

FOR LEASE

# 1385 John Small Ave

WASHINGTON, NC 27889



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

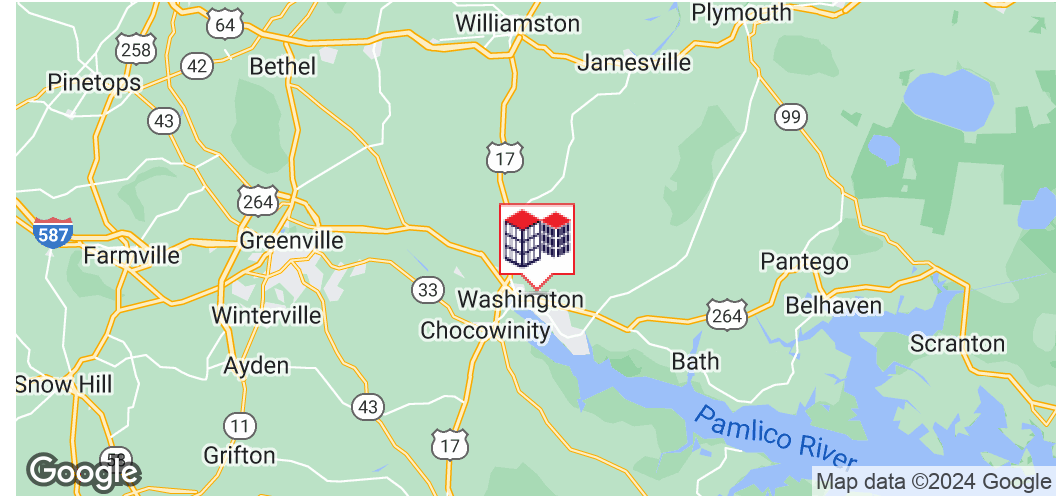




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## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$7.00 - 9.00 SF/yr (NNN)
Building Size:	16,432 SF
Available SF:	8,000-16,432 SF
Lot Size:	3.9 Acres
Number of Units:	2
Zoning:	B2
Traffic Count:	18,500

## PROPERTY OVERVIEW

1385 John Small is devisable, offering the opportunity for both an office/retail user and a back warehouse user.

Situated off HWY 264, this site boasts exceptional visibility and provides access to a rapidly expanding area in Eastern North Carolina.

Situated across the road from the sole grocery store on the east side of town, Food Lion, the site is surrounded by numerous national and regional retailers, such as Food Lion, Hardee's, Harbour Freight Tools, Dollar General, Domino's, and Subway. Moreover, the site is a mere half mile from ECU Health Beaufort Hospital, one of the largest employers in the county.

