

PRIME FREESTANDING RETAIL BUILDING OPPORTUNITY

1705 Raleigh Road Pkwy W
Wilson, North Carolina 27896

FOR LEASE

Former Mattress Warehouse in Wilson's Primary Retail Corridor

Situated in a thriving commercial area of Wilson with a mix of retailers, restaurants, and medical offices nearby, this location and building size accommodate a wide range of retail uses, offering flexibility and customization.

PROPERTY HIGHLIGHTS

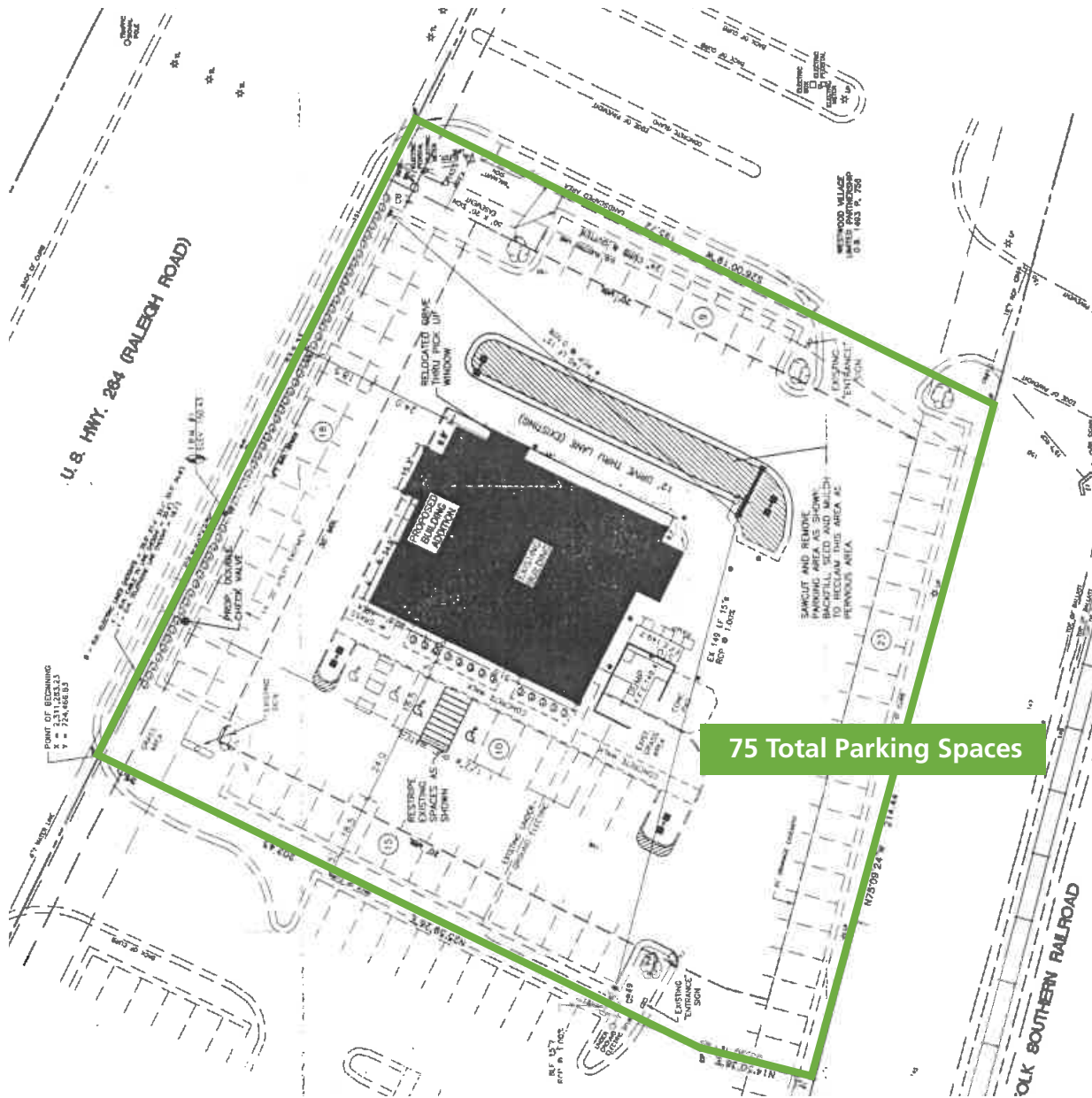
- » **4,512 SF building** with excellent visibility and access along Raleigh Road Pkwy W (28,000 vehicles per day) and 75 total parking spaces
- » Positioned at a signalized intersection at the entrance to Walmart anchored Westwood Shopping Center
- » Building served as a restaurant prior to Mattress Warehouse; can be converted for future restaurant user
- » Area retailers include Hobby Lobby, Big Lots, Walmart, Lowe's Home Improvement, Tractor Supply Co., Dunham's Sports, Harbor Freight Tools, and Food Lion



