

CENTURY 21
COMMERCIAL.

Triangle Group

FOR SALE

115 E MARKET ST, WARRENTON, NC 27589

CEN
TUR
Y 21

PRICE:

\$520,000

CEN
TUR
Y 21

SQF:

3,407

CEN
TUR
Y 21

YEAR:

1901

CEN
TUR
Y 21

ACRES:

1 AC

CEN
TUR
Y 21

ZONING:

NB

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PROPERTY OVERVIEW

CEN
TUR
Y 21

Prime Investment & Versatile Commercial Use – Ideal for investors or owner-occupiers, this property offers flexible space suitable for retail, office, or mixed-use, with the potential to be divided into multiple units to maximize income.

CEN
TUR
Y 21

Lift System, Basement & Ample Parking – Features a convenient lift system for accessibility, additional storage space in the basement, and plenty of parking options for tenants and visitors.

CEN
TUR
Y 21

High-Traffic Location & Turnkey Opportunity – Strategically positioned near Town Hall, the Warren County Courthouse, restaurants, shops, and residential areas, ensuring strong foot traffic and visibility. Move-in-ready with modern upgrades, making it an attractive option for businesses seeking a prime downtown location.

[Click here to view GIS Map for Zoning reference.](#)

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PROPERTY PHOTOS



[Click this link for Virtual Tour.](#)



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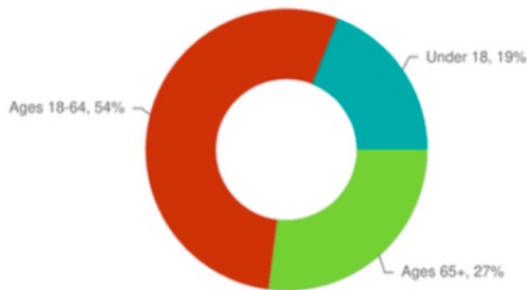


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

924 Population	468 Households	48.3 Median Age
1.87 Avg Size Household	\$44,339 Median Household Income	\$131,875 Median Home Value
55 Wealth Index	133 Housing Affordability	57.6 Diversity Index

POPULATION BY AGE

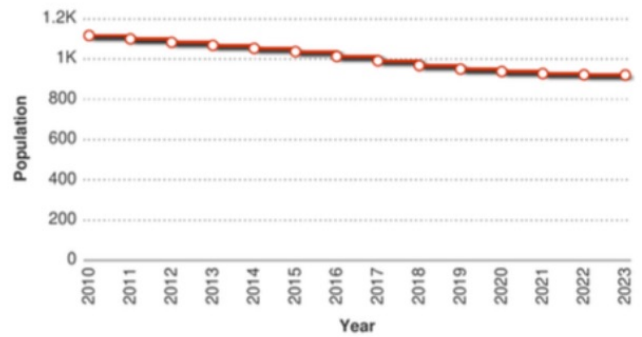


● Under 18 ● Ages 18-64 ● Ages 65+

POPULATION BY GENERATION

7.47% Greatest Gen: Born 1945/Earlier	28.25% Baby Boomer: Born 1946 to 1964	19.16% Generation X: Born 1965 to 1980
18.29% Millennial: Born 1981 to 1998	19.26% Generation Z: Born 1999 to 2016	7.58% Alpha: Born 2017 to Present

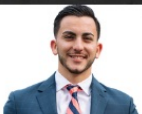
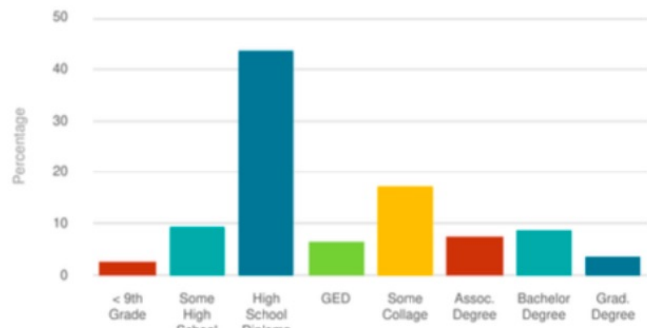
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



