

FOR LEASE

Developing Retail Space - Washington NC

206 NORTH BRIDGE ST, WASHINGTON, NC 27889



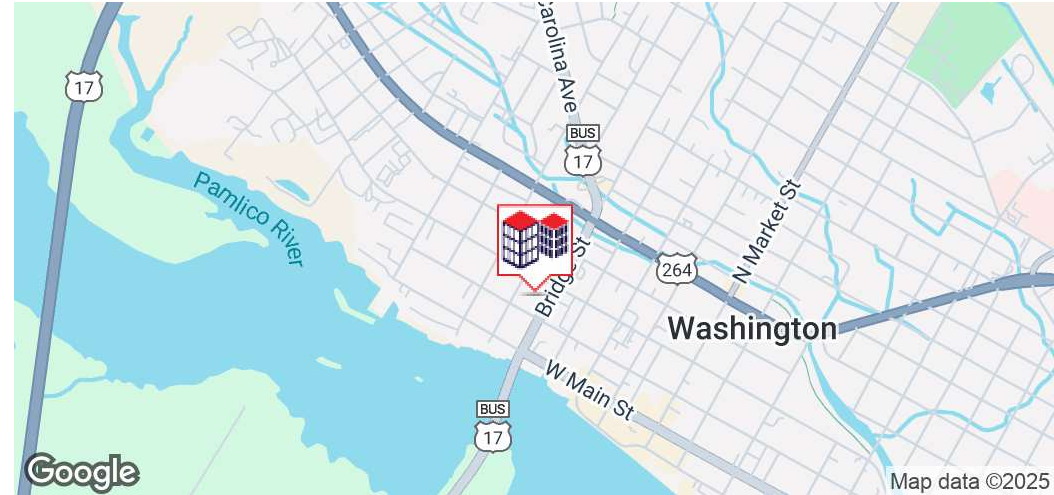
MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,000 SF
Available SF:	1,250 SF
Lot Size:	1.06 Acres
Number of Units:	3
Zoning:	B1H
Market:	Eastern North Carolina
Submarket:	Washington MSA
Traffic Count:	13,500

PROPERTY OVERVIEW

We are pleased to offer a newly constructed 4,000 SF retail building located on US Hwy 17 Business in historic downtown Washington, NC.

Unit 103 is an endcap space with direct visibility from Hwy 17 and includes a pickup window. The unit will be delivered in dark shell condition, allowing for a customized build-out.

The property provides 200 feet of frontage on Hwy 17 and an additional 70 feet of access from Second Street. It is situated two blocks from the waterfront and directly across Hwy 17 from downtown Washington's commercial district.

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LOCATION DESCRIPTION

Washington's downtown provides a unique opportunity as it captures residents throughout Eastern North Carolina with its quaint and charming historic waterfront. The Historic Downtown offers foodies fresh seafood and unique eateries enjoyable for the whole family.

LEASE HIGHLIGHTS

- Across the street from future municipal building development
- Excellent visibility
- Located within 5 minutes of Vidant Hospital | Only hospital within 30-minutes
- 10-minute drive from Beaufort Community College | 13,500 students

