



**TRADEMARK
PROPERTIES**

217A BARNES STREET S

WILSON, NC 27893

2,538 SF

FOR LEASE

LISTING BROKER:

JACK PRUDEN

919.645.1426 (D) | 919.619.7293 (M)

JPRUDEN@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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PROPERTY HIGHLIGHTS

- » 7,695 SF fully renovated historic building located in the heart of Downtown Wilson
- » 2,538 SF office suite available on the first floor
- » Fronted by Dress for success and North State Consulting occupying the second floor
- » Ample surface and street parking
- » Improvements to the public library lawn park, extensive campus green-space and public amenities
- » Brand new Wilson Family YMCA, and the Healthcare Foundation of Wilson
- » One block from the Vollis Simpson Whirligig Park, a free downtown park featuring towering, wind-powered sculptures and colorful kinetic folk art made from recycled metal
- » Just a five-minute walk to a new \$70M+ sports and entertainment complex, surrounded by \$300M in new residential, retail, hospitality, and office development under construction

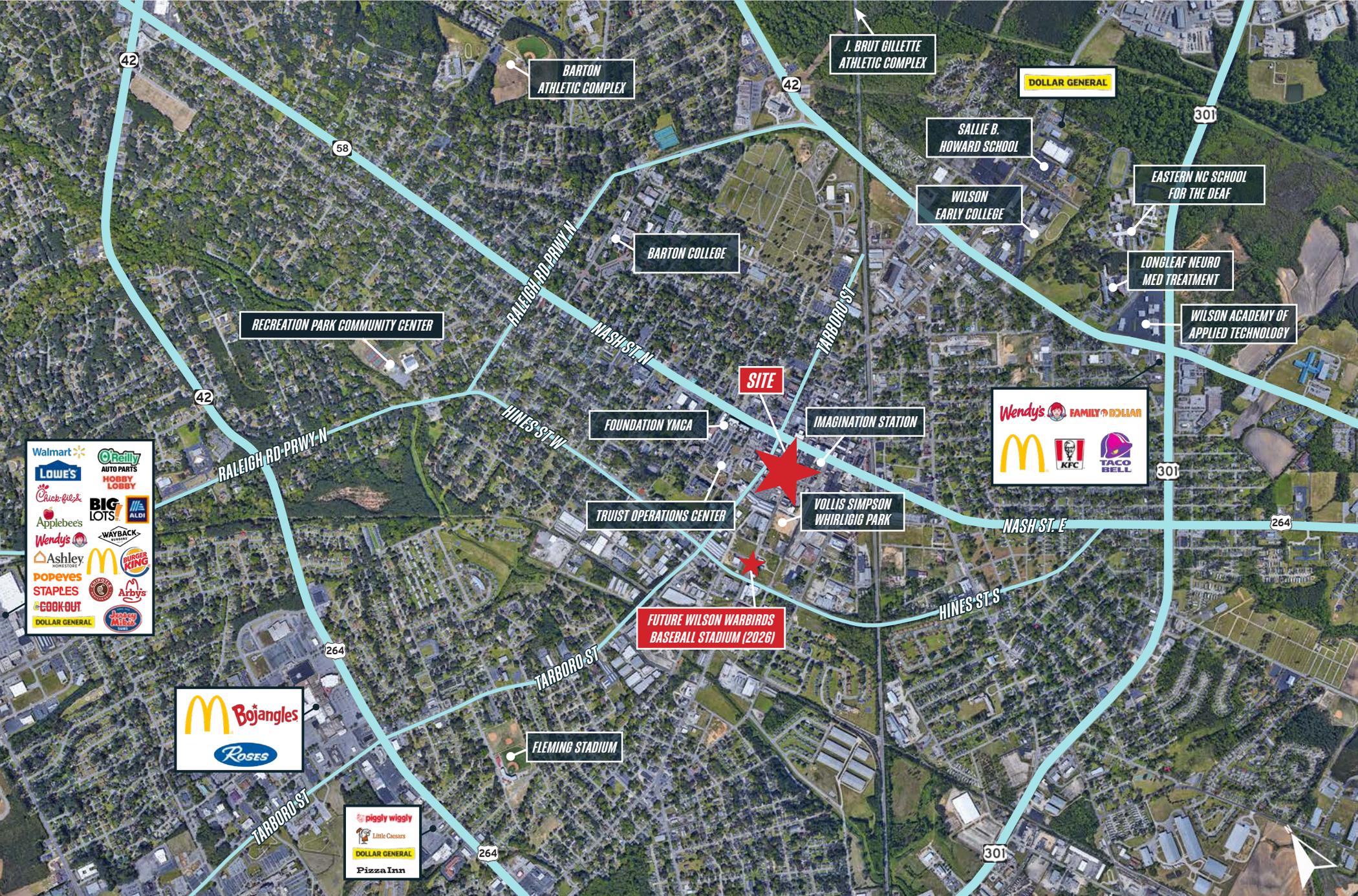
LEASE RATE:
\$24.50/SF, MG*



* Tenant pays for janitorial & data. Furniture not included.

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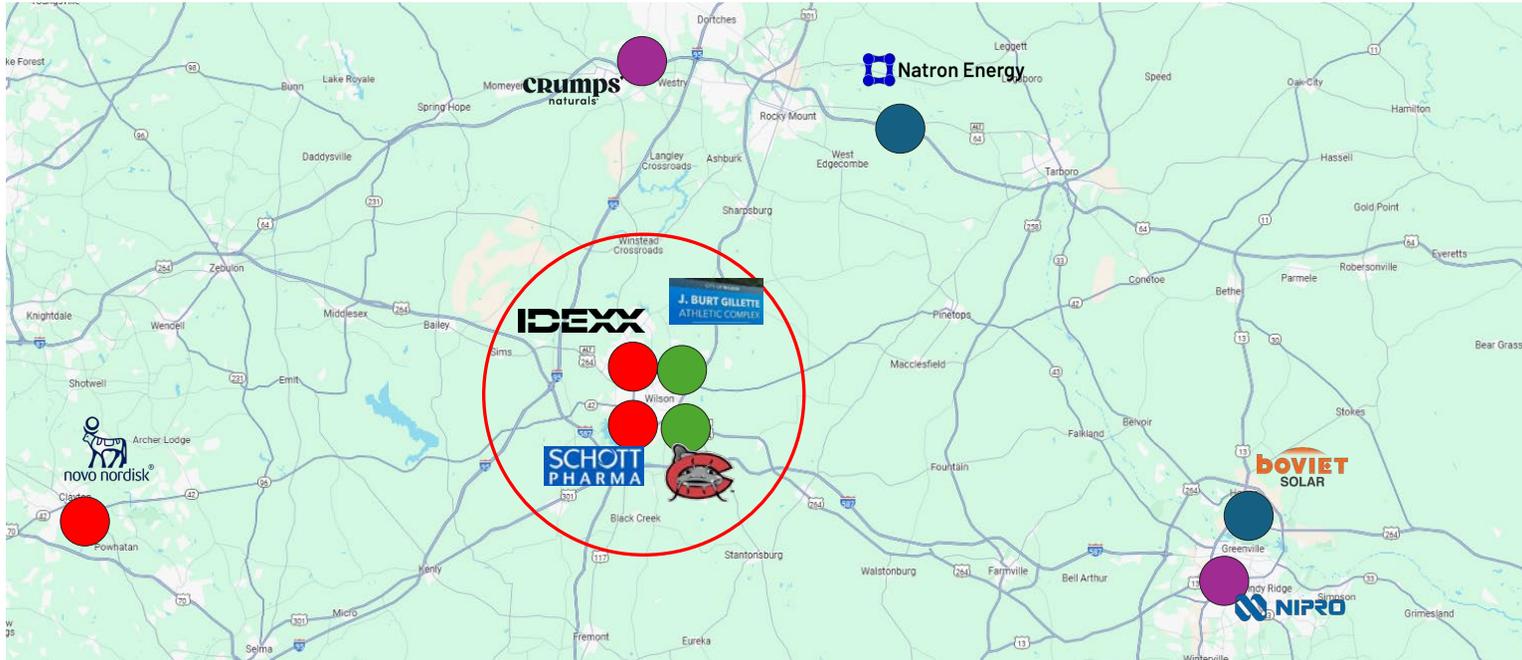
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FUTURE WILSON WARBLERS BASEBALL STADIUM