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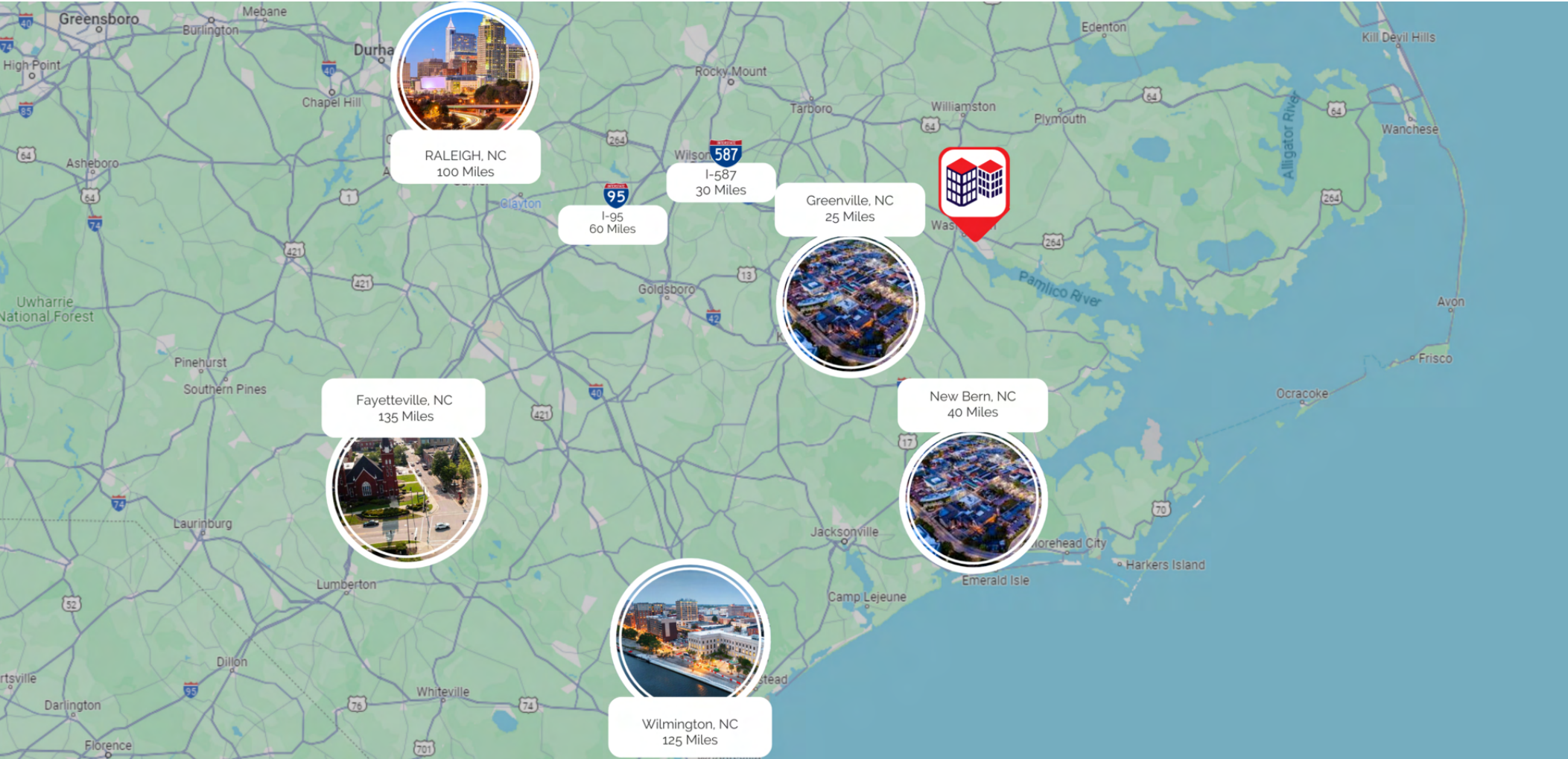




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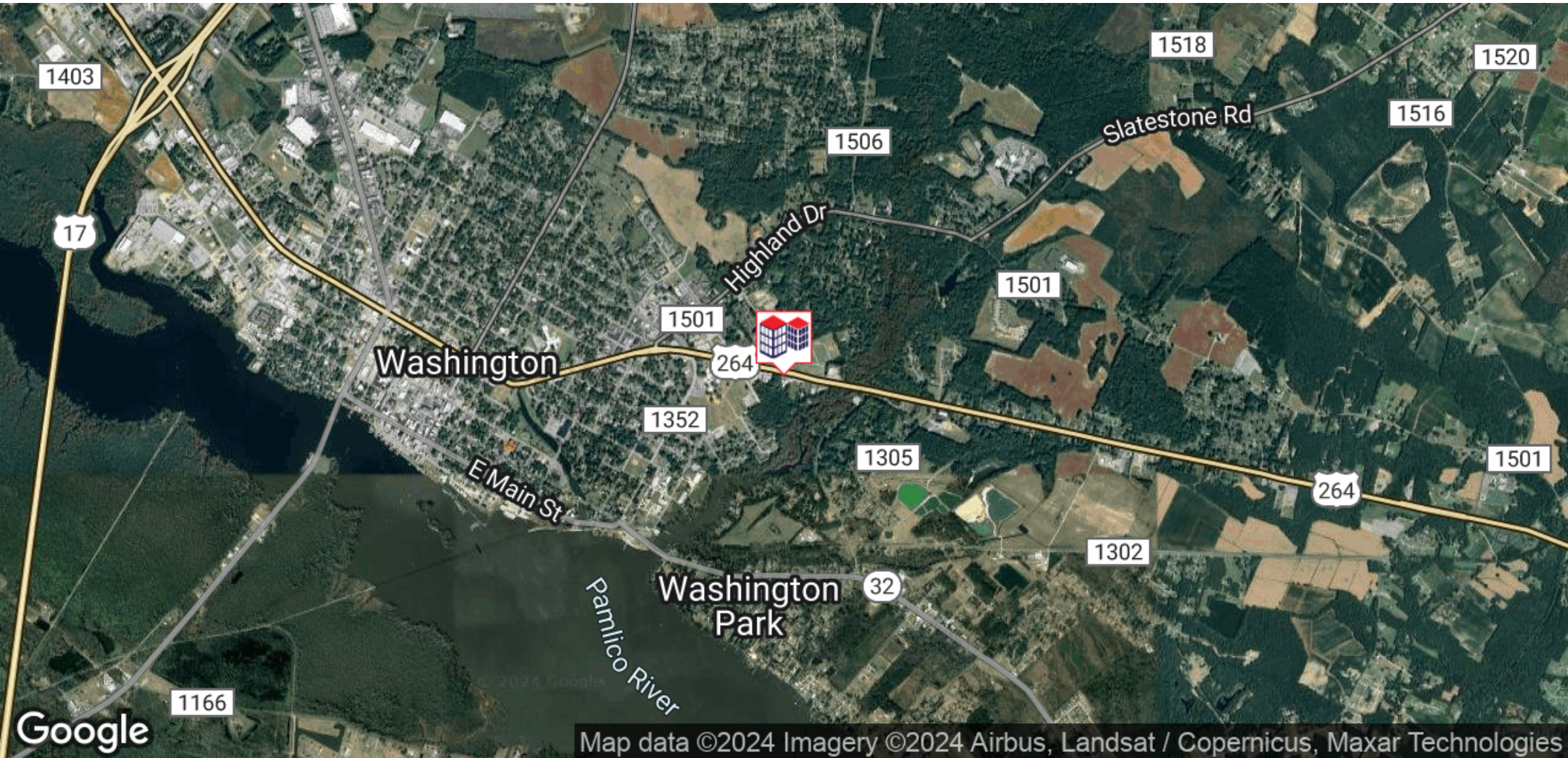




