

FOR LEASE

Multi-Tenant Retail Off of Interstate 95

5442 LAMM RD, WILSON, NC 27893



MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	8,230 SF
Available SF:	1,015 - 1,850 SF
Lot Size:	122,370 SF
Year Built:	2025
Zoning:	GC

PROPERTY HIGHLIGHTS

- Directly off Interstate 95 (34,500 VPD), providing direct on/off ramp access for travelers
- Walking distance of 6 hotels; Hampton Inn & Suites, Comfort Suites Wilson, Fairfield Inn & Suites by Marriott, Country Inn & Suites by Radison, Microtel Inn & Suites by Wyndham and a Red Roof Inn
- Positioned near the signalized, hard-corner of Raleigh Road Pkwy and Lamm Rd

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PROPERTY DESCRIPTION

This newly constructed 8,230 SF building is strategically located just off a prominent Interstate 95 exit. Positioned among well-known hotels, convenience stores, and national QSR brands, it presents an excellent opportunity to capture traffic from nearby residential communities and I-95 travelers. Spaces are available and can be subdivided from 1,015 to 5,955 SF. Nearby businesses include Hampton Inn & Suites, Comfort Suites Wilson, Fairfield Inn & Suites by Marriott, Country Inn & Suites by Radisson, Microtel Inn & Suites by Wyndham, Red Roof Inn, and major quick-service restaurants such as Chick-fil-A, Starbucks, McDonald's, Jersey Mike's, and Burger King.