- » \$63.6M, 4,000-seat sports venue
- » ~250,000 SF of office and retail
- » 100-room hotel
- » The completion of the new entertainment complex, alongside Centro @ Pine Nash, will provide Wilson with 1,500 brand-new residential units, including condos, multifamily homes, and townhomes.
- » Expected to be completed for the 2026 Wilson Warblers Season Opener
- » \$280M total project cost



RECENT REGIONAL GROWTH ANNOUNCEMENTS



- **Novo Nordisk** – Clayton, NC up to \$4.0B; 500-800 jobs
- **Natron Energy** – Kingsboro, NC \$1.4B; 1,062 jobs
- **Nipro** – Greenville, NC \$400M; 232 jobs
- **Schott Pharma (Phase I)** – Wilson, NC \$371M (total of \$1B); 400 jobs
- **Boviet Solar** – Greenville, NC \$300M; 900 jobs
- **Johnson & Johnson** – Wilson, NC \$1B; 420 jobs
- **Minor League Baseball anchored Master Development** – Wilson, NC \$280M
- **Idexx Laboratories** – Wilson, NC \$147M; 275 jobs
- **The Crump Group** – Nashville, NC \$85M; 160 jobs
- **Gillette Athletic Complex** – Wilson, NC \$4.2M
- **Biotech Training Facility** – Wilson, NC
- **Reckitt Benckiser** – Wilson, NC \$145M; 289 jobs



*Within 60 minuwte drive of Wilson, population 2M people

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MAJOR MANUFACTURERS COMING TO WILSON

Wilson, NC is rapidly becoming a leading destination for life sciences and advanced manufacturing, creating new opportunities for retailers. Of the \$10.8 billion in life sciences investments across North Carolina, Wilson has secured \$2.6 billion from five major companies. Johnson & Johnson leads with a \$2 billion investment in a new Janssen Biotech manufacturing campus, supported by a state-of-the-art training facility at Wilson Community College to build a skilled workforce.

Other industry leaders are following suit. Reckitt Benckiser (\$145.5M, 289 jobs) will produce Mucinex, IDEXX Laboratories (\$147M, 275 jobs) is developing veterinary diagnostics, SCHOTT Pharma USA (\$371M, 401 jobs) will manufacture injectable medicine syringes, and Neopac US (\$10M, 27 jobs) is expanding pharmaceutical packaging.

NAME	INVESTMENT	TYPE	EXPECTED JOB GENERATION	ADDITIONAL INFORMATION
JOHNSON & JOHNSON	\$2B	Manufacturing Plant	420	Article Link
SCHOTT PHARMA	\$371M	Manufacturing Plant	400	Article Link
IDEXX OPERATIONS	\$147M	Manufacturing Plant	275	Article Link
RECKITT BENCKISER	\$145.59M	Manufacturing Plant	289	Article Link
NEOPAC US, INC	\$10.2M	Manufacturing Expansion	27	Article Link

