

# COMMERCIAL OFFICE PROPERTY FOR SALE

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FULLY LEASED OFFICE BUILDING + EXCESS LAND OPPORTUNITY



±1.36 ACRES | HWY 70 | NEW BERN, NC

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# PROPERTY OVERVIEW

503 W Thurman Rd presents a rare opportunity to acquire a 100% leased office building with additional land for future commercial development in New Bern, NC. Situated on  $\pm 1.36$  acres, the property offers immediate in-place income with flexibility for owner-users or investors seeking expansion potential. The combination of existing improvements and additional land creates a versatile, value-add opportunity in a growing market.

## LOCATION DESCRIPTION

The property is strategically located within the City of New Bern with convenient access to key roadways and surrounding residential development. It is approximately 5 minutes from Coastal Carolina Regional Airport and about 30 minutes to public beach access, offering excellent regional connectivity and lifestyle appeal.

## HIGHLIGHTS

- $\pm 1.36$  acres total (two parcels)
- Existing office building + additional developable land
- 100% leased office building providing in-place income
- PINs: 7-034-10001 & 7-034-10003
- County: Craven
- Zoned C-3 Commercial District (New Bern)
- Located in a growing commercial/residential corridor
- Strong surrounding residential growth
- $\pm 5$  minutes to Coastal Carolina Regional Airport
- $\pm 30$  minutes to public beach access
- Sale Price: Call Broker



# AREA OVERVIEW



# AERIAL MAP



# NEW BERN AREA OVERVIEW

## A HISTORICAL COASTAL TOWN

Located at the convergence of the Neuse and Trent rivers, and only 30 miles from the Atlantic Ocean, New Bern, North Carolina's second oldest city, remains today a vibrant social, recreational and economically strong community.

### AREA HIGHLIGHTS

- Boating, with marinas for power and sail boats
- Tryon Palace, the state's first capital (gardens pictured)
- NC History Center
- Historical churches and homes
- Walkable downtown
- Regional center for arts and crafts, with many galleries
- Civil War battle site

### ARTS

- Athens Theatre (renovated, opened 1911)
- Bank of the Arts
- 3 Active theatre groups
- Craven Arts Council, with artists in many media
- NC Symphony visits
- Monthly art walks, festivals and shows

### SHOPPING AND EATING

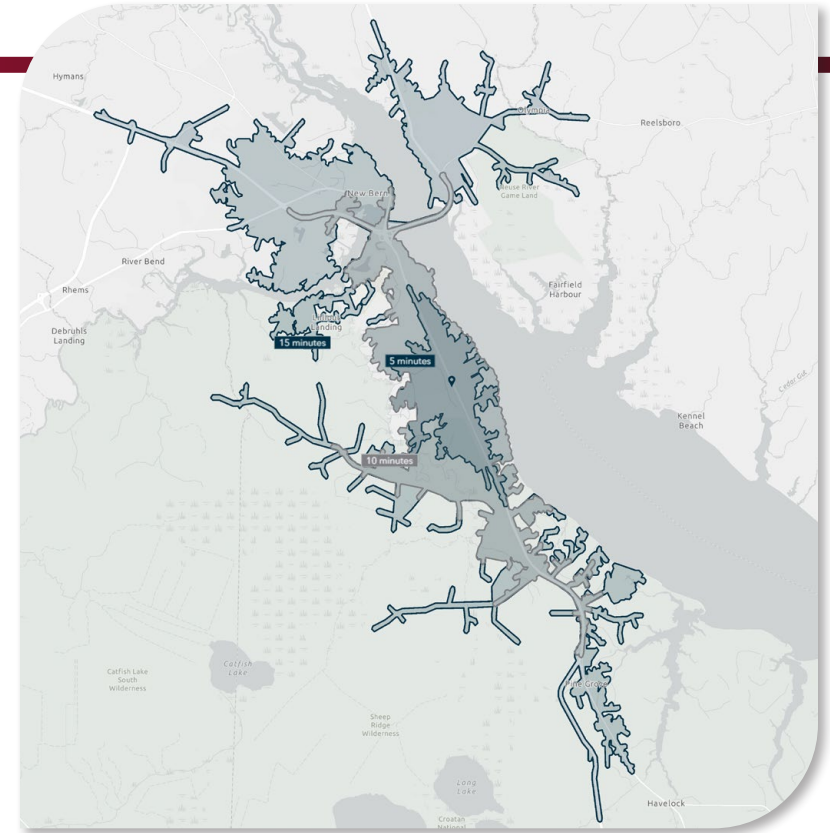
- Numerous downtown restaurants and unique locally owned shops
- Many suburban regional and national stores and restaurants
- Waterfront, rooftop and patio dining options

### HEALTHCARE

New Bern is blessed to have some of the best medical care facilities and professionals to be found in any small town anywhere. The Carolina East Medical Center is a 5-star rated full care 350 bed hospital, with more than 250 doctors, 2,100 staff members and 500 volunteers bringing state of the art diagnosis, treatment and care to its patients. The facility has special care units for heart, cancer, critical care, intensive care, women, orthopedics, surgeries and more. The teaching hospital in Greenville, at East Carolina University, is about 45 minutes away, while the renowned Duke Medical Center is just two hours distant. There also is an Urgent Care facility in the commercial center in Carolina Colours.

# DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population (2025)	5,131	15,386	39,424
Daytime Population	4,519	14,813	44,946
Average Household Income	\$104,453	\$112,481	\$99,064
Median Home Value	\$339,628	\$346,175	\$288,565
Median Age	42.3	42.2	43.3
Bachelor's Degree or Higher	38.6%	37.3%	35.1%



## A DISTINCTIVE COASTAL LIFE IN HISTORIC NEW BERN, NC

Located at the convergence of the Neuse and Trent rivers, only about 30 miles from the Atlantic Ocean, the 300 year old town of New Bern has progressed with the times, while retaining its ties to the past. Carolina Colours, the town's premier residential address, continues the tradition of what the Today Show recognized as an excellent small town in which to live, while also being a great place to live while working.

- Easy to access by car or air
- Excellent medical support
- Unique shopping, arts and crafts
- Multiple marinas and parks
- Golf, tennis, pickleball, and swimming
- Social Pavilion hosting a myriad of activities



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