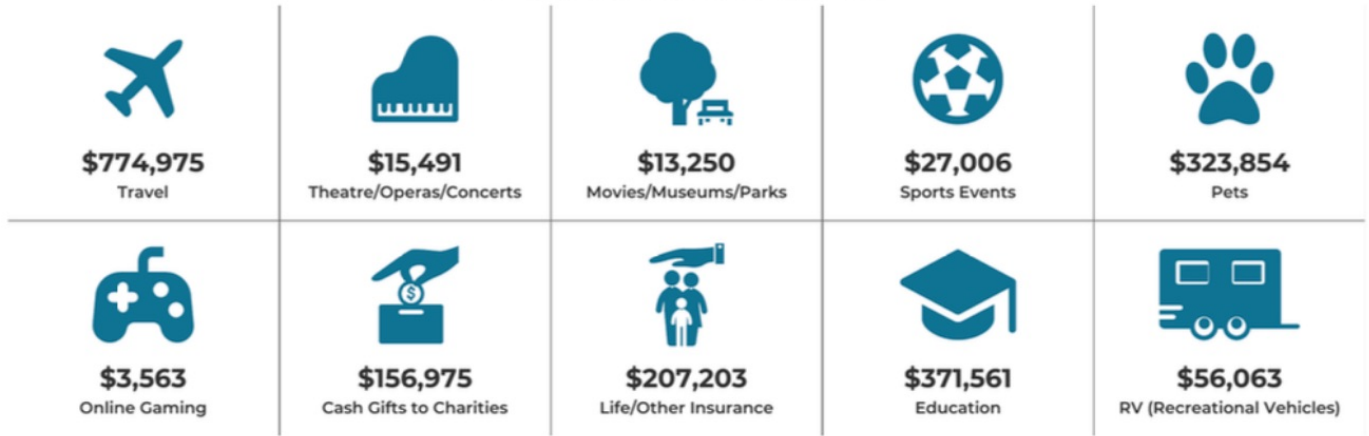
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