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Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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Downtown Washington

- McLester House
- HACKNEY
- SOUTHERN GRACE

Pamlico Plaza

- uscellular
- Walmart
- GameStop
- HIBBETT SPORTS
- Office DEPOT

Washington Square Mall

- bek
- Great Clips
- WELLS FARGO
- PAPA JOHN'S

ECU HEALTH

0.5 Miles | 2 Min

HARBOR FREIGHT

Hardee's

Washington Corner

- SUBWAY

HWY 264 (~18,500 VPD)

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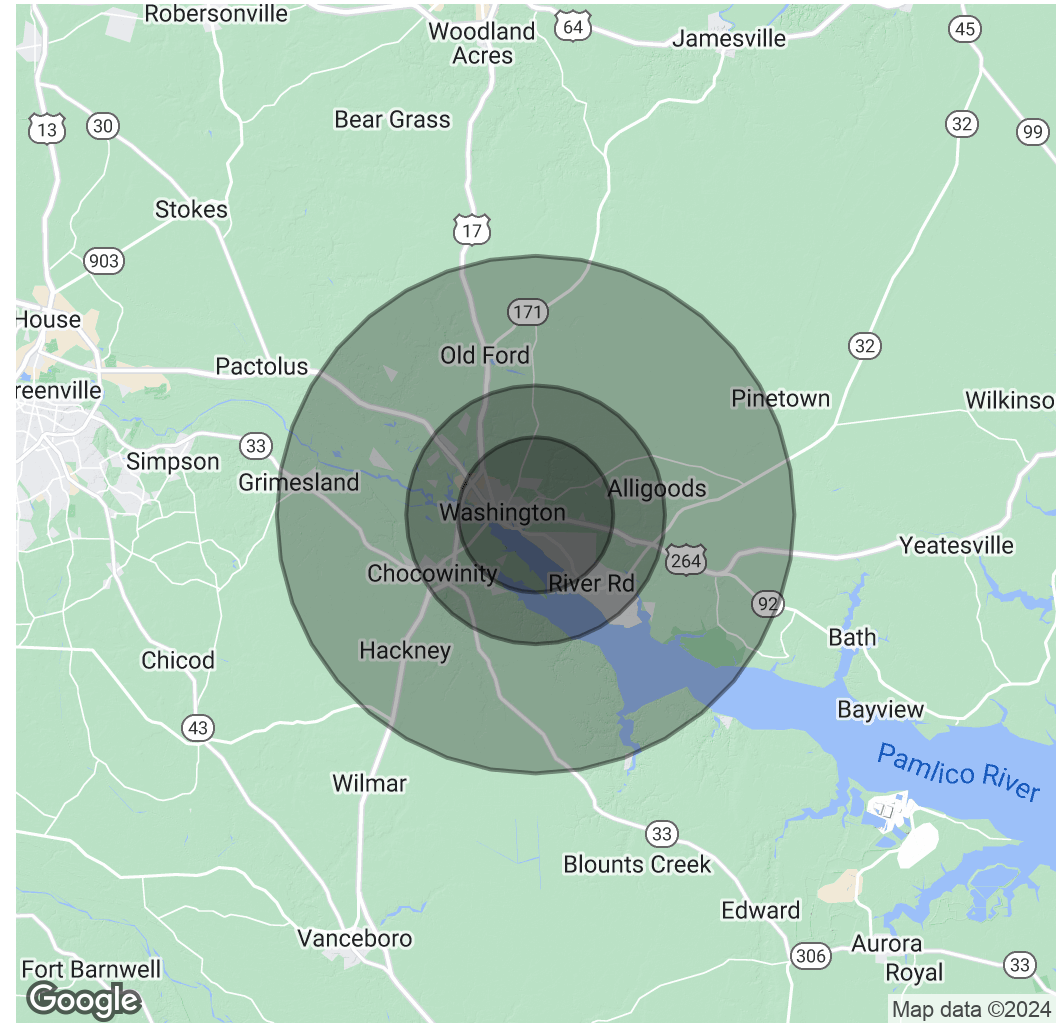
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	13,910	21,579	34,288
Average Age	45	46	45
Average Age (Male)	43	44	44
Average Age (Female)	46	47	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,161	9,520	14,849
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$71,546	\$76,295	\$77,203
Average House Value	\$209,881	\$221,467	\$215,589

