



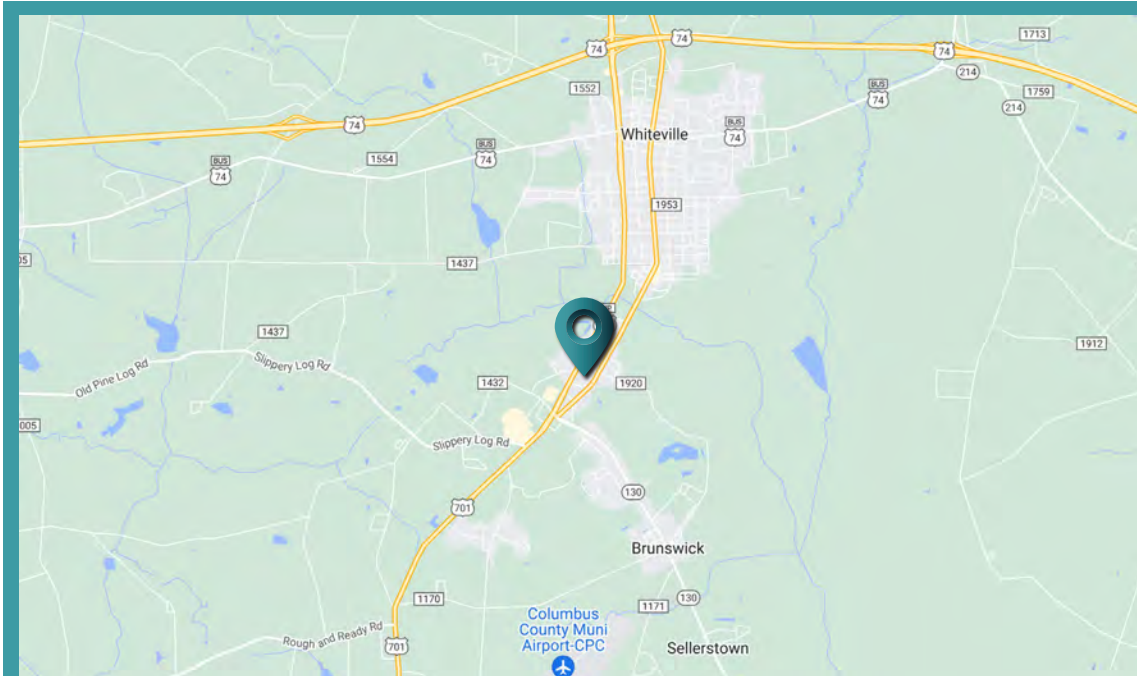
108 RADIO STATION RD., WHITEVILLE, NC 28472

MASON WATKINS
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com

 **Sun Coast
Partners**
COMMERCIAL



108 Radio Station Road Whiteville, NC 28472

SPACE AVAILABLE*	2,480± SF
ACREAGE*	3.5 Acres
SALE PRICE	\$269,000
ZONING	B-3

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

2,480 +/- SF office building situated on 3.5 +/- acres located in central Whiteville, NC. Currently operating as WENC radio station. Building is comprised of 7 offices, a reception area, restroom and storage space. Excellent opportunity for owner occupier or redevelopment. Zoned B-3 by Whiteville which permits a wide variety of uses.

DO NOT DISTURB CURRENT TENANT

Contact Broker with questions or to arrange a property tour.

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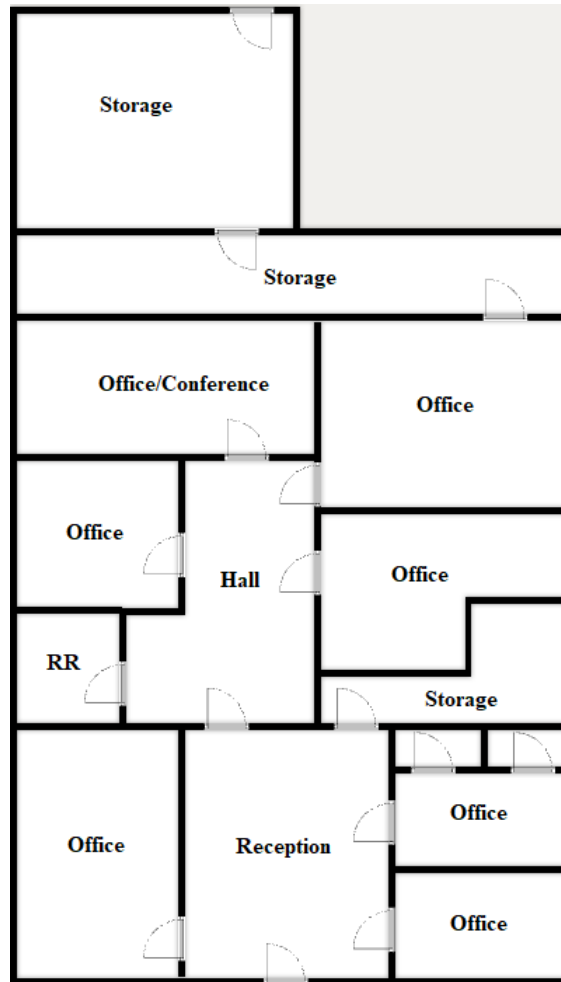
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Floorplan

