

FOR LEASE

Developing Retail Space - Washington NC

206 NORTH BRIDGE ST, WASHINGTON, NC 27889



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401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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LOCATION DESCRIPTION

Washington's downtown provides a unique opportunity as it captures residents throughout Eastern North Carolina with its quaint and charming historic waterfront. The Historic Downtown offers foodies fresh seafood and unique eateries enjoyable for the whole family.

LEASE HIGHLIGHTS

- Across the street from future municipal building development
- Excellent visibility
- Located within 5 minutes of Vidant Hospital | Only hospital within 30-minutes
- 10-minute drive from Beaufort Community College | 13,500 students

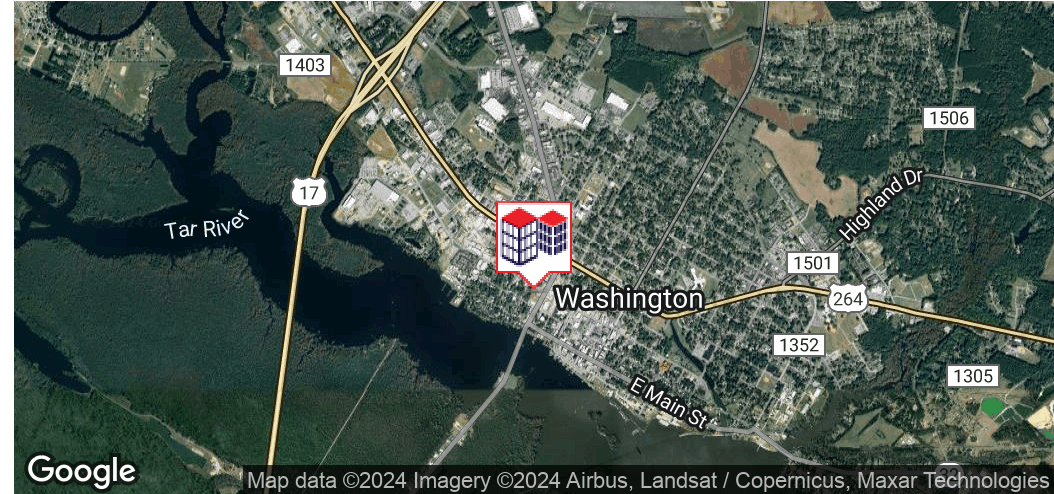
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OFFERING SUMMARY

| | |
|------------------|------------------------|
| Lease Rate: | \$24.00 SF/yr (NNN) |
| Building Size: | 4,000 SF |
| Lot Size: | 1.06 Acres |
| Number of Units: | 3 |
| Zoning: | B1H |
| Market: | Eastern North Carolina |
| Submarket: | Washington MSA |
| Traffic Count: | 13,500 |

PROPERTY OVERVIEW

We are pleased to offer this approximately this multi-tenant 4,000sf building. Located on US Hwy 17 Business in historic downtown Washington NC, the building has two ~1,250sf units available.

The property has 200' of road frontage on Hwy 17 as well as 70' for access onto Second St. This site sits two blocks from the water and is across Hwy 17 from the historic downtown shops.

