

Retail For Sale



The Overton Group, LLC

401 W. 1st Street Greenville, NC 27834 | 252-355-7006

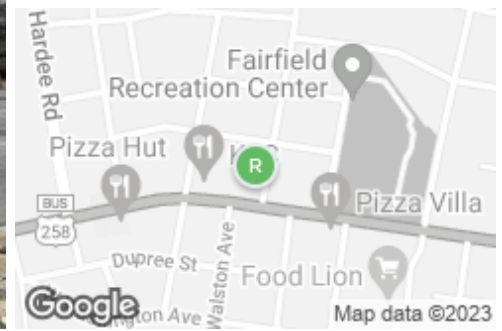
Vernon Ave Retail Space

1601 - 1603 W Vernon Ave, Kinston, NC, 28504

Retail: Freestanding For Sale

Prepared on February 20, 2023

1 of 1 Listings



Listing Details | Retail For Sale

Total Available Space	Unknown	Days On Market	4 days
Asking Price	\$250,000	Date Listed	2/16/2023
Listing Price Per SF	\$77.86	Last Modified	2/17/2023
Cap Rate	-	Listing ID	33830985
Vacant	Yes	Parking Spaces	-
Available Date	Now		

Description

Nice investment building on Vernon Ave. One space leased.

Property Features

Location Details

Address	1601 - 1603 W Vernon Ave, Kinston, N...	Parcels	4515-76-1525
Zoning	B1	Name	1601 - 1603 W Vernon Ave
County	Lenoir		

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	3,211 SF
Land Size	0.16 Acres / 7,016 SF
Number of Buildings	1
Number of Floors	1

Year Built/Renovated	-
Occupancy Type	Single Tenant
Parking Spaces	-
Parking Ratio	-
Floor Size	2,970 SF

Property Listings

1 Listing | --- | \$250,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Retail	-	-	\$250,000	Now

Additional Photos





Contact



David Edwards
252-560-9470
david.edwards@overtongroup.net



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1601-1603 W Vernon Ave, Kinston, NC 28504

CITY, STATE

Kinston, NC

POPULATION

23,357

AVG. HHSIZE

2.30

MEDIAN HH INCOME

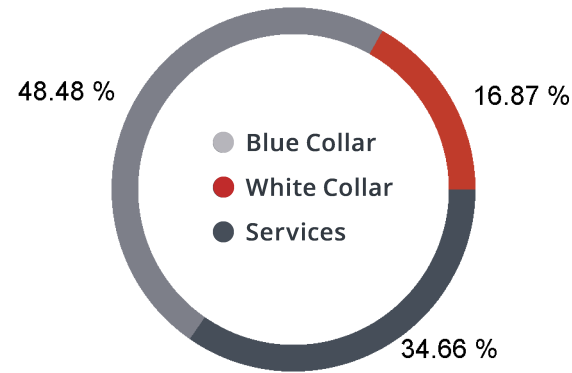
\$32,183

HOME OWNERSHIP

Renters: **4,818**

Owners: **5,035**

EMPLOYMENT



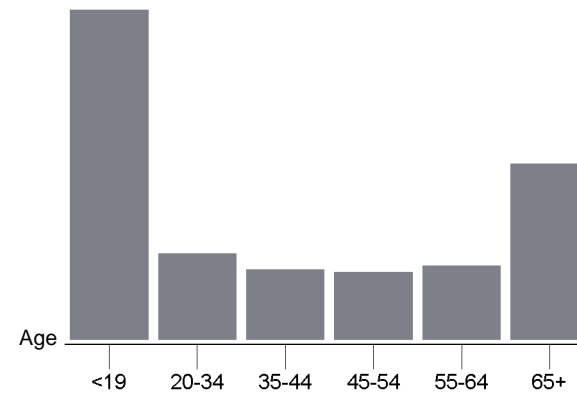
37.44 % Employed
3.61 % Unemployed

EDUCATION

High School Grad: **26.86 %**
Some College: **19.38 %**
Associates: **6.52 %**
Bachelors: **17.80 %**

