

For Sale | 1.33 Acres Development Opportunity

0 BRENTWAY AVENUE | WILLIAMSTON, NC 27892



CITYPLAT
COMMERCIAL REAL ESTATE

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Property *Dashboard*

\$600,000

Asking Price

ground lease or build to suite options available

1.33

Total Acres

Commercial

Zoning

Unimproved

Land Type

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	2,120	10,516	17,672
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$58,876	\$58,512	\$58,096

PROPERTY HIGHLIGHTS

- Prime location with ample visibility and exposure.
- Versatile property available for sale, build-to-suit, or ground lease, occupying 1.33 AC.
- Exciting potential for various retail developments such as a car wash, quick-service restaurant (QSR), medical facility, automotive use, and more.
- Strategically situated in the heart of Williamston's thriving retail area, directly opposite Walmart Supercenter.
- Outstanding visibility from Washington St., boasting over 245 feet of frontage.
- Easy accessibility with RI/RO (right in/right out) directly at the site on Bembridge Dr., along with two full access points on Brentway Ave. and S McCaskey Rd.
- Surrounding businesses include major retailers like Walmart Supercenter, Taco Bell, Cookout, Dairy Queen, Hardee's, KFC, Pizza Hut, PNC Bank, Dollar Tree, and more.
- Washington St. witnesses an average daily traffic volume of approximately 10,500 vehicles



10,500 VPD

BRENTWAY AVE



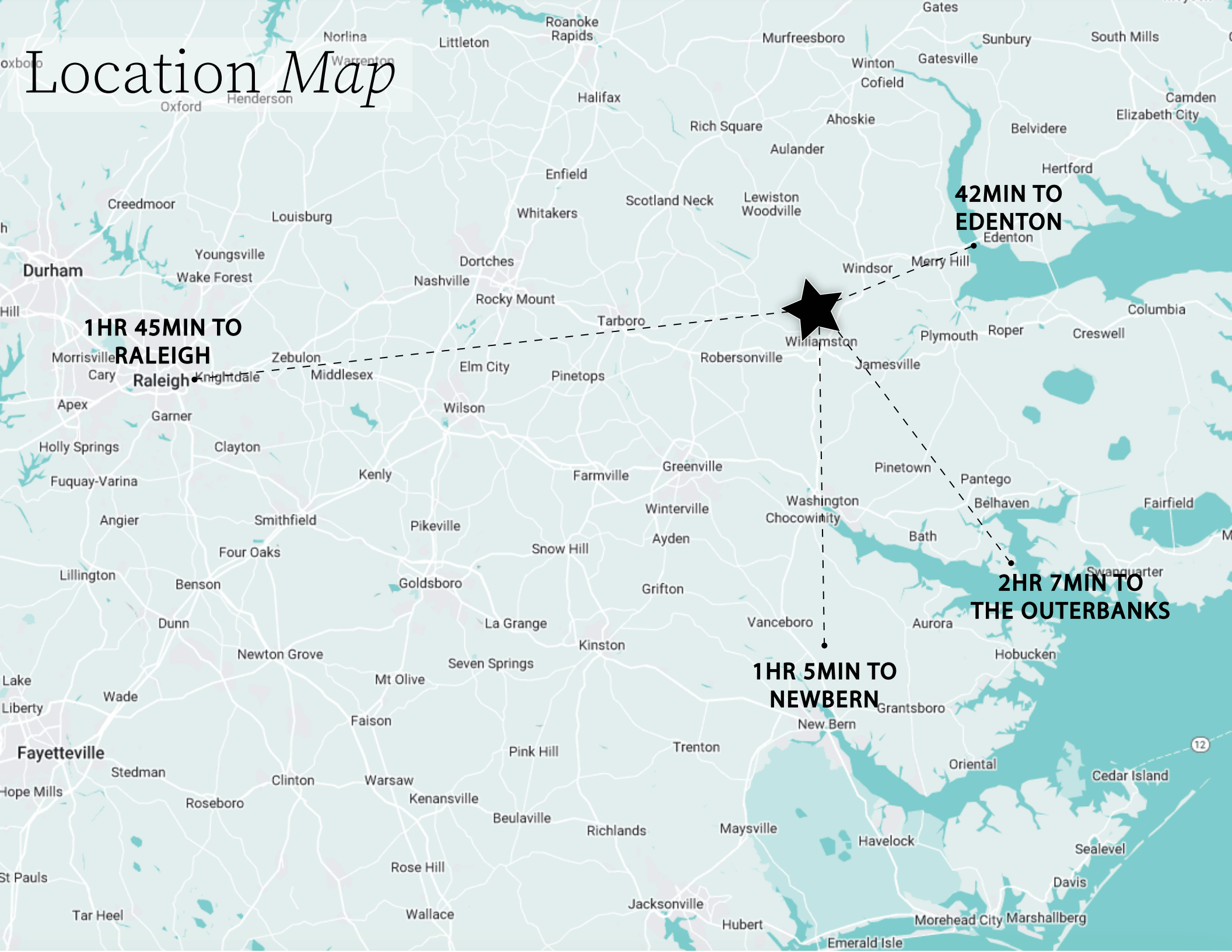
1.33 Acres

BEMBRIDGE DR.

BRENTWAY AVE.



Location Map



Parcel Map



Market Overview - Williamston, NC



Williamston, NC is a small town nestled in the eastern part of North Carolina. With a population of around 5,500 residents, it offers a unique market environment. The local economy primarily relies on industries such as agriculture, manufacturing, and retail. The town is known for its close-knit community, which fosters a sense of belonging and support. As for the market overview, Williamston boasts a range of small businesses, including local shops, restaurants, and service providers. Additionally, the town has seen recent growth in the healthcare and education sectors. The affordability of housing and the pleasant quality of life make Williamston an attractive place for families and retirees. While the market may be smaller compared to larger cities, it provides opportunities for entrepreneurs and local businesses to thrive amidst a friendly and vibrant community.

Development Growth

In recent years, Williamston, NC has experienced steady development and growth. The town has seen an influx of new businesses, particularly in the healthcare and education sectors, contributing to its economic prosperity. Additionally, there has been a focus on revitalizing the downtown area, with efforts to preserve the historic buildings and attract more visitors. The local government has also invested in infrastructure upgrades, improving roads and utilities to accommodate the growing population. With a strong sense of community and a welcoming environment, Williamston continues to evolve as an attractive destination for both residents and entrepreneurs.

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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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NIKITA ZHITOV
Principal
919.888.1285
Nikita@CityPlat.com

107 FAYETTEVILLE ST.
SUITE 400
RALEIGH, NC 27601

WWW.CITYPLAT.COM