

FOR LEASE

1709 US 258 S

TARBORO, NC 27886



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401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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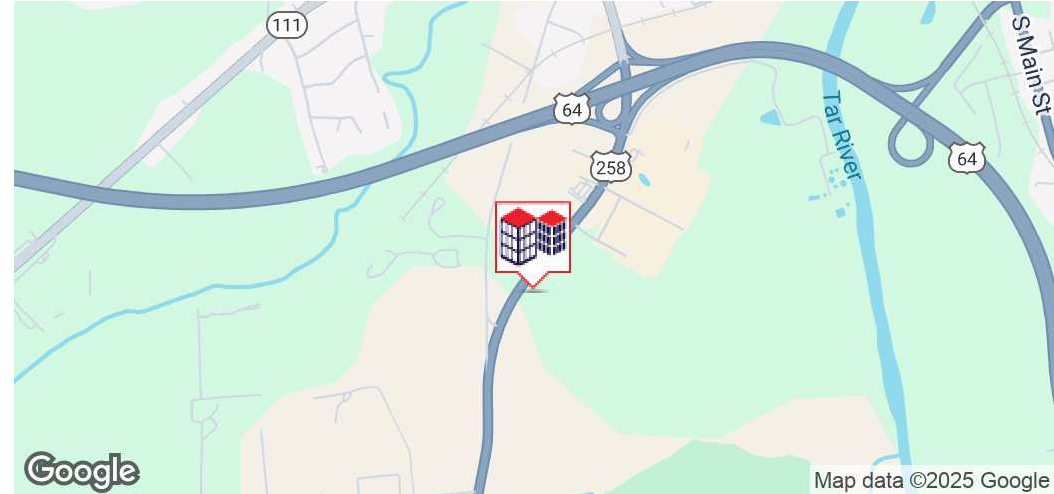
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OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	10,080 SF
Lot Size:	2.01 Acres
Building Size:	10,080 SF
Year Built	1998



PROPERTY OVERVIEW

This freestanding building is positioned along US Highway 258 S with ± 300 feet of frontage, offering excellent visibility and easy access. The property was formerly a fitness center and most recently operated as a retail “bin” store. Roughly two-thirds of the building features a wide-open layout with a large roll-up door, while the left side is built out with a large classroom, six rooms/offices, men’s and women’s locker rooms with restrooms, storage, and utility areas. The site includes an asphalt parking lot with over 20 spaces and is located just a parcel away from a Walmart- and Lowe’s- anchored shopping center, with additional surrounding retail including Starbucks and other national tenants. Its location offers convenient access to US-64 and is approximately 20 miles from I-95, making it a strong option for a variety of commercial uses.

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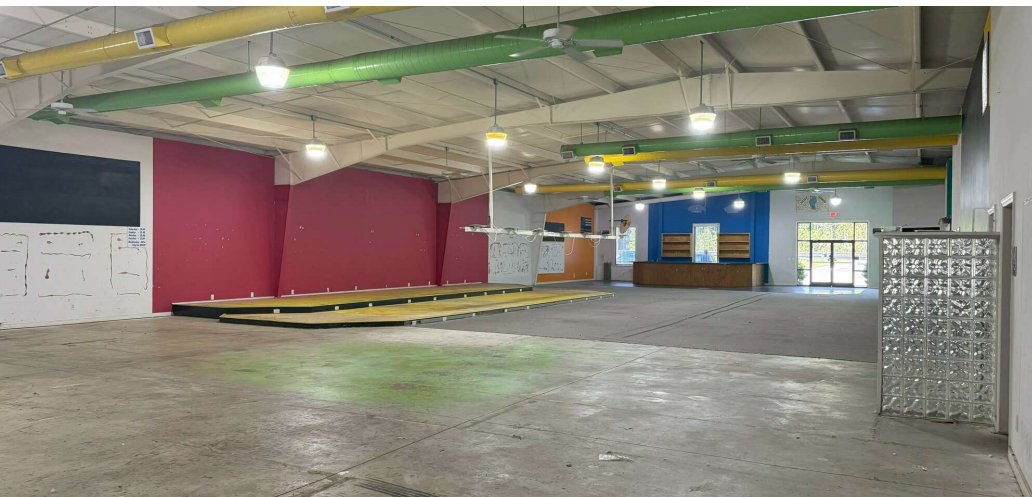
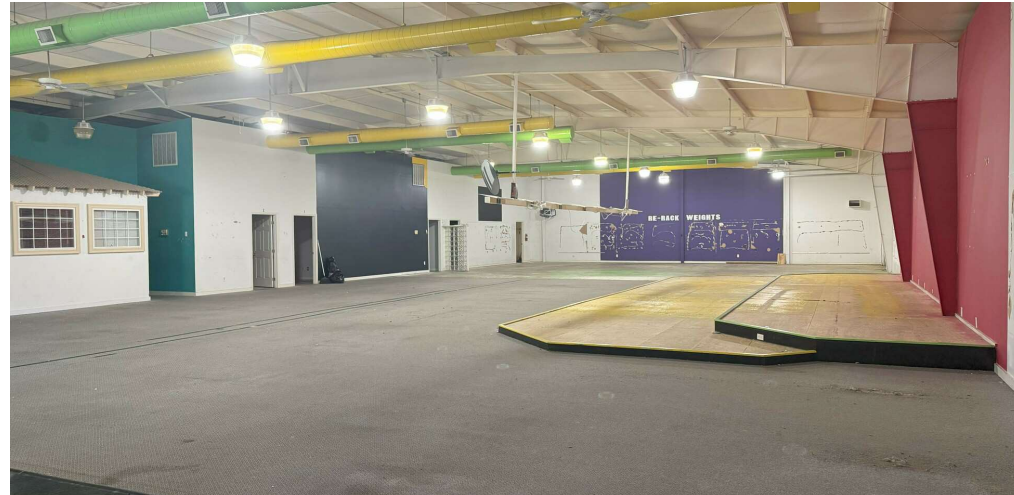
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LOCATION DESCRIPTION

