

**Retail Facility Available**  
**+/- 61,720 SF for Sale**



**+/- 61,720 SF Facility Available for Sale in Kinston, NC**

**4010 West Vernon Ave**

Kinston, NC 28504

**FOR SALE**

**CONTACT BROKER FOR PRICING**

**Bryce Davis**  
O: (919) 400-0451  
[BDavis@metcapcre.com](mailto:BDavis@metcapcre.com)

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# Property Overview

## PROPERTY HIGHLIGHTS

- +/- 61,720 SF facility available for sale
- Property sits on +/- 10.01 AC
- Zoned: B-1 (City of Kinston)
- Excellent visibility on W Vernon Ave across from Kinston Pointe Shopping Center
- Property has +/- 375' of frontage on W Vernon
- Property is in the AE Flood Zone
- Traffic Counts:  
W Vernon Ave | 30,000 VPD  
Highway 258 | 11,000 VPD
- Call for Pricing



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# Market Aerial



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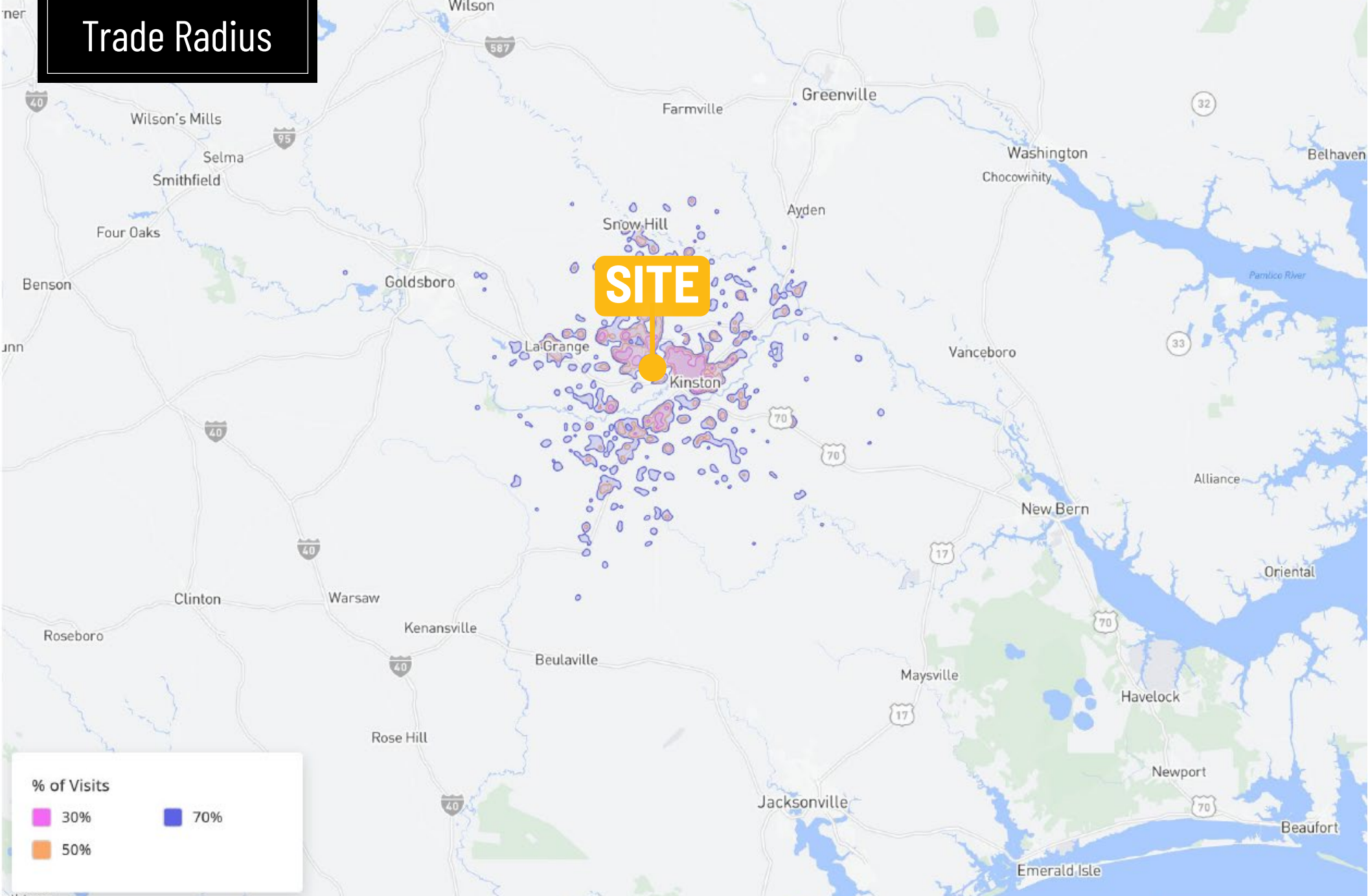
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# Trade Radius



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# Demographic Profile

KINSTON | NORTH CAROLINA



\$72,276  
Average HH Income



3,686  
Households



602  
Businesses



9,219  
Employees



8,454  
Population



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Estimated Population	428	8,454	28,205
2030 Projected Population	415	8,243	27,594
<b>Households</b>			
2025 Estimated Households	196	3,686	12,441
2030 Projected Households	195	3,656	12,371
<b>Household Income</b>			
2025 Estimated Avg Household Income	\$69,468	\$72,276	\$59,678
<b>Businesses</b>			
2025 Total Businesses	175	602	1,554
2025 Estimated Total Employees	3,164	9,219	21,350

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