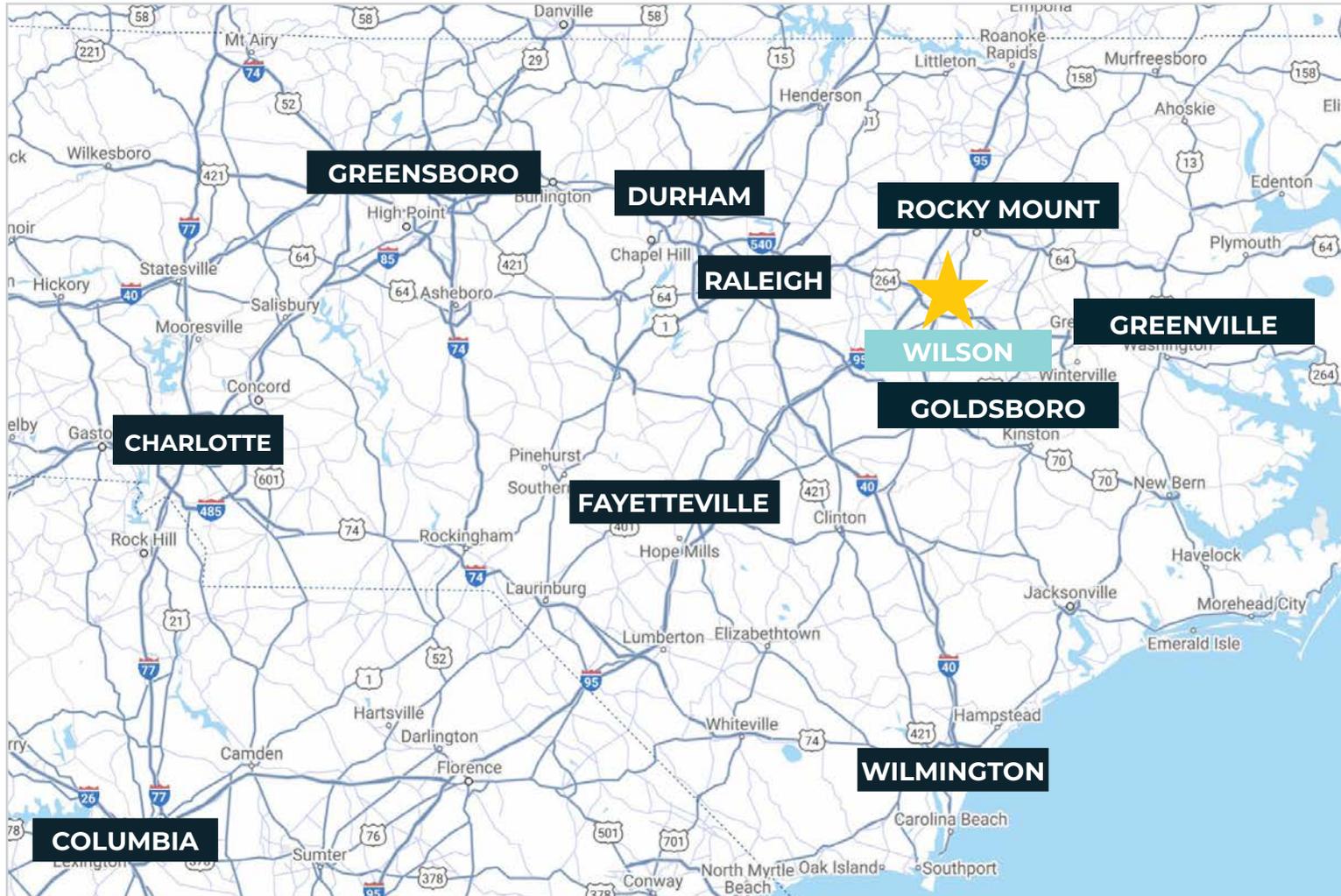
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*Within a five mile radius.

101 PINE STREET W
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LOCATION MAP



DRIVE TIME

1. **ROCKY MOUNT**
27 MINUTES
2. **GOLDSBORO**
30 MINUTES
3. **GREENVILLE**
45 MINUTES
4. **RALEIGH**
53 MINUTES
5. **DURHAM**
1 HOUR & 14 MINUTES
6. **FAYETTEVILLE**
1 HOUR & 16 MINUTES
7. **CHAPEL HILL**
1 HOURS & 30 MINUTES
8. **GREENSBORO**
2 HOURS
9. **CHARLOTTE**
3 HOURS & 26 MINUTES

VIJAY K. SHAH, CCIM
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WHY (DOWNTOWN) WILSON?

Perfectly situated along I-95 just east of Raleigh and along route 264, Wilson has a vibrant and diverse community and economy.

