

4267-4269 LEE ST

DOWNTOWN RETAIL SPACE AVAILABLE FOR LEASE

AYDEN, NC



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License No. 313331 (NC)

PROPERTY OVERVIEW



1,044-1,344
Available SF



\$12.00
Per SF



4
Units Available



NNN
Lease

Leasing Broker



Oliver Evans

Advisor

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PROPERTY DESCRIPTION

4267-4269 Lee Street offers new retail space in the heart of downtown Ayden, occupying the signalized hard corner of Lee Street and Third Street.

Four available storefronts, ranging from 1,044 SF to 1,344 SF, can be leased individually or combined for up to 4,530 SF of contiguous space. Each suite fronts directly on Lee Street with wide glass storefronts, on-street parking at the door, and excellent visibility to daily traffic through downtown.

Located roughly 11 miles south of Greenville and 4.5 miles from Winterville, the property offers small-shop tenants an affordable entry into an established trade area with access to the broader Pitt County market.

PROPERTY HIGHLIGHTS

- Four available suites from 1,044 – 1,344 SF
- Signalized hard corner frontage
- \$12.00/SF NNN
- Combined 12,000+ VPD

PROPERTY DETAILS

Address	4267-4269 Lee Street
Market	Ayden
County	Pitt
Type	Retail
Year Built	1930
Lot Size	0.18 Acres
Available SF	1,044 - 1,344 SF



