

CENTURY 21

TRIANGLE GROUP-FLANAGAN CRE TEAM

21



FOR SALE

4525 US-264 264W

WASHINGTON, NC 27889



Pat Flanagan

COMMERCIAL REAL ESTATE BROKER
919.302.3298
Pat.Flanagan@Century21-cre.com
Century 21 Triangle Group-Flanagan CRE Team



Jennifer Bryant

COMMERCIAL REAL ESTATE BROKER
919.625.9982
mybrokerjen@live.com
Century 21 Triangle Group-Flanagan CRE Team



Jose Cruz

COMMERCIAL REAL ESTATE BROKER
984.239.8452
Jose.CruzCommercial@gmail.com
Century 21 Triangle Group-Flanagan CRE Team

PROPERTY OVERVIEW



DESCRIPTION

Exceptional owner-user or investment opportunity along the highly traveled US Highway 264 corridor in Washington, NC. Situated on approximately 4 acres, this versatile retail/flex property offers excellent visibility, exposure to 22,000+ vehicles per day, and 200+ parking spaces. The property features a flexible layout suitable for retail, showroom, office, warehouse, service, distribution, and specialty commercial uses. More than \$1.5 million in infrastructure improvements have been completed, along with commercial-grade Wi-Fi, AV-ready stations, and a 12,000± SF expansion pad providing significant future growth potential. With B-2/B Commercial zoning, substantial parking, highway exposure, existing infrastructure, and expansion capability, this property offers a rare combination of functionality, flexibility, and long-term upside in Eastern North Carolina.

KEY PROPERTY DETAILS / HIGHLIGHTS

- Building Size: 18,000 Sq. Ft.
- Land: 4.69 Acres
- Year Built: 1997
- Asking Price: \$2,500,000
- Expansion Pad: 12,000 SF
- 200+ Parking Spaces
- \$1.5M+ in Infrastructure Improvements

ZONING

Zoning: B2. Washington's B2 General Business District is intended for roadside commercial uses serving motorists and businesses that rely on high traffic volumes, including the fringe of the central business district. Permitted examples include retail stores, offices, banks, restaurants (including fast food), gasoline service stations, convenience stores with gas pumps, auto rental, and minor auto repair, subject to applicable development standards.

MARKET PROFILE

MARKET AREA SNAPSHOT

5 MILE RADIUS	
Population	13,026
Households	5,572
Avg HH Income	\$64,381
Businesses	936
Employees	9,703

TRAFFIC COUNT over 22,000 vehicles per day VPD — US Highway 264 W

Source: Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. This infographic contains data provided by Esri. — as provided in the uploaded listing package.



44.8
MEDIAN AGE



17,652
DAYTIME POP.

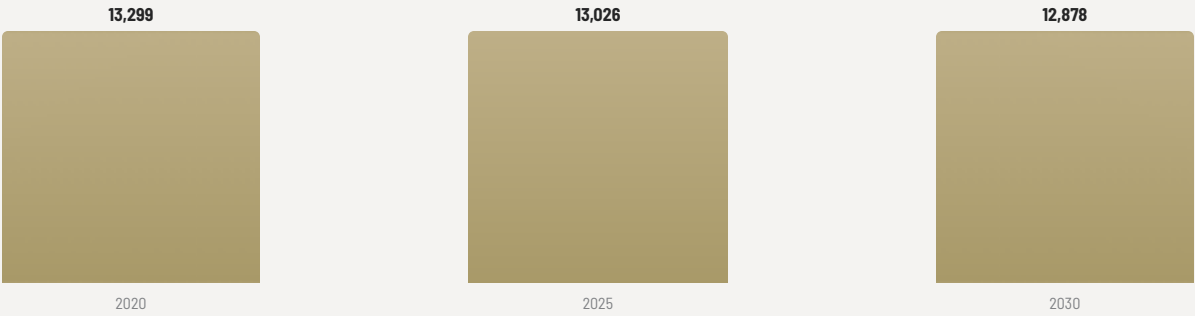


\$28,068
PER-CAPITA INC.

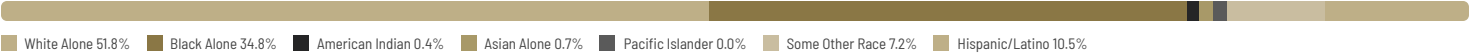


2.30
AVG HH SIZE

POPULATION GROWTH



RACE & ETHNICITY



AREA OVERVIEW



SURROUNDING BUSINESSES & COMMERCIAL CONTEXT

The area surrounding 4525 US-264 #264w reflects a diverse commercial setting with retail, service, automotive, electrical supply, and specialty food-related businesses nearby. Beaufort Marketplace and Gallery 64 contribute to a retail-oriented presence, while City Electric Supply and Quality Automotive & Muffler support trade and service activity. Nearby Neu Spice & Seasonings LLC and Leggett Farm Organics add a specialty product and local agricultural component to the surrounding commercial mix.

CENTURY 21 TRIANGLE GROUP-FLANAGAN CRE TEAM

CONTACT



Pat Flanagan
COMMERCIAL REAL ESTATE BROKER
919.302.3298
Pat.Flanagan@Century21-cre.com
Century 21 Triangle Group-Flanagan CRE Team



Jennifer Bryant
COMMERCIAL REAL ESTATE BROKER
919.625.9982
mybrokerjen@live.com
Century 21 Triangle Group-Flanagan CRE Team



Jose Cruz
COMMERCIAL REAL ESTATE BROKER
984.239.8452
Jose.CruzCommercial@gmail.com
Century 21 Triangle Group-Flanagan CRE Team