- » Multiple museums including Whirligig Park, Imagination Station, NC Baseball Museum, Iconostar Art and The Edge Wilson
- » County library lawn is the future site of park/public entertainment area
- » 5,000 people working in downtown
- » City, State and County government offices all within walking distance of the site
- » Truist Bank is the largest employer in the city of Wilson with over 2,000 employees with 600 located downtown in the Truist Bank Operations Center
- » Bridgestone Americas plant employees more than 1,800 people in Wilson and recently completed a \$250M renovation of the plant
- » Wilson Medical Center is a 330 bed hospital with over 1,300 employees
- » Other notable companies in the area include S.T. Wooten, Smithfield Packing Company, and Kidde Aerospace
- » 75,000 SF Wilson YMCA featuring Olympic sized pool was recently completed



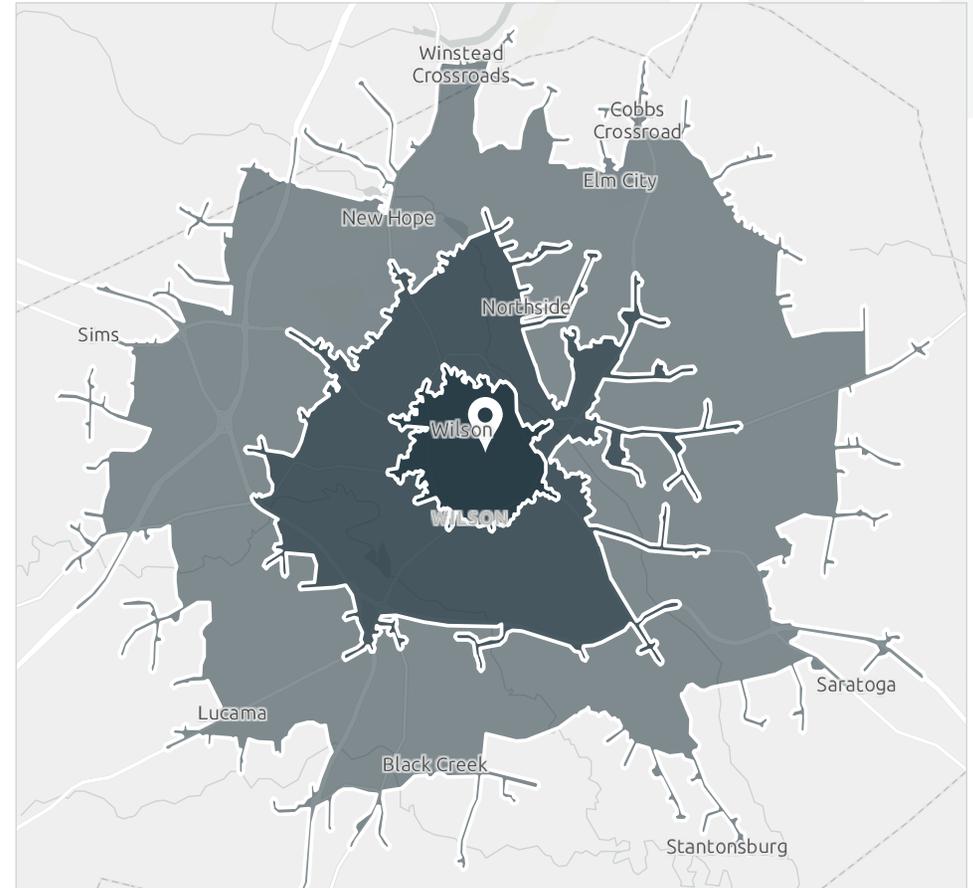
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DEMOGRAPHICS

	5 Min	10 Min	15 Min
2025 POPULATION	13,952	37,332	61,251
2030 POPULATION (PROJECTED)	14,070	37,180	61,011
2025 HOUSEHOLDS	5,855	16,094	26,237
2030 HOUSEHOLDS (PROJECTED)	6,021	16,353	26,710
OWNER-OCCUPIED HOUSING UNITS	2,006	8,032	14,848
RENTER-OCCUPIED HOUSING UNITS	2,128	8,387	15,529
2025 AVERAGE HOUSEHOLD INCOME	\$48,633	\$69,198	\$73,301
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$51,879	\$74,638	\$79,604



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