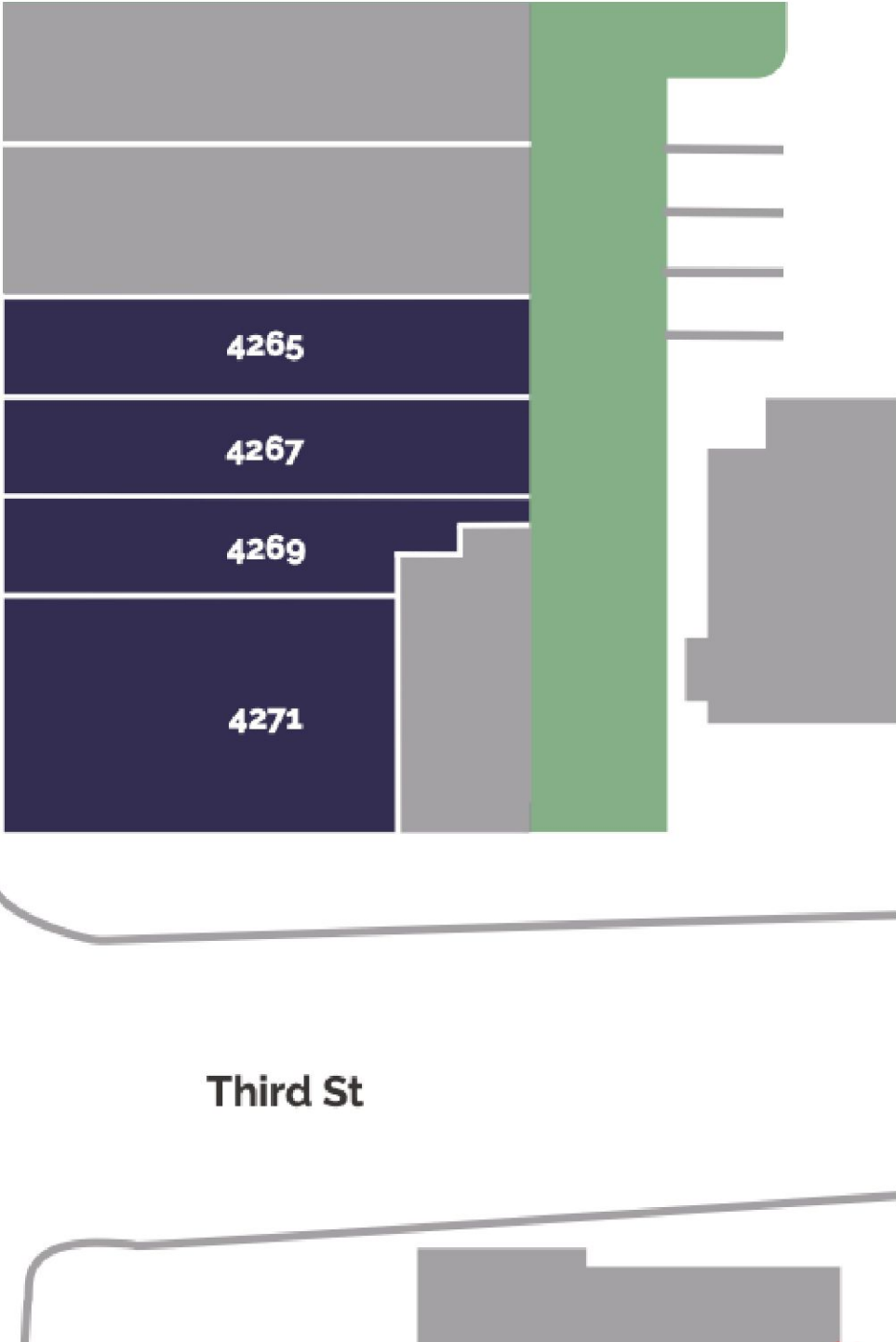
Suite Details

Suite #	Size (SF)
4265	1,071 SF
4267	1,071 SF
4269	1,044 SF
4271	1,344 SF

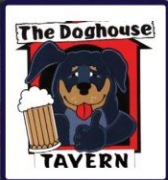
Lee St



Third St



Nearby Businesses



LEE ST
3,000+ VPD

THIRD ST
9,000+ VPD



Surrounding Area

HWY 11
14,000+ VPD



Ayden Elementary School



THIRD ST

9,000+ VPD



Ayden Middle School



Area Demographics

Ayden, NC



10 Mile Demographics



55,222
Total Population



35.6
Median Age



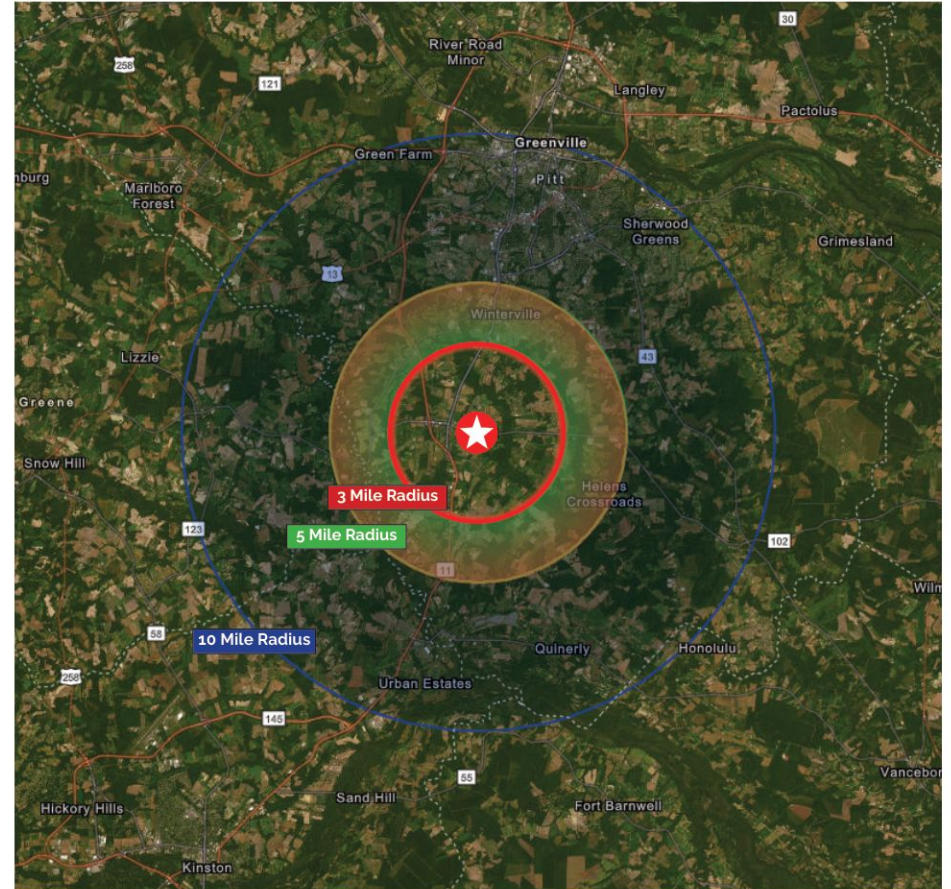
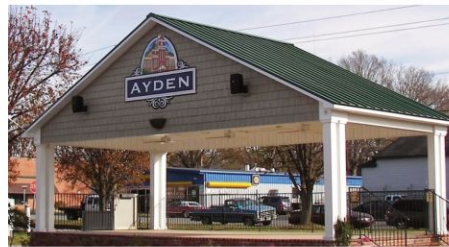
131,522
Total Households



\$85,031
Avg. Household Income



\$295,922
Avg. Home Value



Population

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Total Population	7,600	21,879	55,222
Median Age	43.0	41.5	35.6

Households & Income

Total Households	3,542	9,031	131,522
# of Persons per HH	2.26	2.39	2.26
Average HH Income	\$66,515	\$85,831	\$85,031
Average Home Value	\$268,704	\$283,550	\$295,922

Market Overview | Greenville, NC

MSA HIGHLIGHTS

2nd

Lowest Cost of
Living in NC

94K

Total Workforce

#3

Overall MSA in
South Atlantic

29K

Students at ECU

10th Largest City in NC

Greenville is energized by the presence of ECU, which enrolls over 28,500 students and employs 5,600 staff. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. The school competes in the Division 1 FBS American Conference. The ECU Health Medical Campus, formerly Vidant Medical Center, further solidifies Greenville's reputation as a regional healthcare leader. As the only Level 1 trauma center east of I-95, it boasts 1,712 licensed beds, serves a population of 1.4 million, and employs 6,800 individuals.



Greenville's dynamic industrial sector includes prominent employers like Thermo Fisher Scientific, providing high-paying opportunities and fostering economic stability.



Additionally, the city has recently experienced a surge in retail development, welcoming big-box retailers such as Trader Joe's and Lowe's Foods.



This retail boom has further enhanced Greenville's economic vitality and enriched its expanding commercial landscape.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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