

~4,000 SF OFFICE/RETAIL FOR SALE: 425 S LEE STREET, WHITEVILLE, NC 28472



**4,076 SF BUILDING WITH EXCELLENT STOREFRONT VISIBILITY
AND SIGNAGE ON S LEE STREET IN THE DOWNTOWN WHITEVILLE
BUSINESS & PROFESSIONAL DISTRICT**

Located just south of the W Columbus Street intersection and one block off JK Powell Blvd (Hwy 701 Bypass) and N Madison Street (Hwy 701 Business)

**LOCATED IN AN OPPORTUNITY ZONE AND A
NC MAIN STREET COMMUNITY, NEIGHBORING
TRUIST REGIONAL HEADQUARTERS, GOVERNMENT
OFFICES & THE NEW LOCATION FOR PROVALUS**

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WHITEVILLE BUSINESS & PROFESSIONAL DISTRICT

This 4,076 sf building offers excellent storefront visibility and signage on S Lee Street, just south of the W Columbus Street intersection and one block off JK Powell Blvd (Hwy 701 Bypass) and N Madison Street (Hwy 701 Business). The new 101,000 sf Truist Regional Headquarters 1/2 block away is home to over 500 employees and was honored with a Community & Economic Enhancement Award. Columbus County purchased the former BB&T building, across Columbus Street from this property, along with the paved parking lot adjacent to this building, for county offices and an Entrepreneurship Center to support small business.

The 19,000 sf building adjacent to this property, former home of The News Reporter printing and publishing operations, was purchased by the City of Whiteville and is undergoing renovations to house Provalus, a company new to Whiteville that will create approximately 200 IT support positions over the coming years. Nearby Columbus Regional Healthcare branded the Center for Robotic Surgery, 'one of the highest volume and most experienced robotic surgical programs in southeastern North Carolina'. Equidistant to the North Carolina communities of Shallotte, Wilmington, Fayetteville, and Myrtle Beach, SC.





DOWNTOWN WHITEVILLE CONTINUALLY UNDERGOES A COMPREHENSIVE REVITALIZATION PROCESS, PLACING THIS PROPERTY IN THE CENTER OF GROWING BUSINESS COMMUNITY WITH AN EYE TOWARDS HISTORICAL RENOVATION AND RESTORATION. AS PUBLISHED IN THE BORDER BELT INDEPENDENT "THROUGHOUT 2023, COLUMBUS COUNTY COMMISSIONERS PAVED THE WAY FOR MORE THAN 10,000 NEW HOMES, WHICH WOULD BRING AT LEAST 25,000 MORE RESIDENTS TO THIS COUNTY ALONG THE SOUTH CAROLINA BORDER OVER THE NEXT TWO DECADES. DEVELOPERS HAVE PUSHED TO MAKE SOUTHERN COLUMBUS COUNTY THE NEXT HOUSING HOTSPOT AMID OVERFLOWING GROWTH IN BRUNSWICK COUNTY TO THE EAST AND HORRY COUNTY TO THE SOUTH, JUST OVER THE STATE LINE."



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Currently arranged with a reception area, several office and storage areas, conference rooms and small warehouse area in the elevated rear, with limited truck access via an existing dock high door for loading and unloading inventory, this building could be opened up and configured in any number of ways for alternative uses to the current office layout.

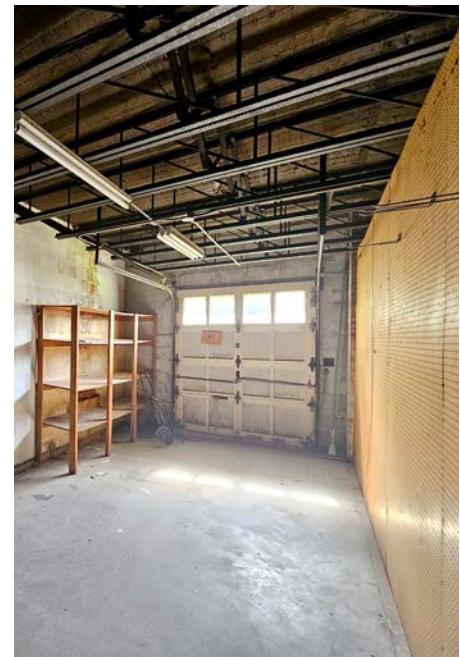
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CONFERENCE ROOM PREVIOUSLY HAD A ROLL-UP DOOR, WHICH HAS BEEN WALLED OFF. ORIGINALLY CONSTRUCTED AND OCCUPIED BY BRUNSWICK ELECTRIC, THEN LEASED BY HEAD START FOR 35 YEARS, THIS BUILDING HAS GREAT BONES IN A STRATEGIC DOWNTOWN WHITEVILLE LOCATION.