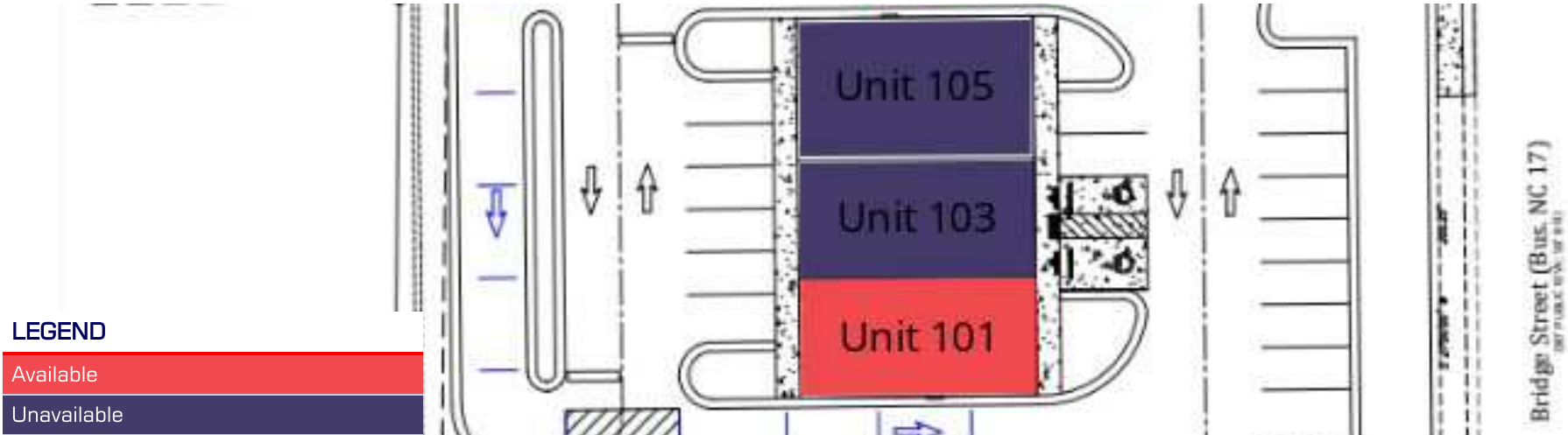
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 105	-	1,499 SF	NNN	-	-
Unit 103	-	1,250 SF	NNN	-	-
Unit 101	Available	1,250 SF	NNN	Negotiable	Unit will be delivered as a dark shell spaces. The space features a pick-up window with easy ingress/egress from North Bridge Street.