Estimated construction completion: Q2 2024

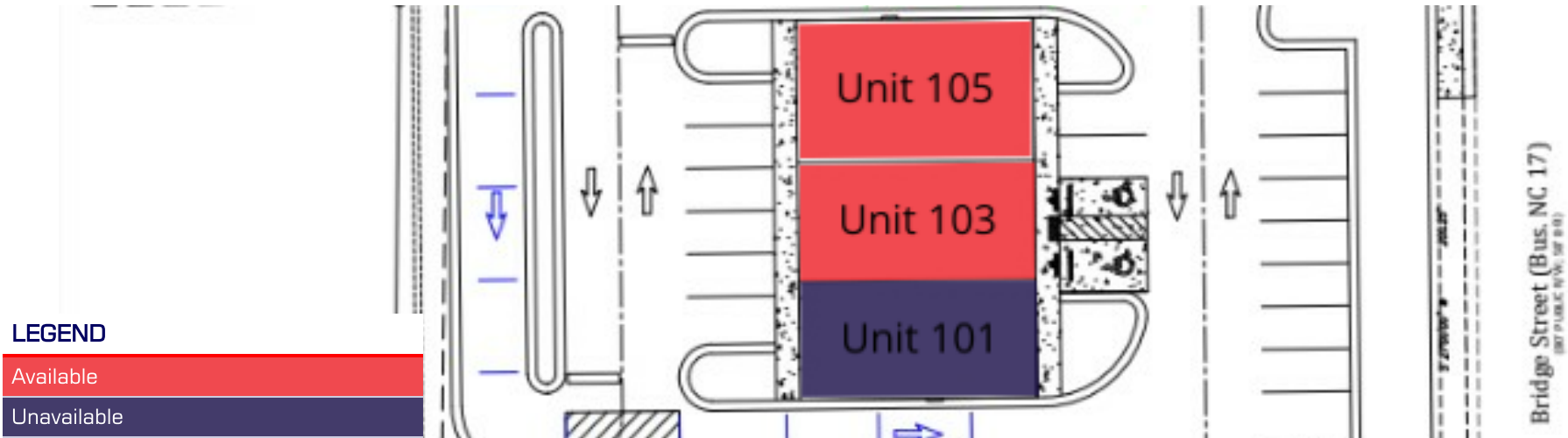
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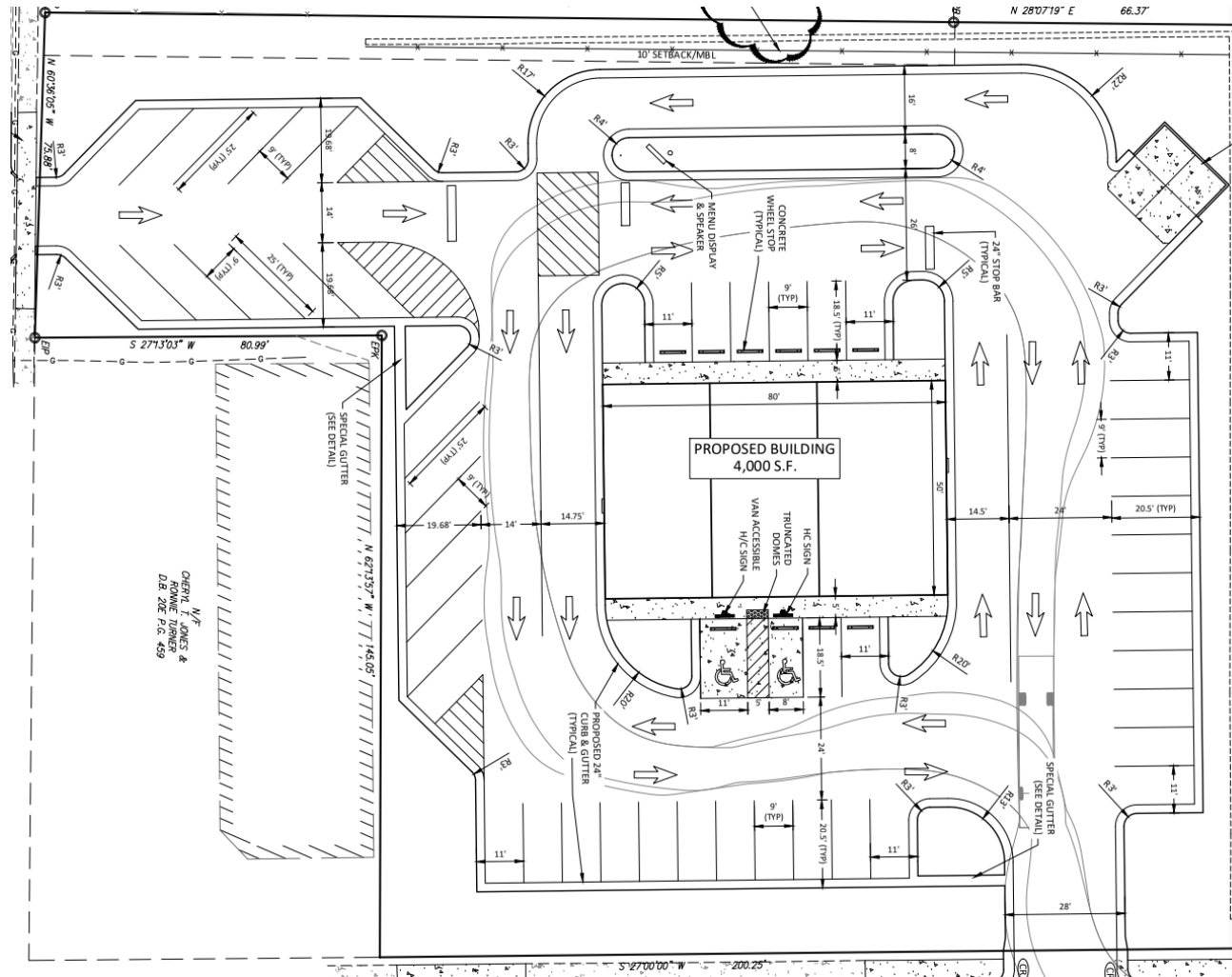
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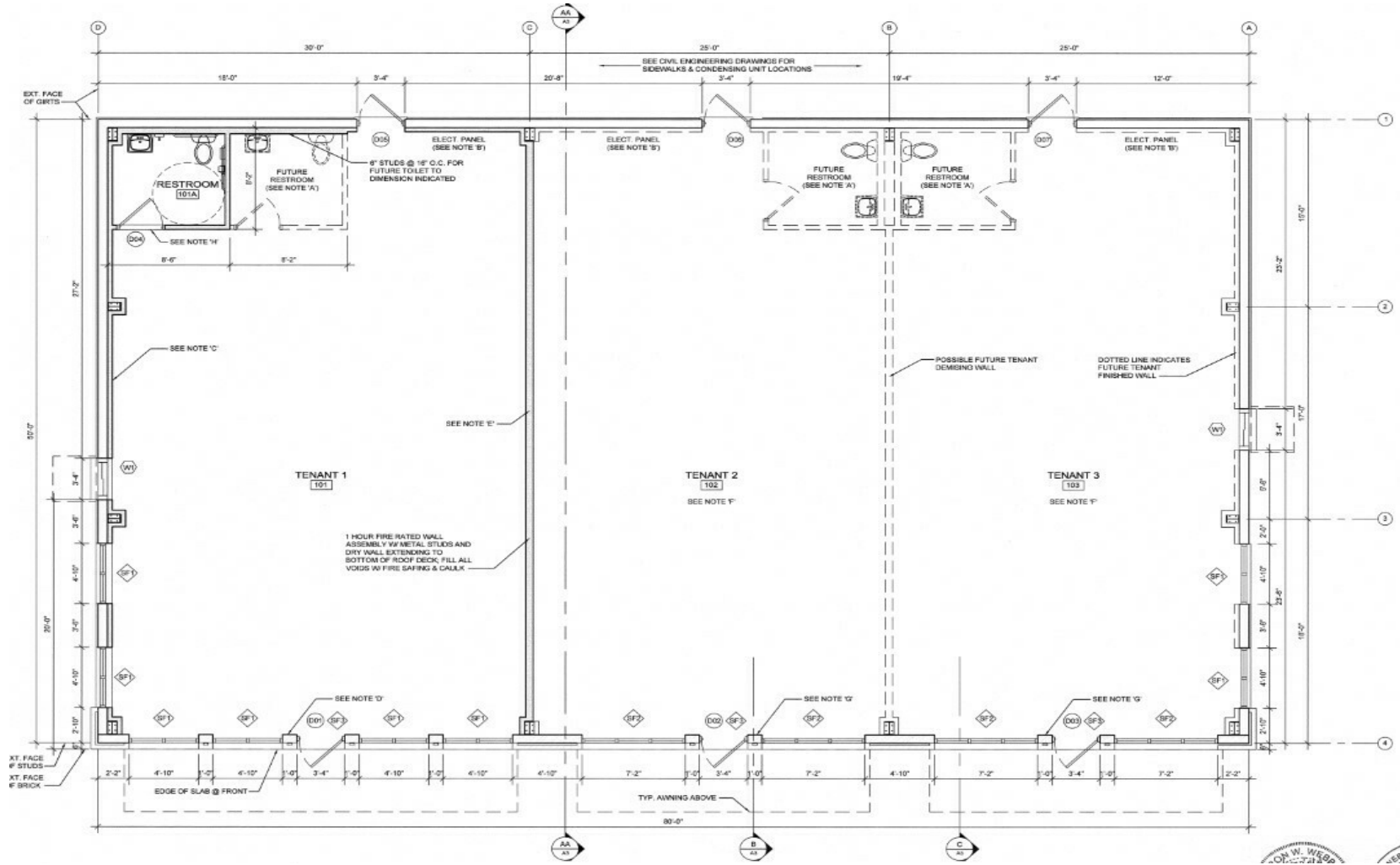