Tarboro is located within the Rocky Mount industrial market, a key logistics and manufacturing hub for eastern North Carolina. The area offers excellent connectivity via US-64 and I-95, providing access to the Raleigh-Durham metro, the I-95 distribution corridor, and the Port of Wilmington. The market is experiencing tight conditions, with a vacancy rate of just 2.1% as of Q3 2025, below both the five-year and ten-year averages. Over the past year, 24,000 SF of net absorption has occurred with no new deliveries, demonstrating healthy demand for space.

The Rocky Mount market contains roughly 22.6 million SF of inventory, including logistics, flex, and specialized space, with an availability rate of 5.0% and no current construction underway. Market rents average \$5.20/SF, with logistics space achieving \$5.60/SF and flex space \$10.40/SF, supported by 4.1% year-over-year rent growth and a five-year average annual growth of 8.8%. Tarboro benefits from strong employment drivers such as Pfizer, Vidant Edgecombe Hospital, and Edgecombe Community College, as well as a growing retail base with Walmart, Lowe's, and Starbucks nearby. This combination of excellent connectivity, tight market fundamentals, and robust area employers makes Tarboro an attractive location for businesses seeking efficient operations and regional reach.

LOCATION DETAILS

Market	Eastern North Carolina
County	Edgecombe

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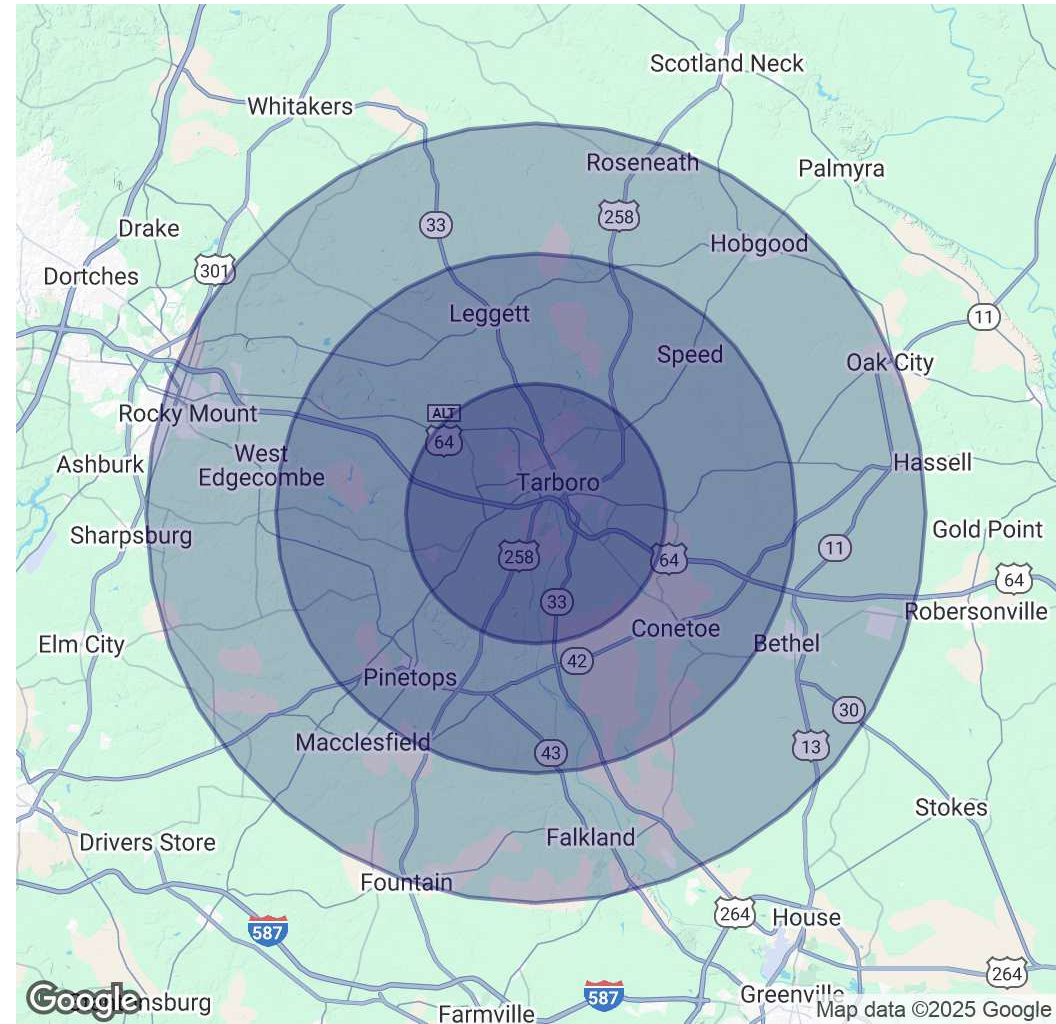
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	15,294	26,492	64,286
Average Age	44	44	42
Average Age (Male)	41	42	40
Average Age (Female)	46	46	44
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,428	11,050	26,651
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,482	\$72,942	\$68,242
Average House Value	\$183,346	\$169,409	\$151,982