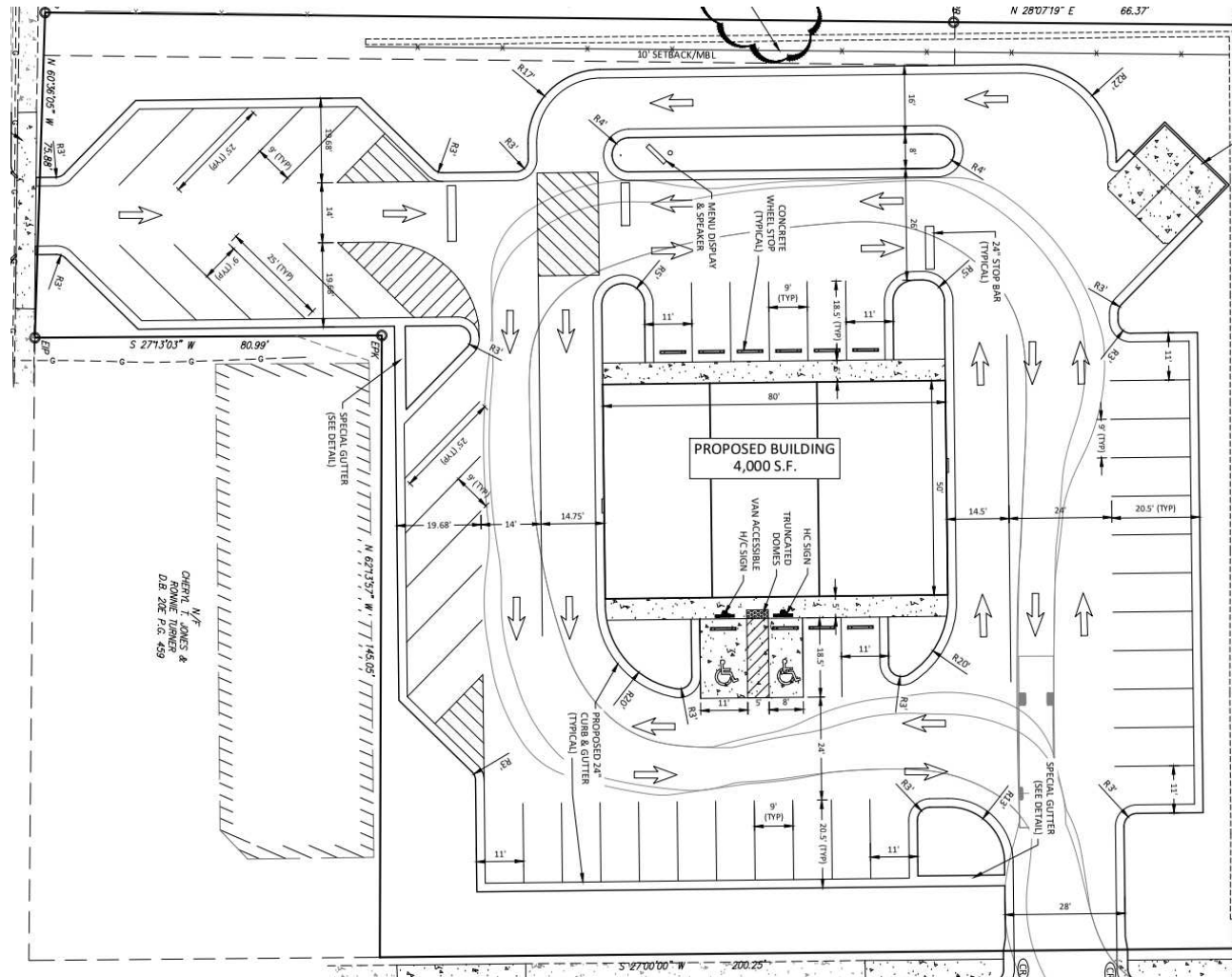
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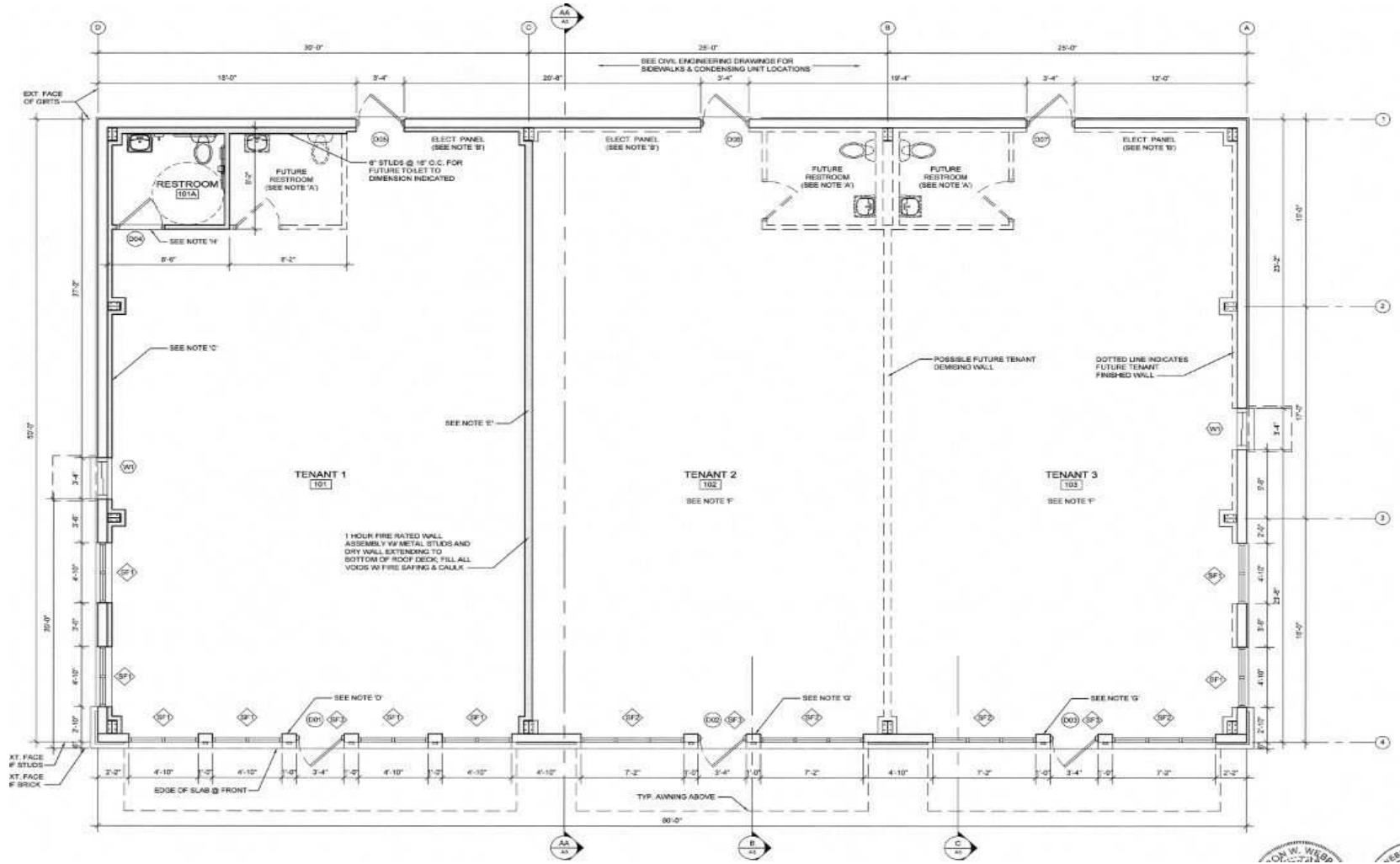
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