60,704 SF OWNER/USER 2101 TARBORO STREET WILSON NC 27893

FOR SALE: CALL FOR PRICING

1111

Resources Resources

OWNER/USER OPPORTUNITY

2101 TARBORO STREET WILSON, NC 27893

SPACE

SQ FEET: 60,704

DOCK DOORS: 2

ACREAGE: 5.01

RENOVATED: 1999

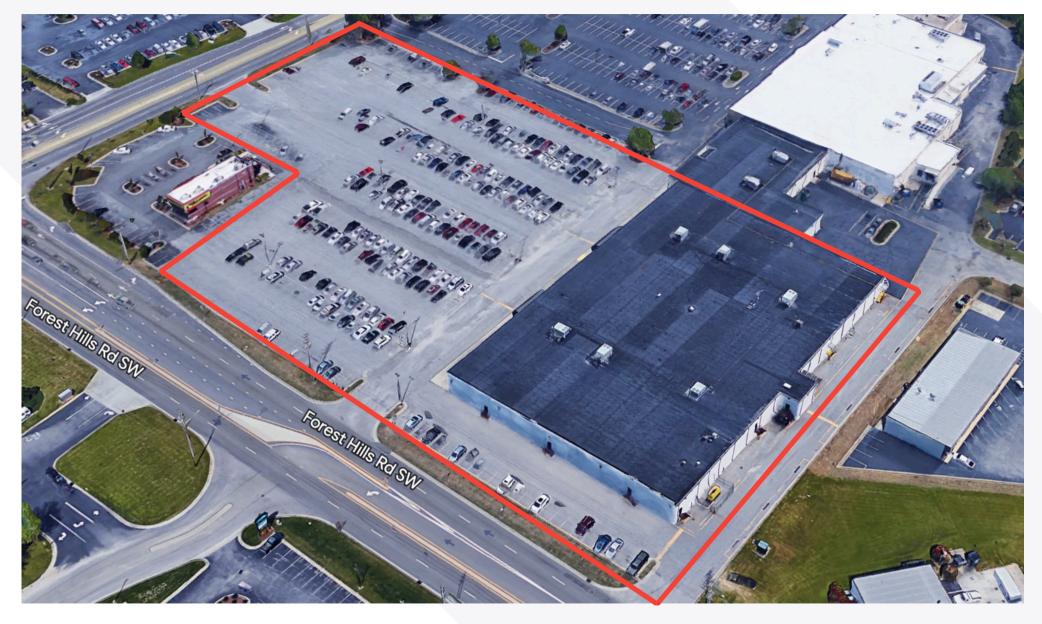


COUNTY: WILSON

ZONING: GC

PARCEL ID: 3711182137

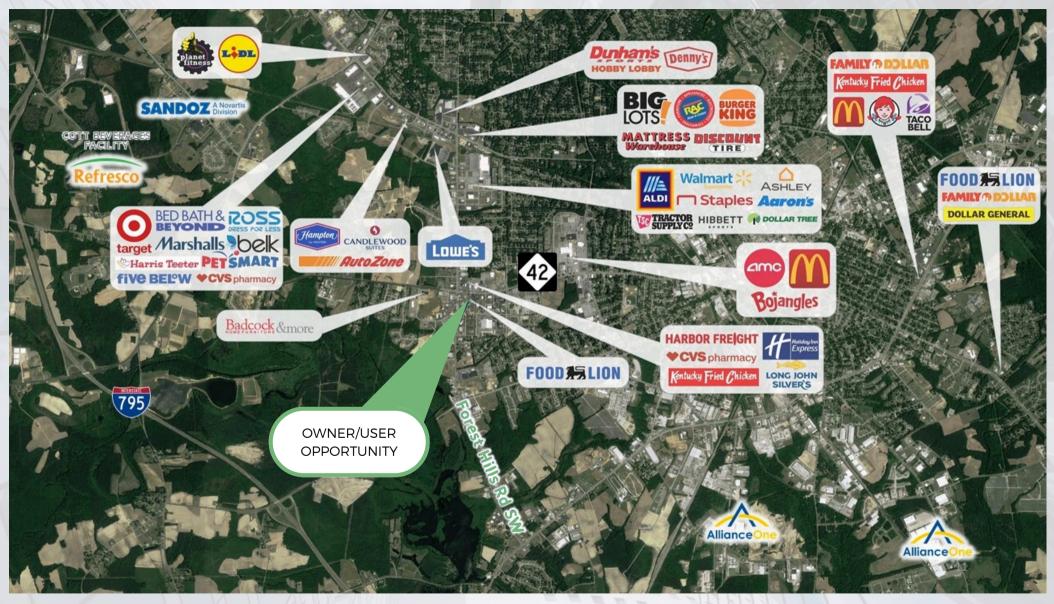
PROPERTY





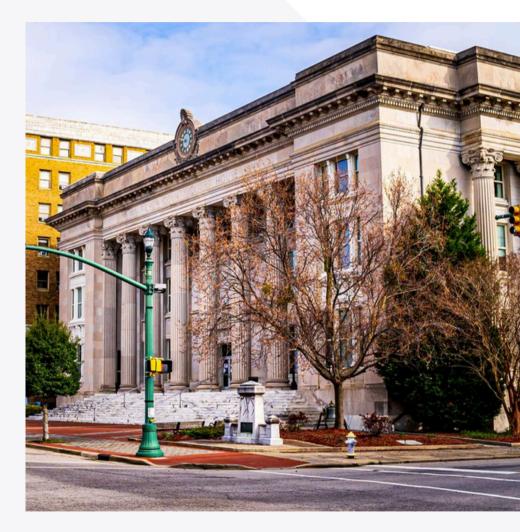


LOCATION



WILSON, NORTH CAROLINA

DISCOVER WILSON, NORTH CAROLINA - A CAPTIVATING BLEND OF HISTORY, CULTURE, AND SOUTHERN CHARM NESTLED IN THE COASTAL PLAIN REGION. JUST 45 MILES EAST OF RALEIGH, WILSON OFFERS A UNIQUE FUSION OF URBAN CONVENIENCES AND RURAL TRANQUILITY. THE PICTURESQUE CONTENTNEA CREEK FLOWS THROUGH THE HEART OF THE CITY. ADDING TO ITS SCENIC ALLURE. WITH A DIVERSE ECONOMY SPANNING MANUFACTURING, HEALTHCARE, AND EDUCATION. WILSON IS A THRIVING HUB OF OPPORTUNITIES. EXPLORE THE HISTORIC DOWNTOWN. EMBRACE EDUCATION AT WILSON COMMUNITY COLLEGE. AND ENGAGE WITH THE VIBRANT COMMUNITY SPIRIT. BASK IN THE WEI COMING ATMOSPHERE. LUSH PARKS. HUMID AND Α SUBTROPICAL CLIMATE THAT MAKE WILSON AN EXCEPTIONAL DESTINATION TO LIVE. WORK. AND ENJOY LIFE TO THE FULLEST.





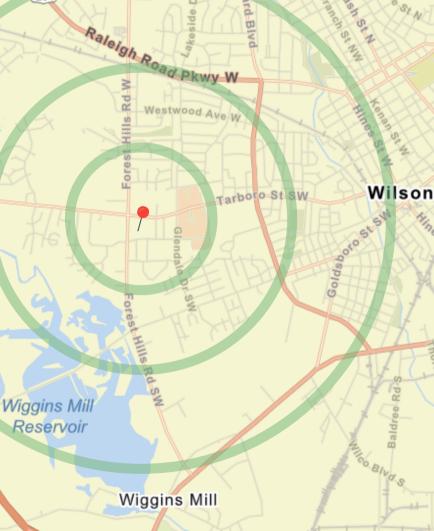
42

Downin

DEMOGRAPHICS

Lloyd

Population	3 Miles	5 Miles	10 Miles
2010	33,530	53, <mark>47</mark> 2	79,241
2023	32,155	51,851	76,633
2028	31,194	50,420	74,618
Households	3 Miles	5 Miles	10 Miles
