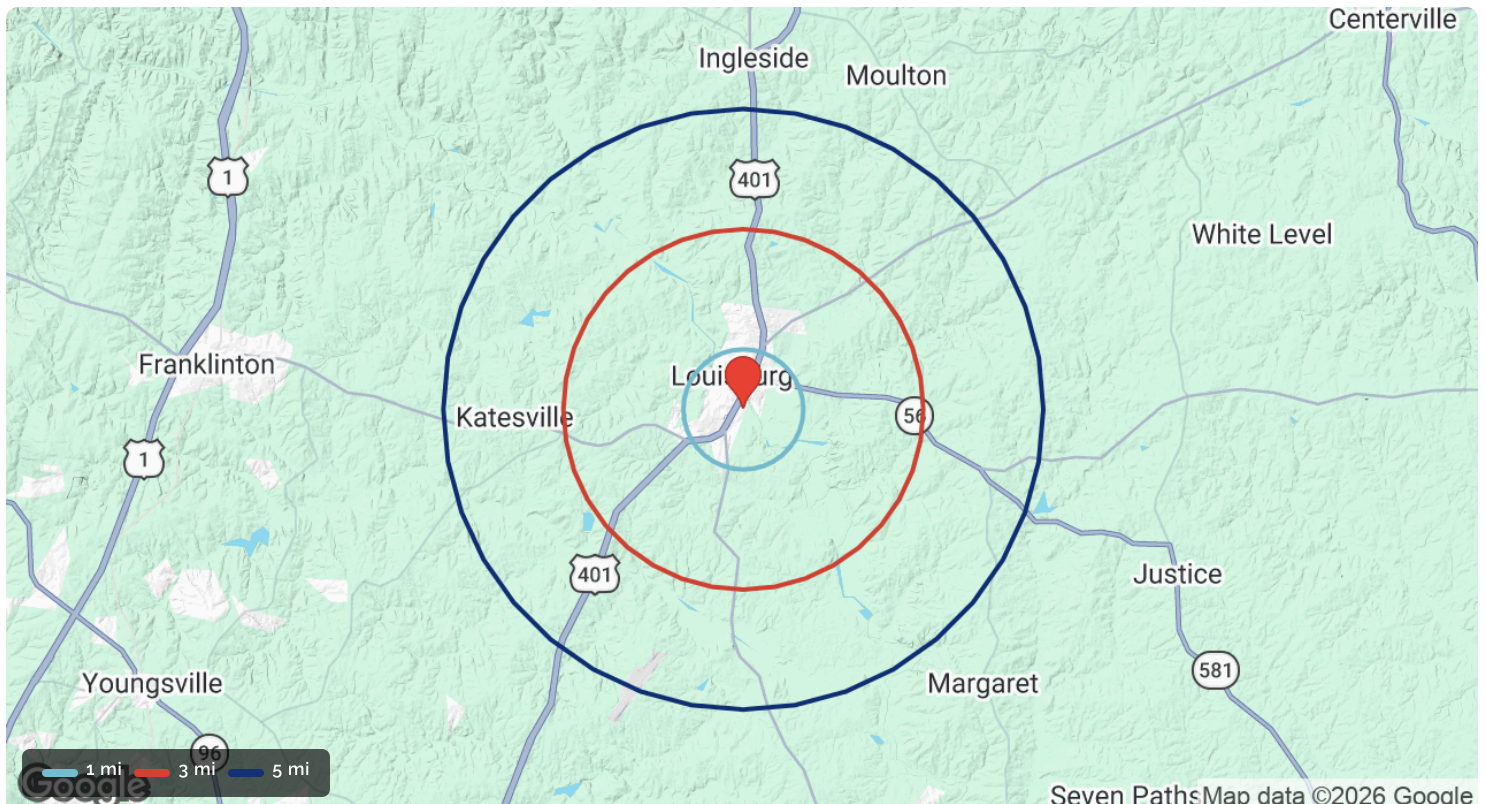
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population1,888	Population6,017	Population9,518
Median HH Income\$49,467	Median HH Income\$54,307	Median HH Income\$57,004
Households804	Households2,301	Households3,690

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,727	5,718	8,727
2010 Population	1,878	6,193	9,569
2026 Population	1,888	6,017	9,518
2031 Population	2,011	6,451	10,223
2026-2031 Growth Rate	1.27 %	1.40 %	1.44 %
2026 Daytime Population	4,154	8,947	11,416

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	782	2,057	3,159	less than \$15,000	230	506	663
2010 Total Households	790	2,185	3,465	\$15,000-\$24,999	78	252	418
2026 Total Households	804	2,301	3,690	\$25,000-\$34,999	47	97	154
2031 Total Households	873	2,513	4,032	\$35,000-\$49,999	48	184	324
2026 Avg. Household Size	2.02	2.35	2.38	\$50,000-\$74,999	162	406	674
2026 Owner Occupied Housing	415	1,414	2,451	\$75,000-\$99,999	52	154	310
2031 Owner Occupied Housing	475	1,597	2,756	\$100,000-\$149,999	125	434	690
2026 Renter Occupied Housing	389	887	1,239	\$150,000-\$199,999	23	131	237
2031 Renter Occupied Housing	399	916	1,276	\$200,000 or greater	37	137	220
2026 Vacant Housing	133	321	430	Median HH Income	\$49,467	\$54,307	\$57,004
2026 Total Housing	937	2,622	4,120	Average HH Income	\$65,321	\$78,522	\$81,879



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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