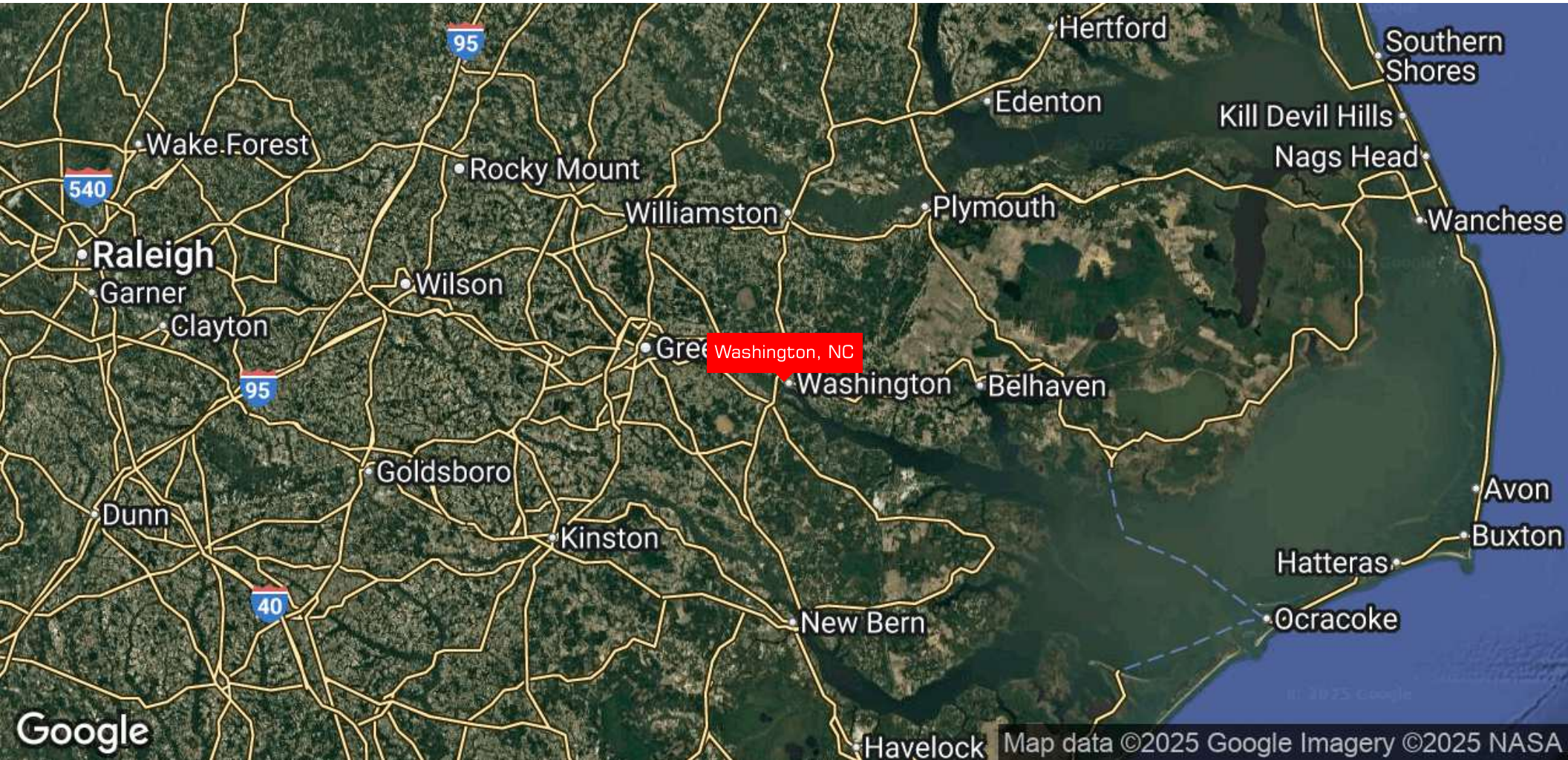
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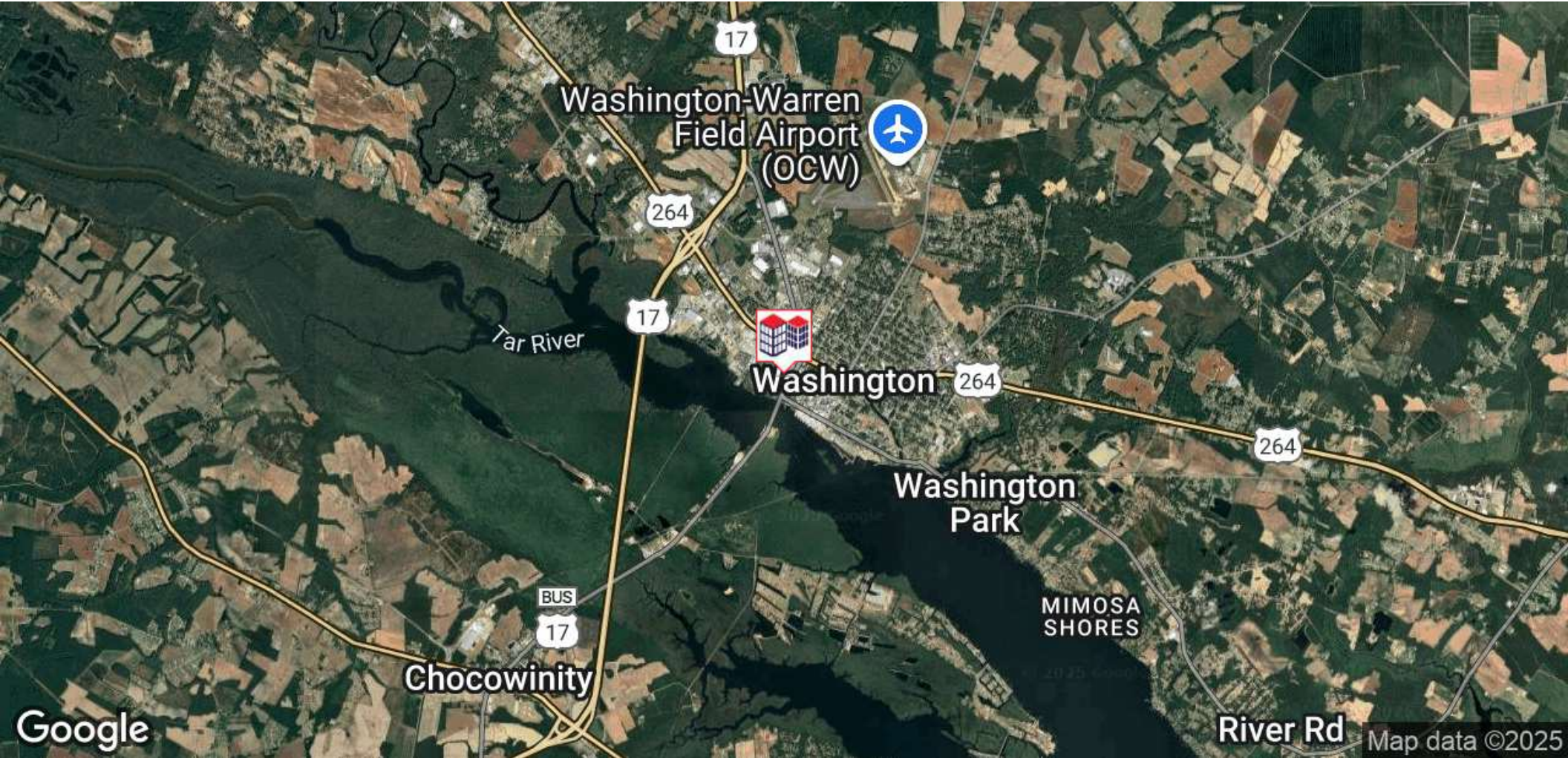
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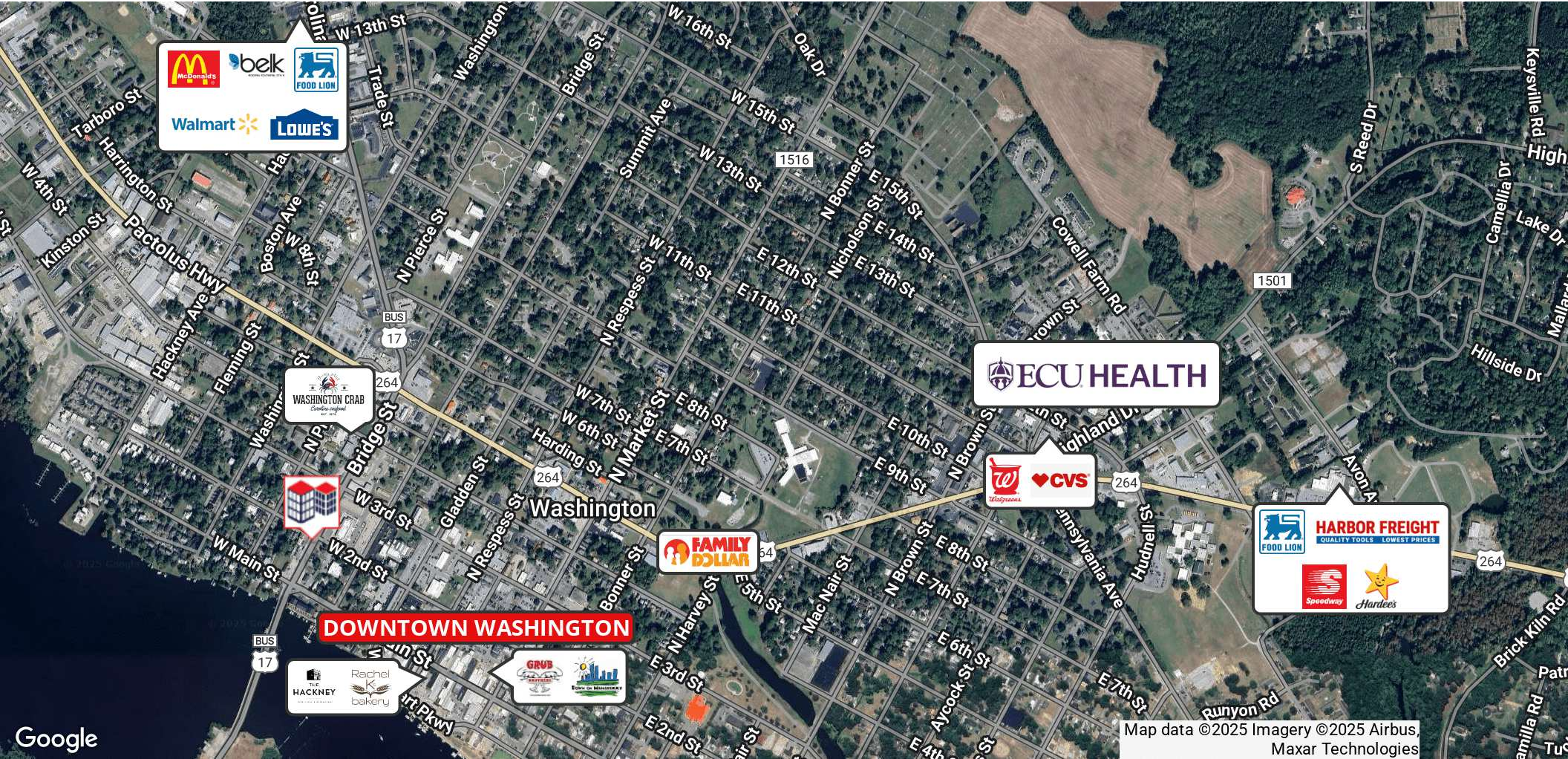
