

FOR LEASE

Downtown Area Vehicle Related Business | 140 W 3rd St

140 W 3RD ST, WASHINGTON, NC 27889



MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Sale Price:	\$775,000
Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	10,434 SF
Available SF:	6,000 SF
Lot Size:	0.94 Acres
Year Built:	1969
Zoning:	B2
Market:	Washington
Submarket:	Greenville-Washington CSA

PROPERTY OVERVIEW

This prime property at 140 W 3rd St, Washington, NC, 27889 boasts a 10,434 SF building constructed in 1969. Its ideal location in the heart of Washington offers unparalleled visibility and accessibility. This facility presents significant opportunities for retail and vehicle-related businesses, with ample space for showcasing inventory and accommodating customer needs. Don't miss out on the chance to elevate your business with this standout opportunity.

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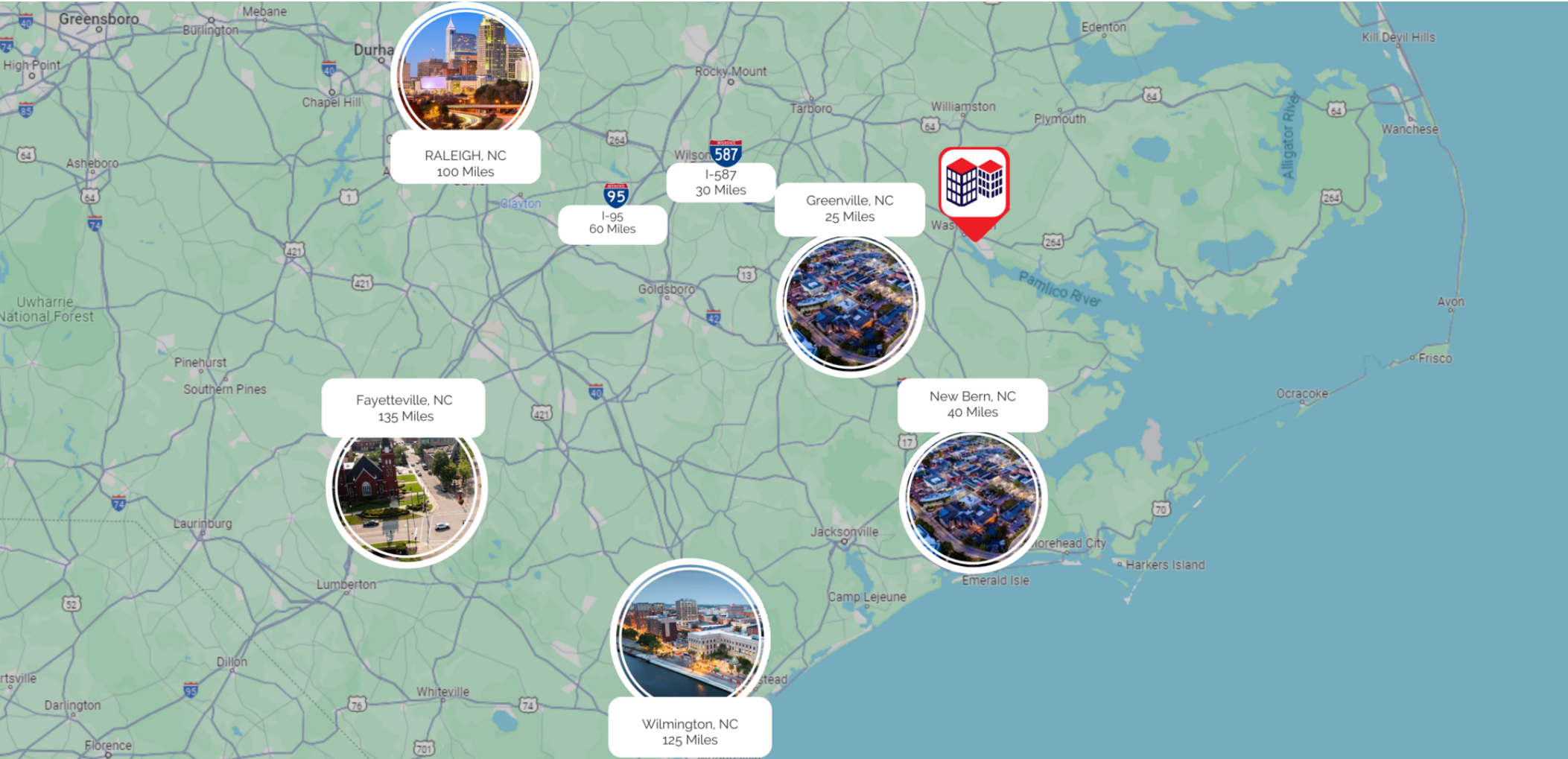
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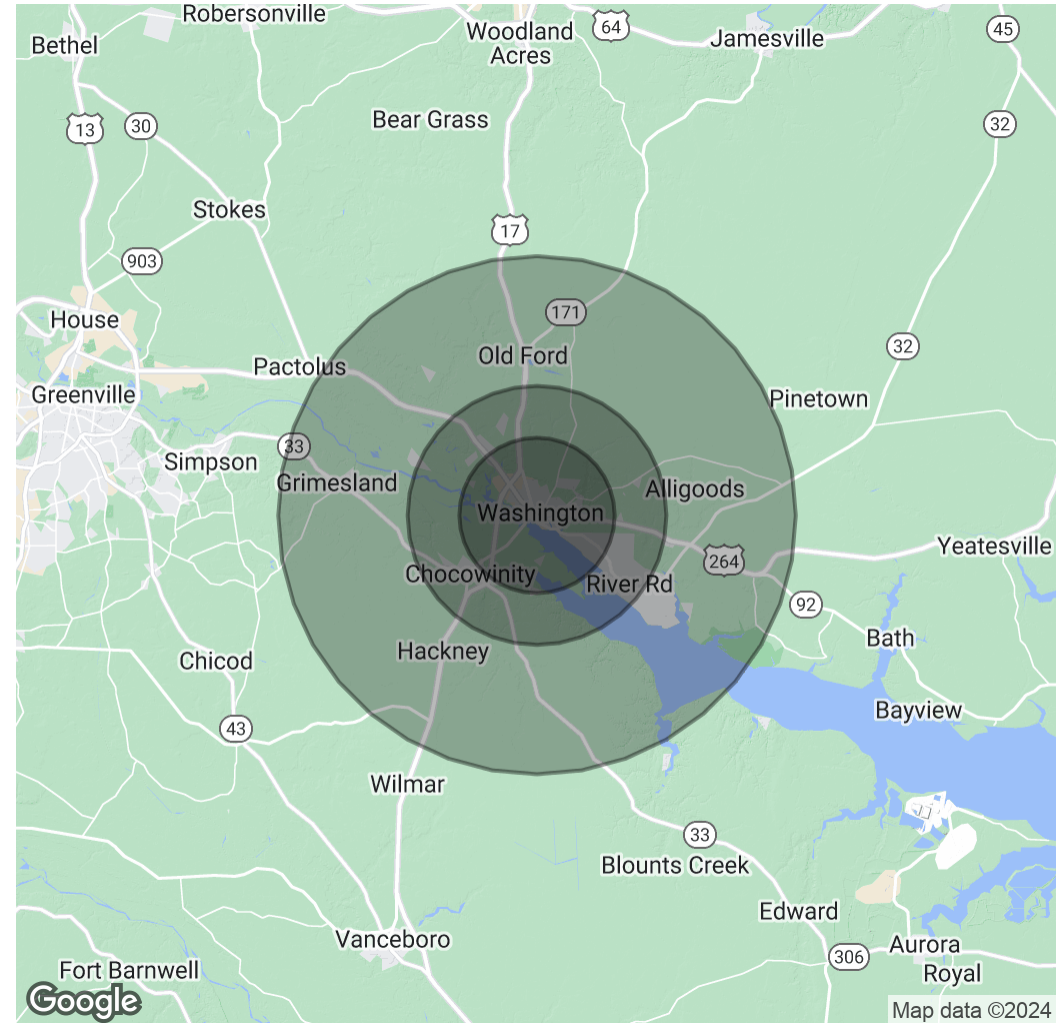
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,170	22,392	36,208
Average Age	45	46	45
Average Age (Male)	43	44	44
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,443	9,819	15,567
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$71,967	\$74,247	\$76,474
Average House Value	\$220,345	\$213,835	\$213,522

