

OWNER:
JAMES R. LEVINSON
DEED BOOK 4224, PAGE 395
TAX PARCEL ID: 01E0968C
ZONING: B-3
USE: VACANT

OUTPARCEL 1
(1.13 ACRES)

OUTPARCEL 2
(1.15 ACRES)



INTERSTATE 95
(RIGHT OF WAY VARIES)

PROP.
STORMWATER BMP
WITH FOUNTAIN

1
PROP.
RESTAURANT
6,100 SQ. FT.

2
PROP.
RESTAURANT
4,000 SQ. FT.

PROP. HAMPTON INN
89 ROOMS
1000 SQ. FT.
MEETING SPACE

SOUTH WALTON AVE (SR 242)
(60' PUBLIC RIGHT OF WAY)

OUTPARCELS AVAILABLE BENSON, NC

- Hampton Inn by Hilton Hotel Development with two restaurant outparcels
- Outparcel 1: \$650,000
- Outparcel 2: \$550,000
- Utilities in place
 - Water/sewer
 - Natural Gas
 - Electric
 - Broadband
- Exposure to I-95 and NC 242 South
- Build to suit and ground lease available
- Co-tenants include hotel, shopping center, other local activity drivers
- Located at the I-95 / I-40 Interchange in Benson, NC
- Visible to 58,000 motorists per day on I-95
- 1.5 miles from I-40 and 43,000 motorists per day
- Drive radius in relation to neighboring populations
 - 5-mile drive - 15,576 persons
 - 10-mile drive - 66,746 persons
 - 15-mile drive - 148,169 persons
- Town hosts several seasonal events that see 5,000 to 10,000+ crowds each year

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