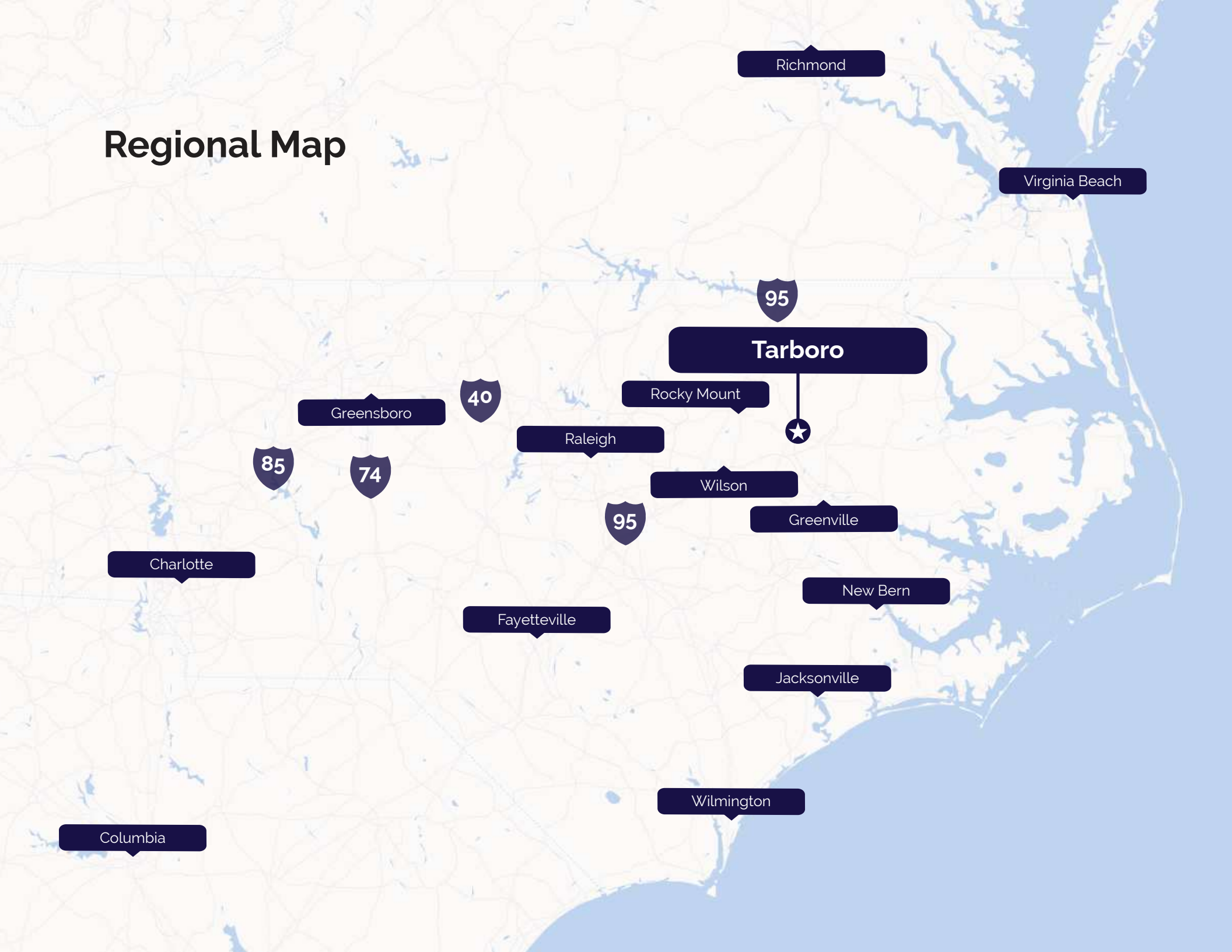
Demographics data derived from AlphaMap



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Regional Map



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