GENDER & AGE

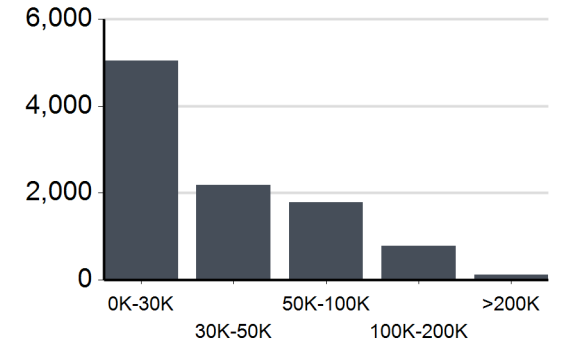
45.05 % **54.95 %**



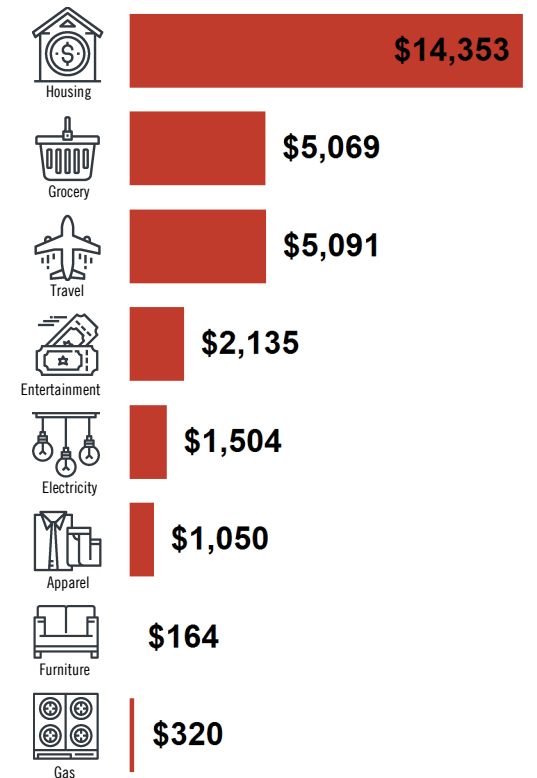
RACE & ETHNICITY

White: **34.14 %**
Asian: **0.17 %**
Native American: **0.23 %**
Pacific Islanders: **0.01 %**
African-American: **60.69 %**
Hispanic: **2.52 %**
Two or More Races: **2.24 %**

INCOME BY HOUSEHOLD



HH SPENDING



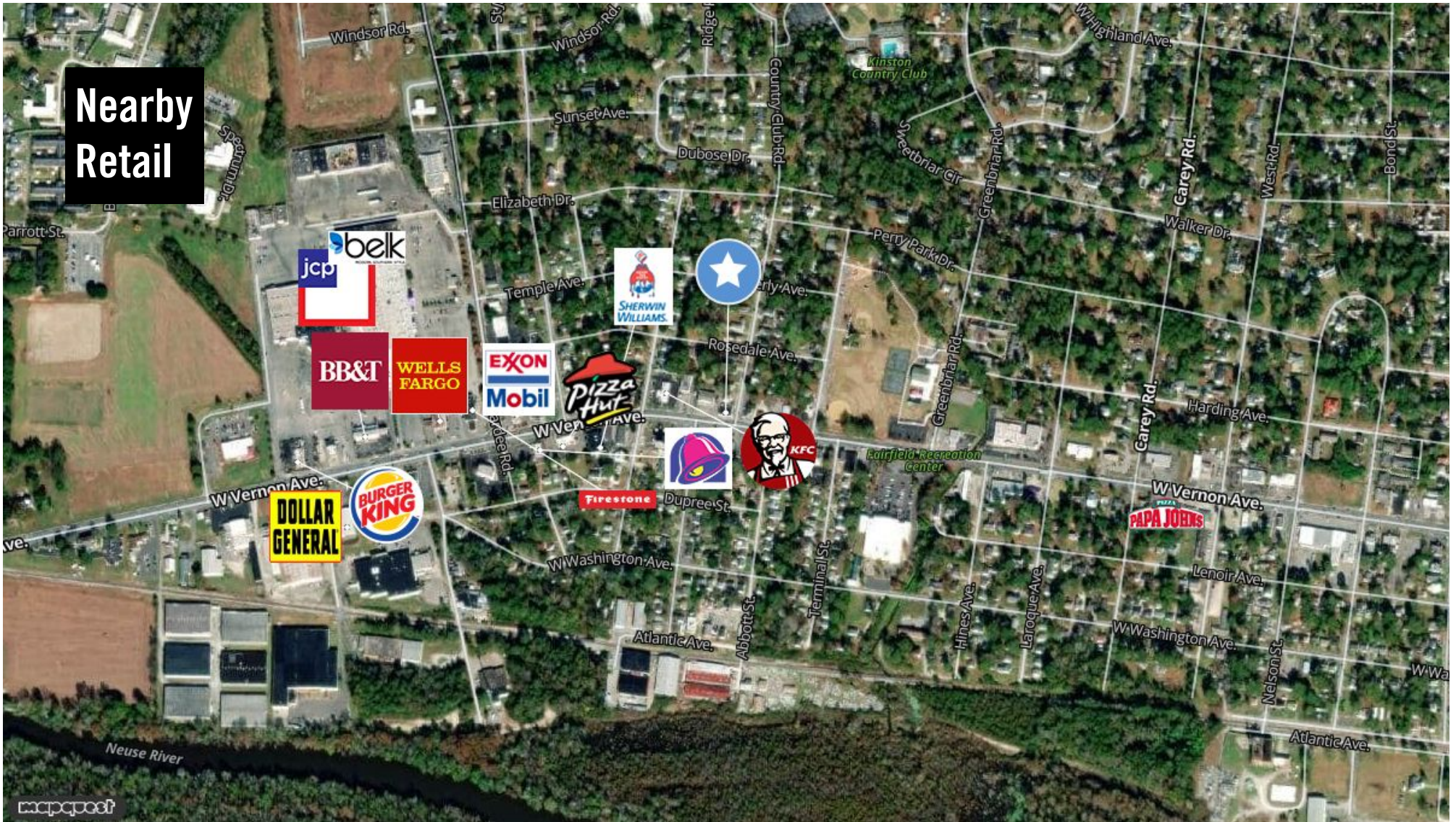
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**Nearby
Retail**