108 Radio Station Rd. Whiteville, NC

Appx 2,480 +/- SF

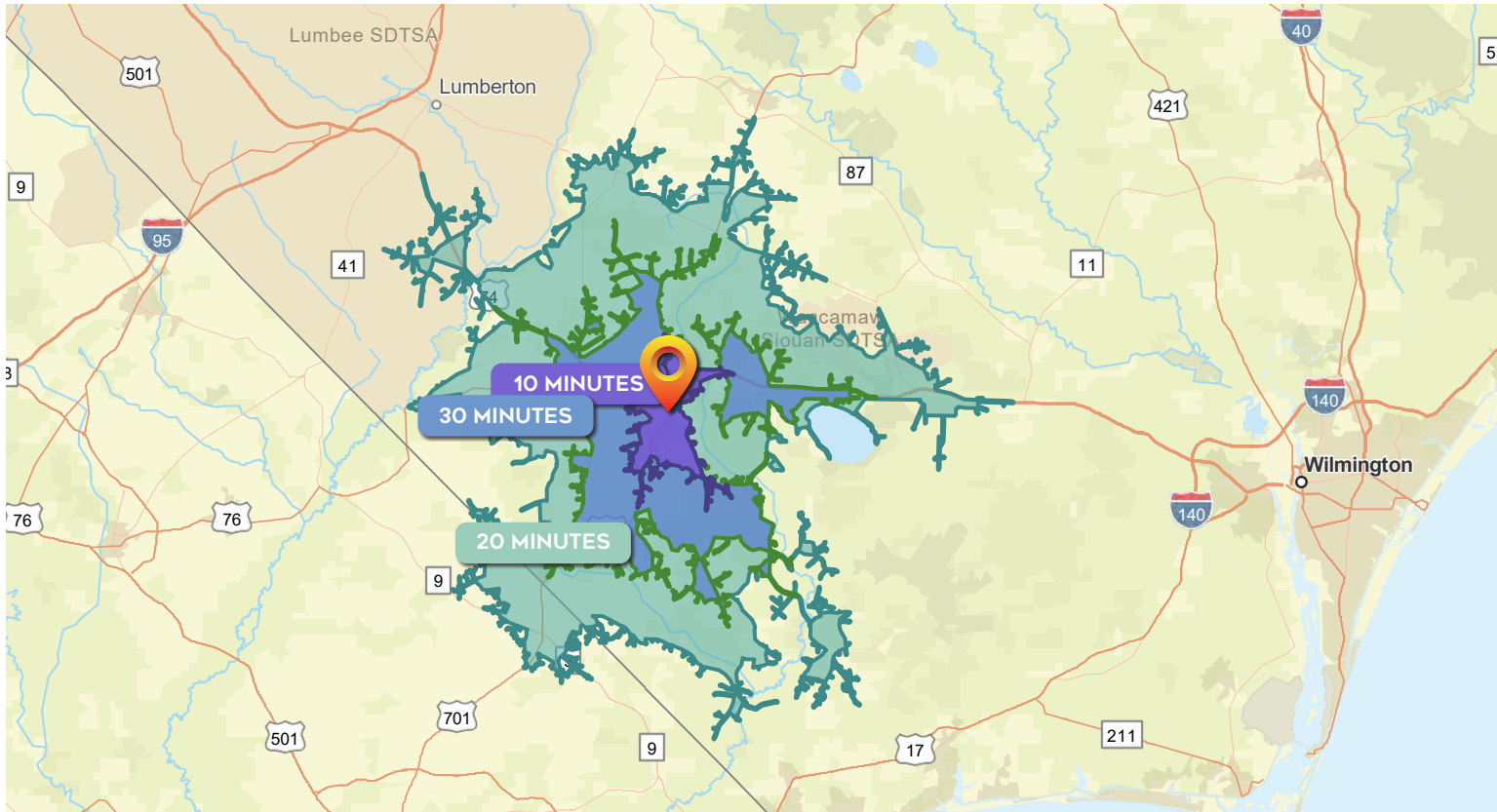


*** NOT TO SCALE***

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DEMOGRAPHICS	10 MINUTES	20 MINUTES	30 MINUTES
Total Population	8,564	21,329	47,040
Average Age	41	41.8	42.6
Households	3,477	8,739	19,577
Average HH Size	2.21	2.33	2.33
Median HH Income	\$37,337	\$41,358	\$43,618
Average HH Income	\$65,449	\$69,374	\$68,035
Per Capita Income	\$26,069	\$28,850	\$28,374

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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