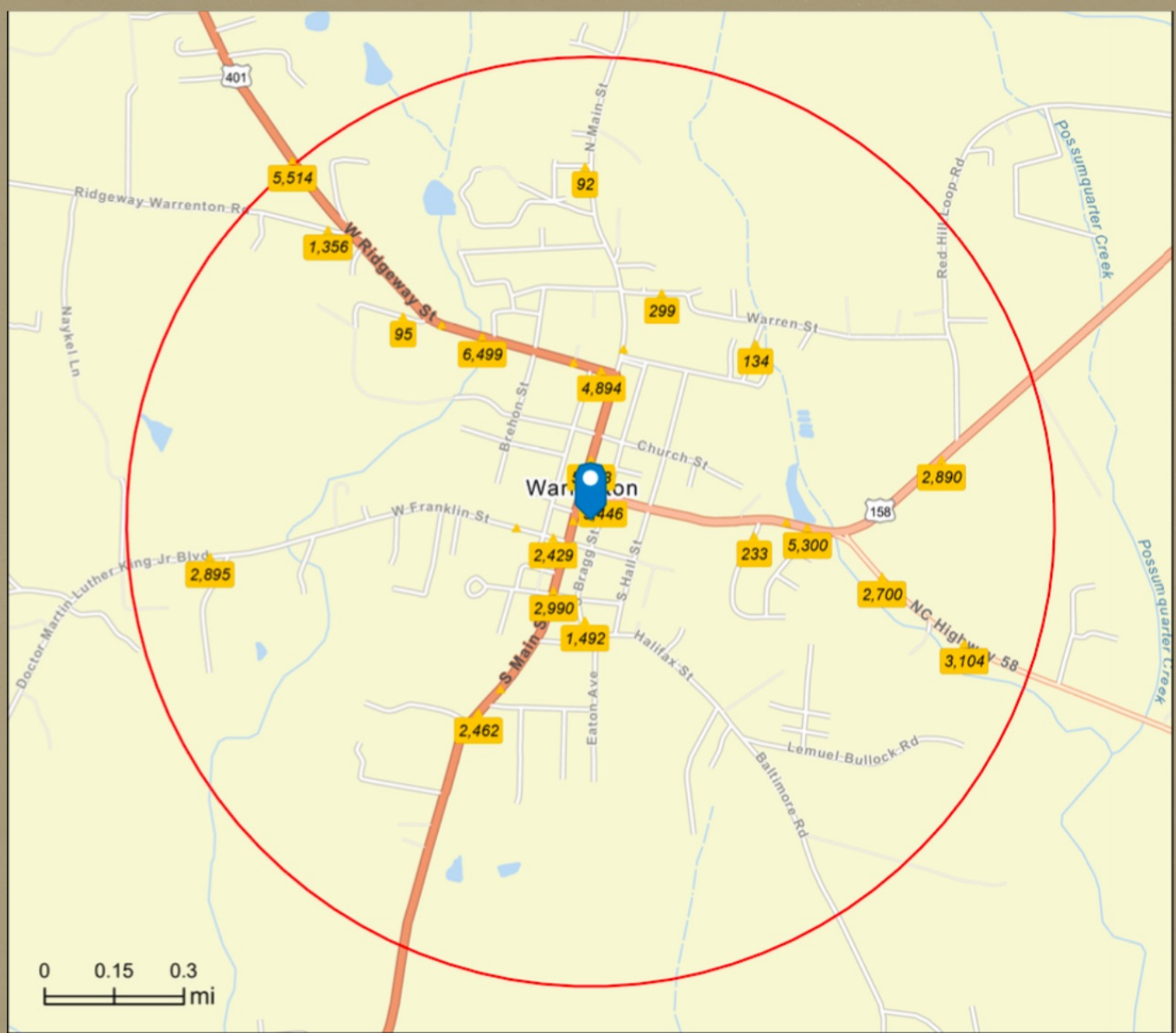
ANNUAL LIFESTYLE SPENDING



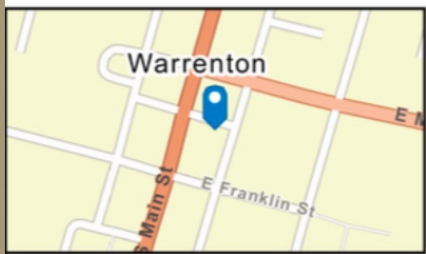
TAPESTRY SEGMENTS



TRAFFIC COUNT(RING: 1 MILE RADIUS)



0 0.15 0.3
mi



- Average Daily Traffic Volume**
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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FLOOR PLAN



FLOOR 1



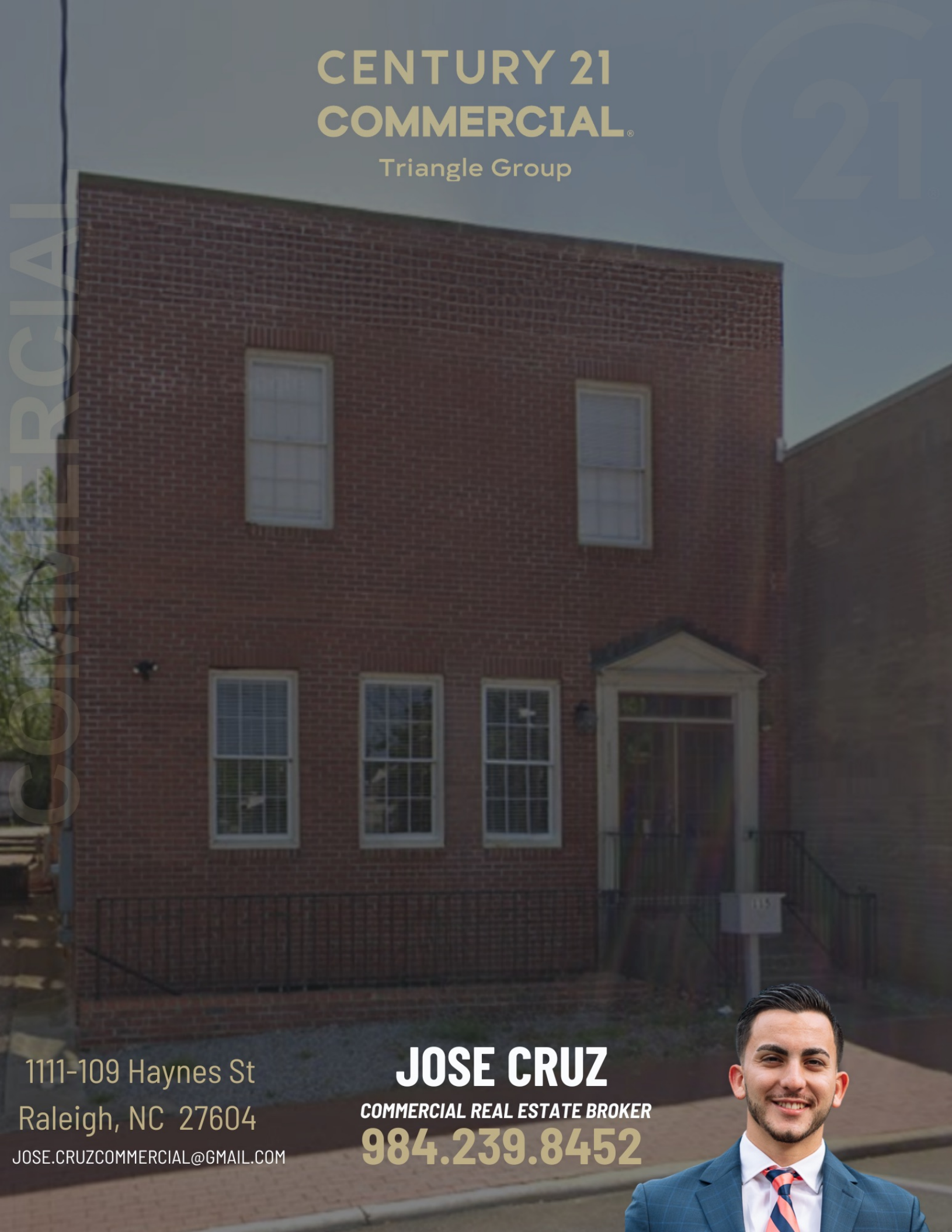
FLOOR 2



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