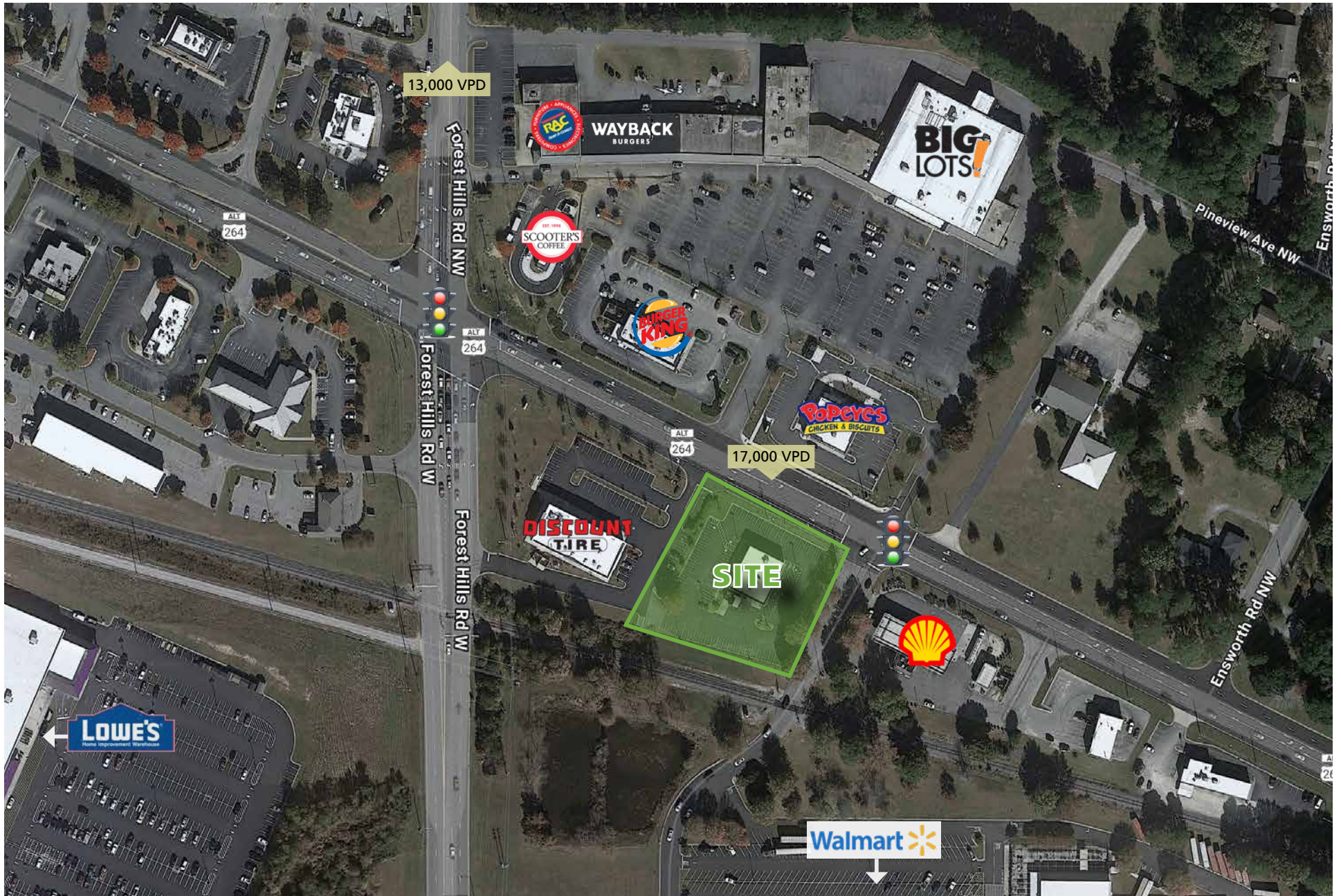
THE
PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