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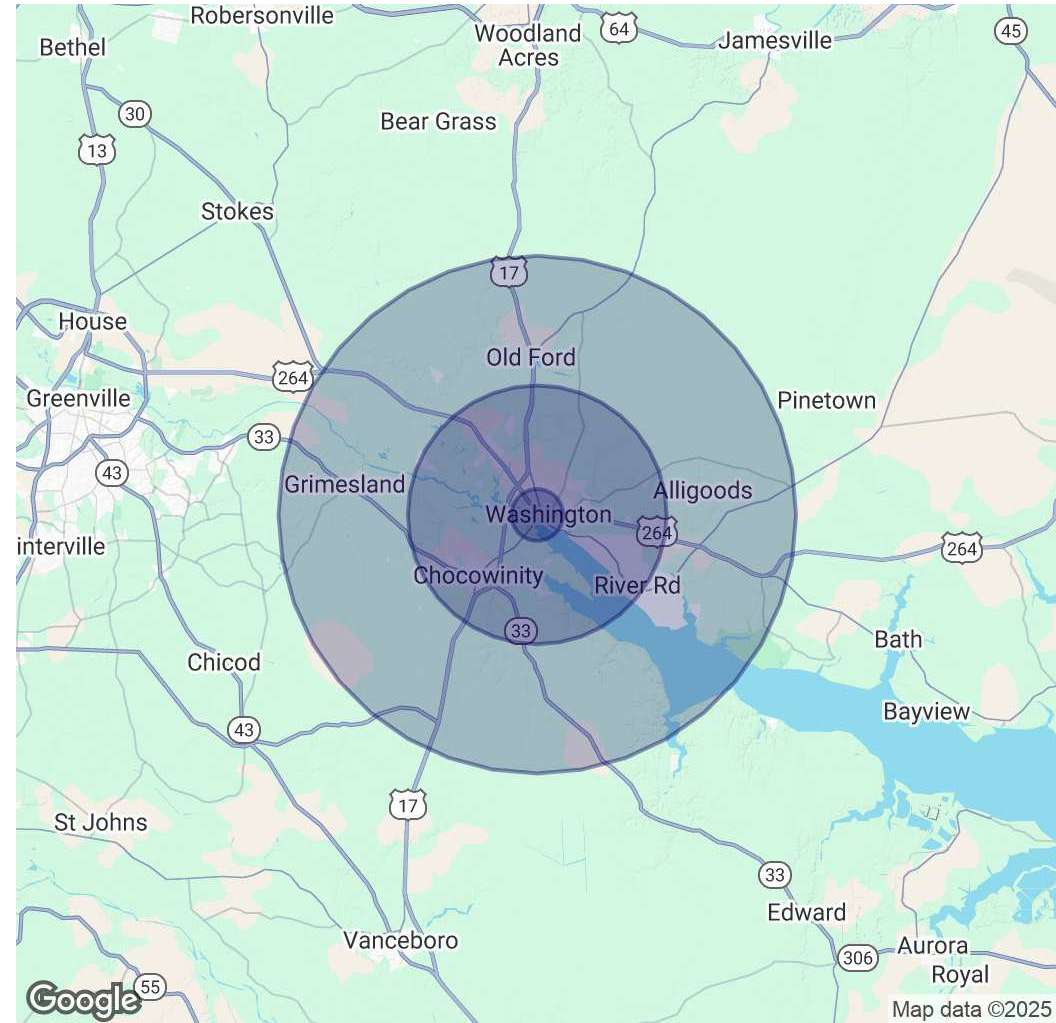
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,173	18,219	35,615
Average Age	40.8	40.4	39.5
Average Age (Male)	39.3	38.6	38.5
Average Age (Female)	44.0	42.5	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,006	7,798	14,809
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$37,262	\$46,196	\$50,510
Average House Value	\$163,030	\$162,066	\$160,261

* Demographic data derived from 2020 ACS - US Census



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