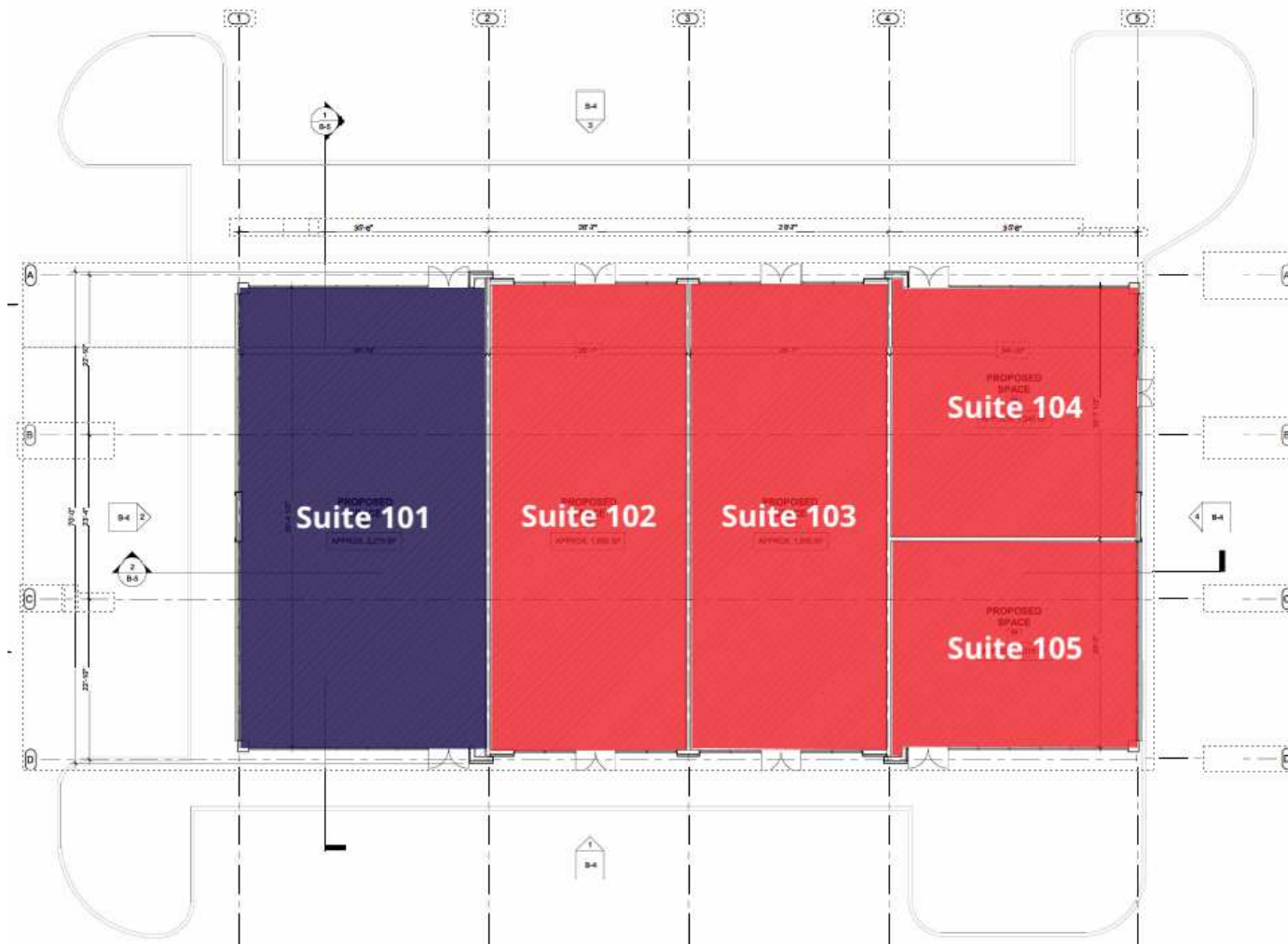
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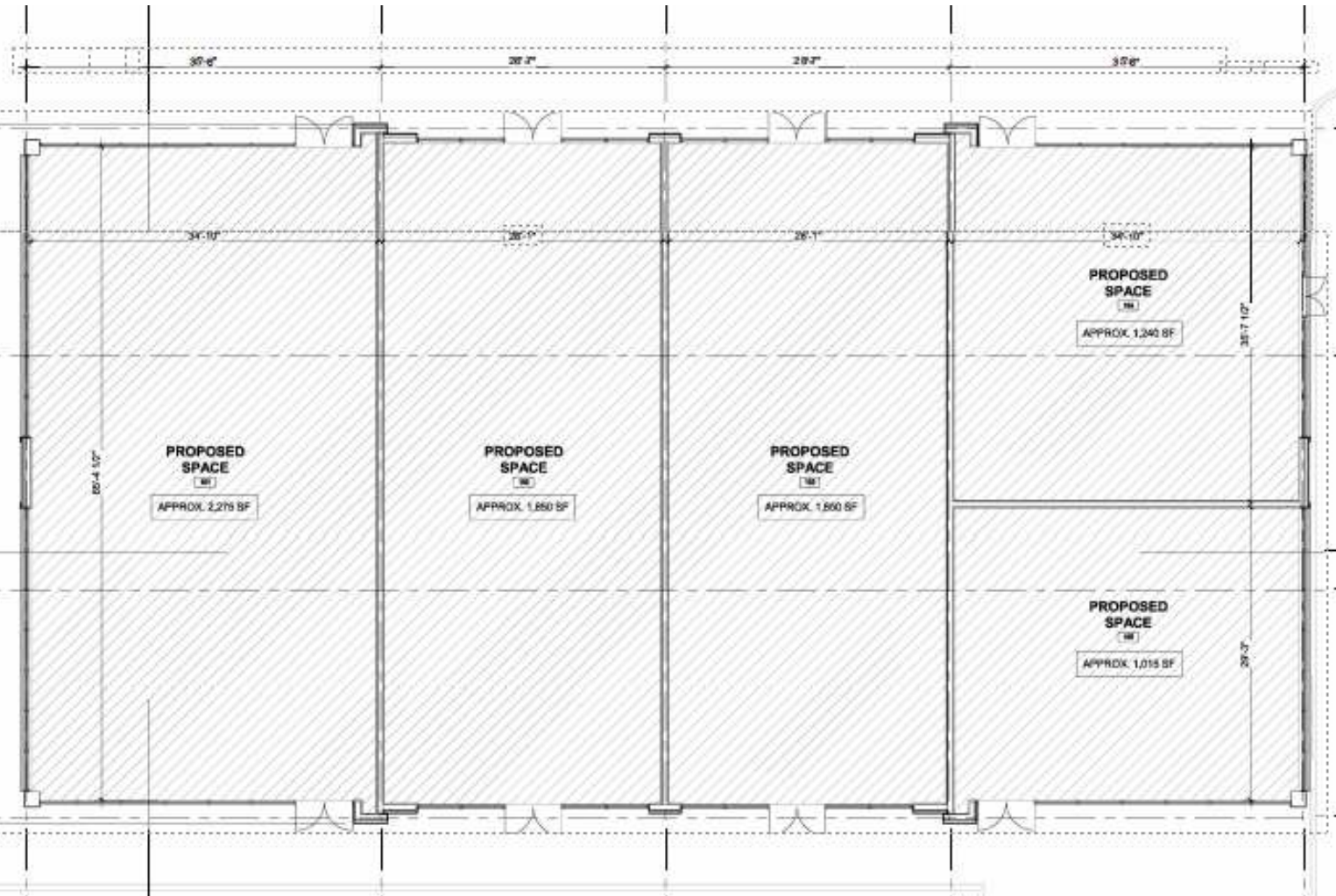
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SUITE	TENANT	SIZE (SF)
Suite 101	-	2,275 SF
Suite 102	Available	1,850 SF
Suite 103	Available	1,850 SF
Suite 104	Available	1,240 SF
Suite 105	Available	1,015 SF