Demographics data derived from AlphaMap



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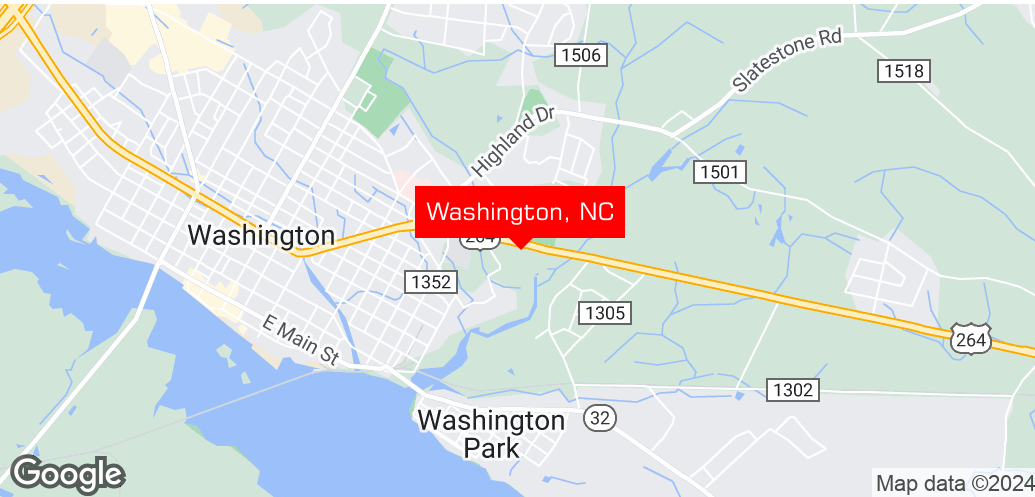




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## LOCATION DESCRIPTION

Situated on the serene Pamlico River, Washington offers a picturesque small-town community. Washington is known for its historic downtown district along the water. The downtown showcases charming boutiques, local eateries, and cultural attractions. Washington is the county seat of Beaufort County. The county is situated 1.5 hours east of Raleigh and 30 minutes from Greenville.



## LOCATION DETAILS

County	Beaufort
Market Type	Small
Nearest Highway	Hwy 264

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FOR LEASE

# Greenville, NC | Eastern NC

FIRE TOWER JUNCTION



## GREENVILLE, NC

**Greenville** is the county seat and largest city in Pitt County, NC. Greenville is the 10th largest city in NC and has a metropolitan area of more than 230,000 residents. Greenville can be found in the center of Pitt Co on the Tar River which flows into the Pamlico River and Pamlico Sound. Greenville is home to the 3rd largest university in NC, East Carolina University with over 29,000 students enrolled. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. ECU is home to the East Carolina Pirates that compete in the Division 1 FBS American Conference. Greenville is also home to one of the largest Community Colleges in NC, Pitt Community College. Greenville is also known for ECU Health's Medical Campus which has over 6,000 employees and is the only Tier 1 Trauma Center east of I-95 in North Carolina.

## LOCATION DETAILS

County	Beaufort
Signal Intersection	No
Market Type	Small
Nearest Highway	Hwy 264

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