Demographics data derived from AlphaMap



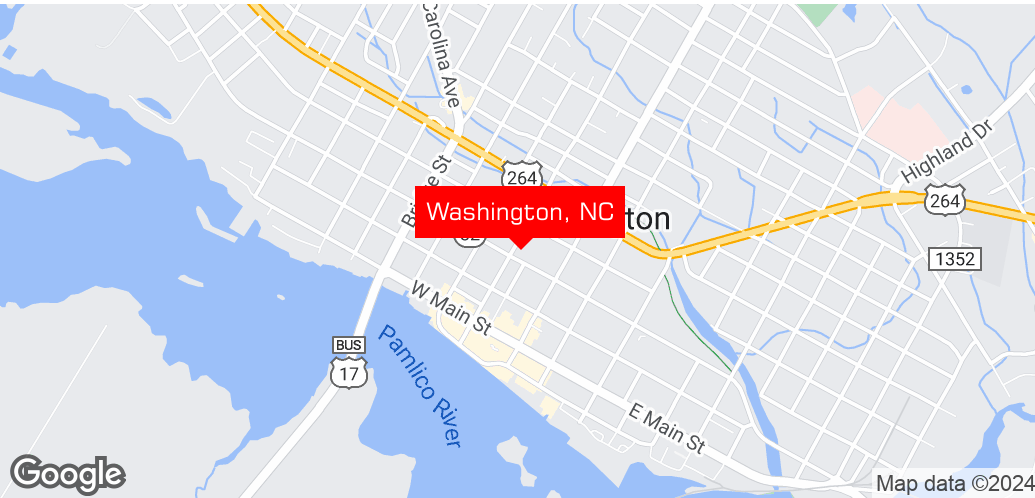
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LOCATION DESCRIPTION

Situated on the serene Pamlico River, Washington offers a picturesque small-town community. Washington is known for its historic downtown district along the water. The downtown showcases charming boutiques, local eateries, and cultural attractions. Washington is the county seat of Beaufort County. The county is situated 1.5 hours east of Raleigh and 30 minutes from Greenville.

LOCATION DETAILS

Market	Washington
Sub Market	Greenville-Washington CSA
County	Beaufort

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FOR LEASE

Greenville, NC | Eastern NC



GREENVILLE, NC

Greenville is the county seat and largest city in Pitt County, NC. Greenville is the 10th largest city in NC and has a metropolitan area of more than 230,000 residents. Greenville can be found in the center of Pitt Co on the Tar River which flows into the Pamlico River and Pamlico Sound. Greenville is home to the 3rd largest university in NC, East Carolina University with over 29,000 students enrolled. ECU is home to the Brody School of Medicine and over 100 undergrad and 100 graduate programs. ECU is home to the East Carolina Pirates that compete in the Division 1 FBS American Conference. Greenville is also home to one of the largest Community Colleges in NC, Pitt Community College. Greenville is also known for ECU Health's Medical Campus which has over 6,000 employees and is the only Tier 1 Trauma Center east of I-95 in North Carolina.

LOCATION DETAILS

Market	Washington
Sub Market	Greenville-Washington CSA
County	Beaufort
Signal Intersection	No

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