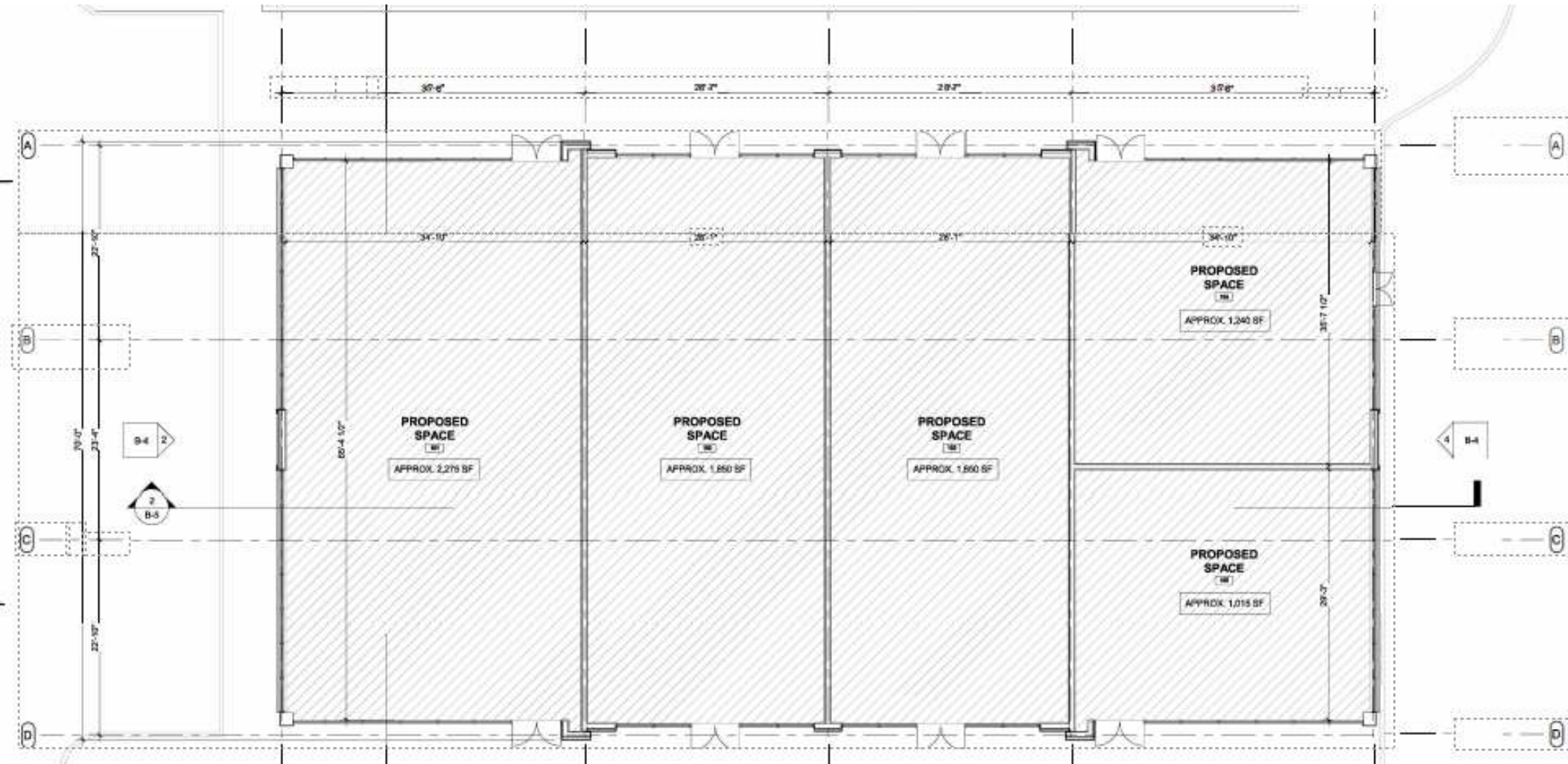
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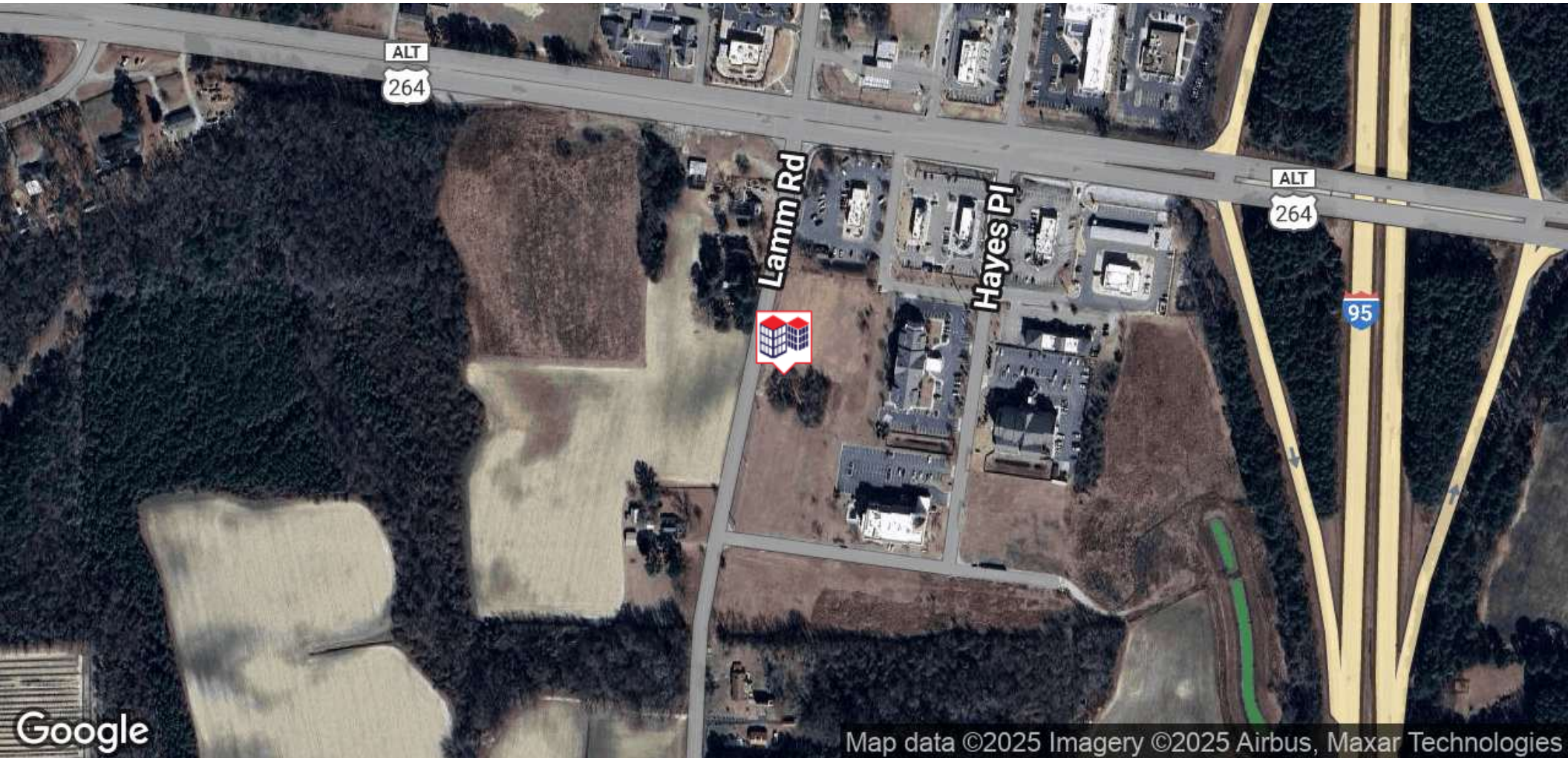
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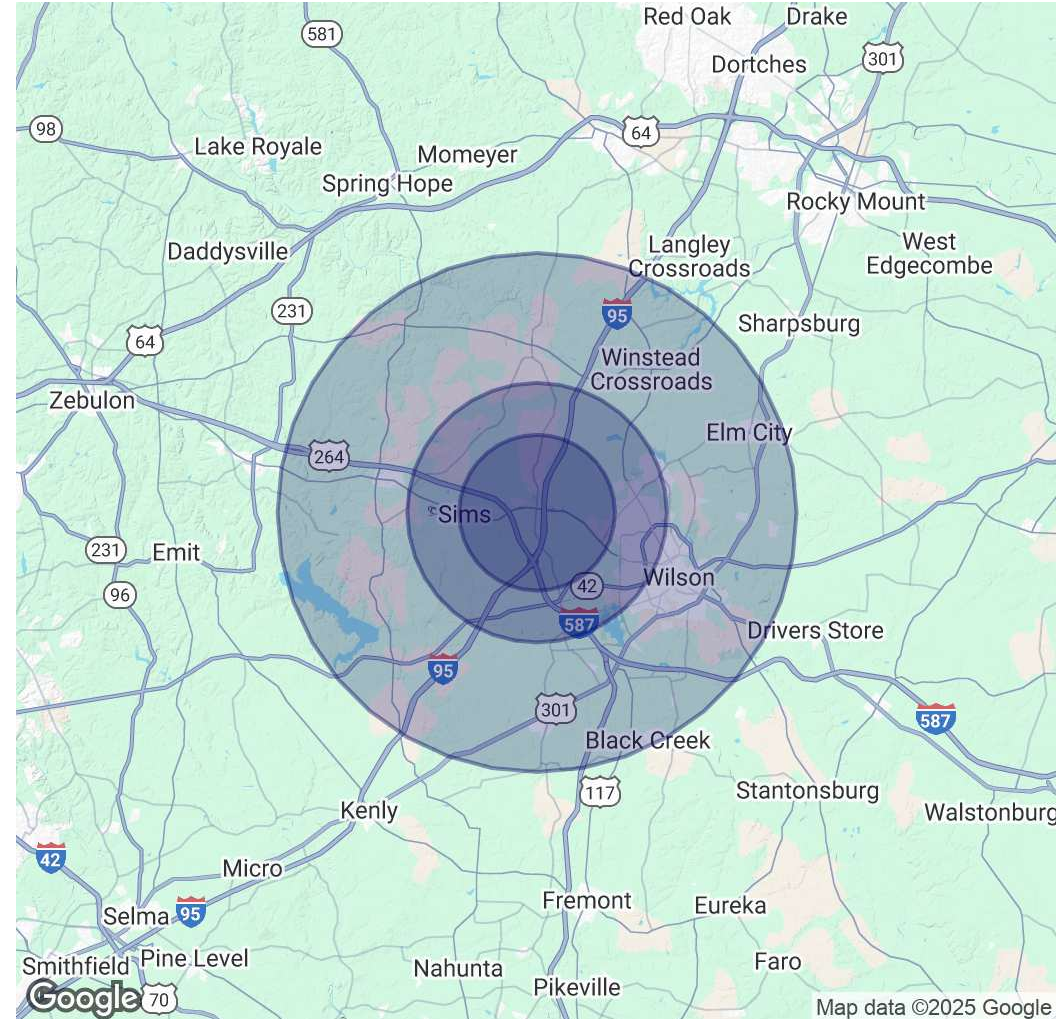
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,796	33,384	81,206
Average Age	39	42	42
Average Age (Male)	38	41	40
Average Age (Female)	40	44	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,861	14,071	33,117
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$64,309	\$79,283	\$73,407
Average House Value	\$204,339	\$224,589	\$209,225