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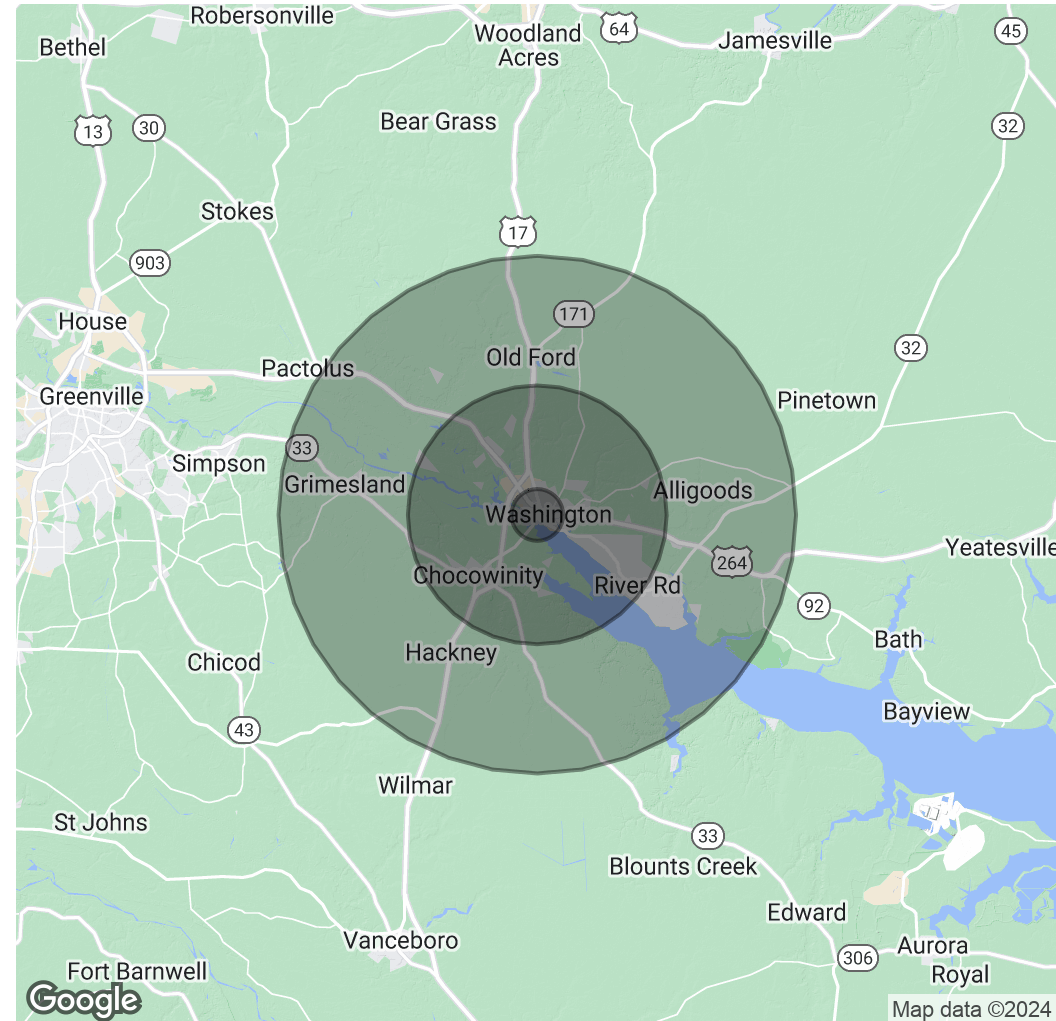
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,173 | 18,219 | 35,615 |
| Average Age | 40.8 | 40.4 | 39.5 |
| Average Age (Male) | 39.3 | 38.6 | 38.5 |
| Average Age (Female) | 44.0 | 42.5 | 40.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,006 | 7,798 | 14,809 |
| # of Persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH Income | \$37,262 | \$46,196 | \$50,510 |
| Average House Value | \$163,030 | \$162,066 | \$160,261 |

* Demographic data derived from 2020 ACS - US Census



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