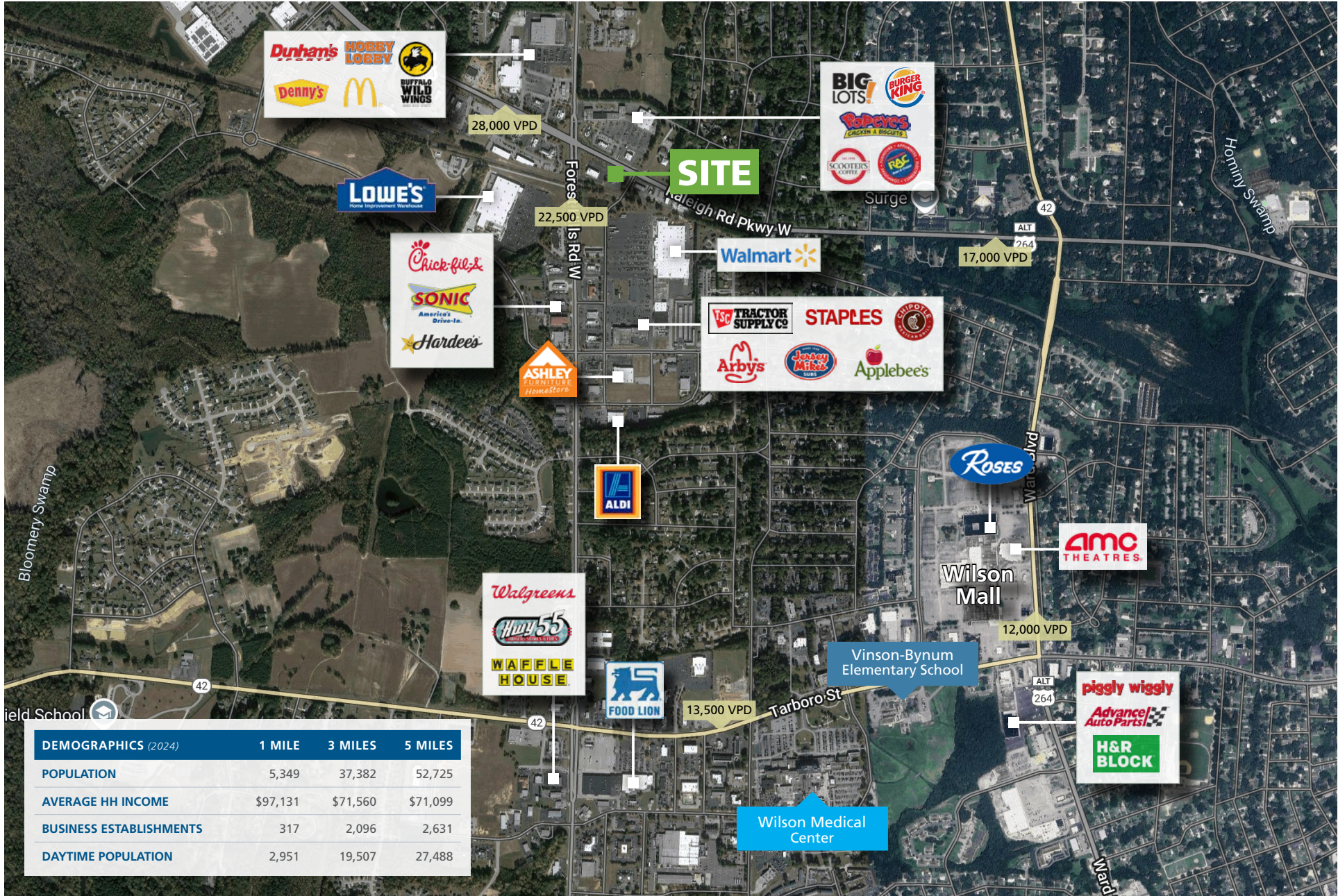
SITE PLAN



SURROUNDING AREA



TRADE AREA



DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
POPULATION	5,349	37,382	52,725
AVERAGE HH INCOME	\$97,131	\$71,560	\$71,099
BUSINESS ESTABLISHMENTS	317	2,096	2,631
DAYTIME POPULATION	2,951	19,507	27,488

1705 RALEIGH ROAD PKWY W

Wilson, North Carolina 27896



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

Reagan Crabtree

919.251.5327

rcrabtree@providencegroup.com

Cristi Webb

919.251.5325

cwebb@providencegroup.com