Demographics data derived from AlphaMap



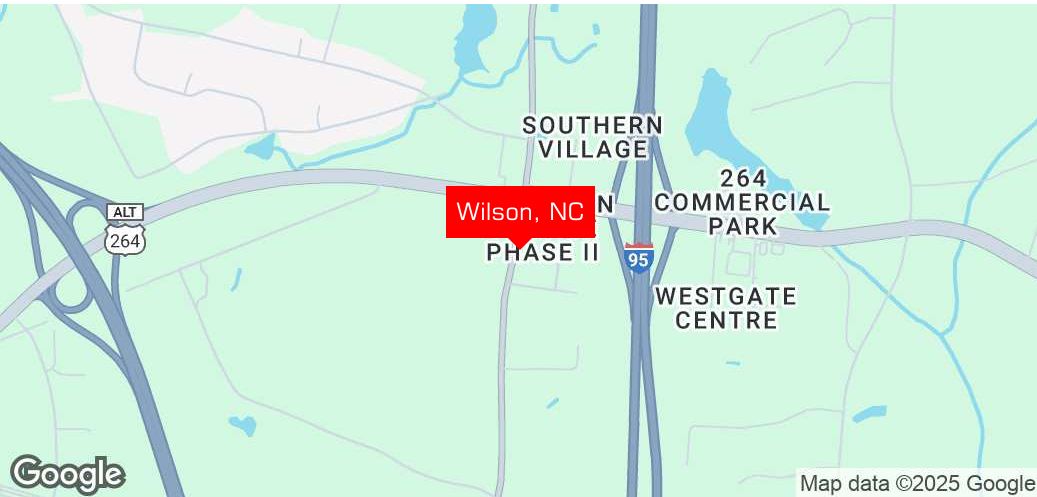
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LOCATION DESCRIPTION

Wilson is within 30 miles of the Raleigh MSA (1.5mm population) and Greenville MSA (290K population). Wilson offers an abundance of recreation and leisure activities for its 50,000 residents. Its diversified economy in manufacturing, healthcare, and the education sector has helped bolster its recent economic success. The city has announced multiple significant developments in recent years. Wilson supported a more than \$100 million investment into a 240-unit apartment building, a new YMCA center, and a parking deck downtown. In addition, they recently announced a \$280 million project to bring a new stadium into downtown Wilson.

LOCATION DETAILS

County	Wilson
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