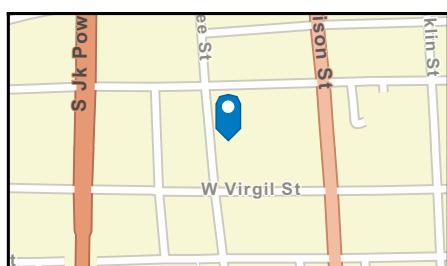
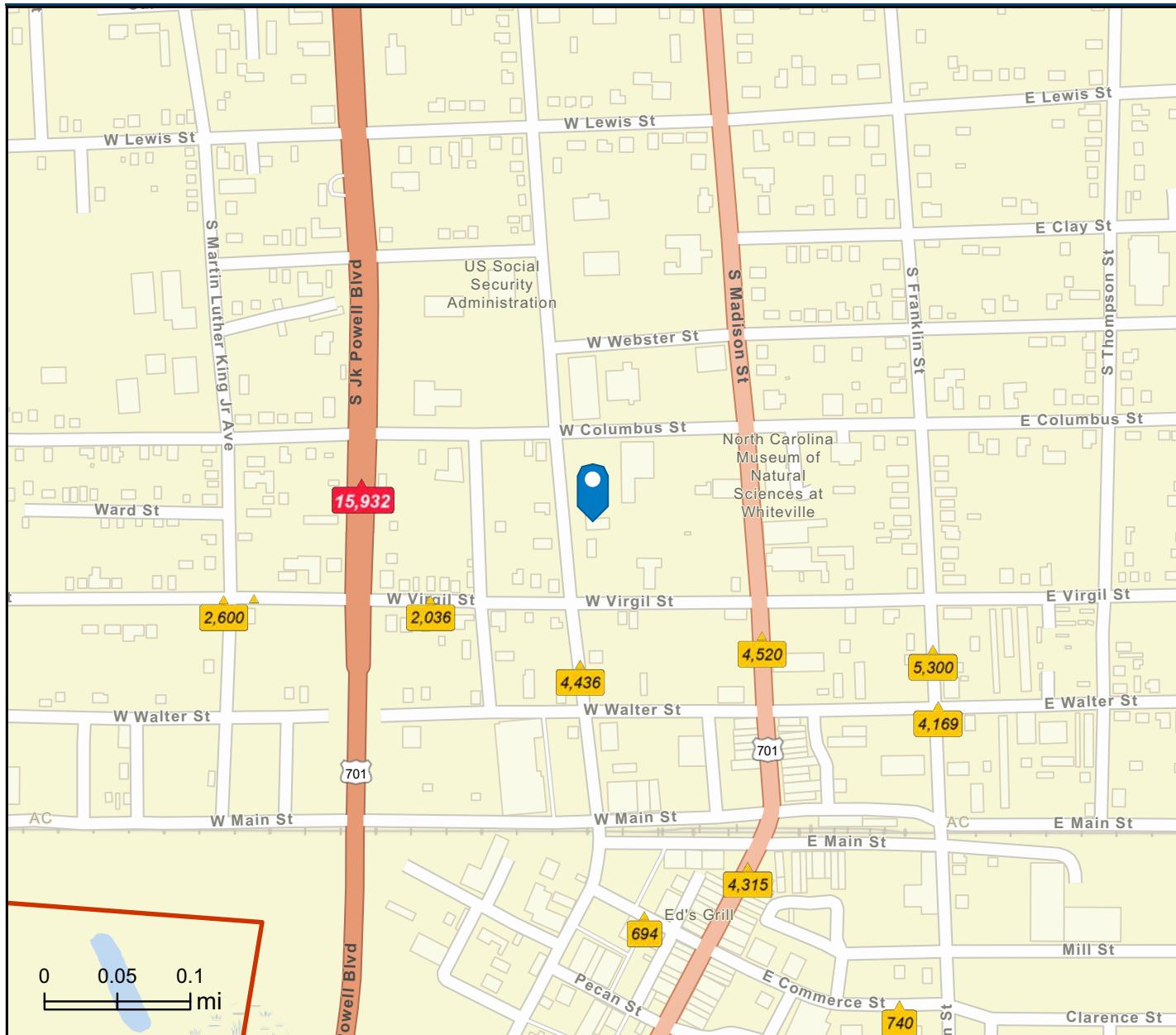




Traffic Count Map - Close Up

425 South Lee Street, Whiteville, North Carolina, 28472
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 34.32538
Longitude: -78.70494



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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