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MOODY'S | **Catylist**
ANALYTICS

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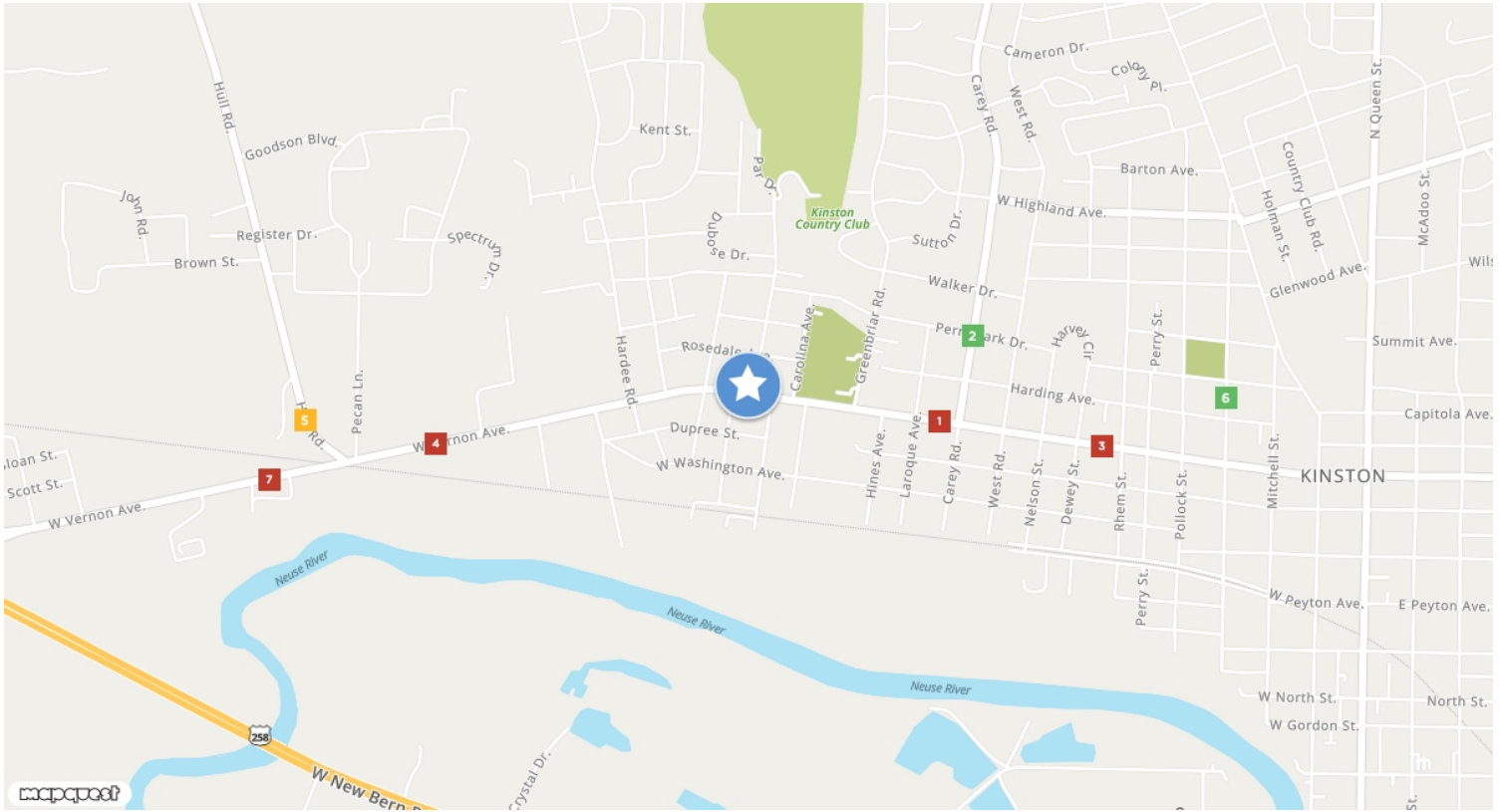
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Traffic Counts



West Vernon Avenue 1	Carey Road 2	West Vernon Avenue 3	West Vernon Avenue 4	Hull Rd 5
Carey Rd	Hardin Ave	Rhem St	W Vernon Ave	W Vernon Ave
Year: 2021 18,575 est	Year: 2021 2,811 est	Year: 2021 16,544 est	Year: 2021 20,583 est	Year: 2021 6,277 est
Year: 2019 14,000	Year: 2019 2,800	Year: 2019 16,500	Year: 2018 20,500	Year: 2018 6,200
Year: 2018 18,500	Year: 2001 4,500			Year: 2004 6,700
College St 6	W Vernon Ave 7			
Rhodes Ave	Richard Caswell Grave Rd			
Year: 2021 1,763 est	Year: 2021 18,655 est			
Year: 2018 500	Year: 2018 17,500			
Year: 2004 7,500	Year: 2004 23,000			



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