2010	13,559	21,335	31,109
2023	13,060	20,773	30,159
2028	12,648	20,166	29,305
Avg. Household Income	e 3 Miles	5 Miles	10 Miles
	\$53,456	\$58,335	\$61,646
2028	13,060 12,648	20,773 20,166	30,159 29,305



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Scotts

M/aaus-WIII-Kd

Contentnea

DISCLAIMERS

PRESENTED BY:



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JUSTIN PHILLIPS NC# 295115

E: JUSTIN@PROFRALEIGH.COM M: (919) 815-7142 THIS OFFERING MEMORANDUM HAS BEEN PREPARED BY PROPERTY RESOURCES AND THE INFORMATION CONTAINED HEREIN HAS BEEN TAKEN FROM SOURCES BELIEVED TO BE RELIABLE. PROPERTY RESOURCES HAS NOT VERIFIED IT AND MAKES NO REPRESENTATION OR WARRANTIES, EXPRESSED OR IM- PLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

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THE OWNER EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS REGARDING THE PROPER- TY AND/OR TO TERMINATE DISCUSSIONS WITH THE BUYER AT ANY TIME WITHOUT NOTICE. THE OWNER HAS NO LEGAL COMMITMENT OR OBLIGATIONS TO ANY BUYER REVIEWING THE OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNER. THE BUYER AGREES NOT TO CONTACT THE TENANT, THEIR EMPLOY- EES OR CUSTOMERS WITHOUT PRIOR PERMISSION FROM THE OWNER.

PROPERTY RESOURCES IS NOT AFFILIATED WITH OR ENDORSED BY THE COMMERCIAL TENANT OR LESSEE IDENTIFIED IN THIS OFFERING MEMORANDUM. THE USE OF THE TENANT'S NAME OR LOGO IS NOT INTENDED TO IMPLY ANY AFFILIATION WITH OR ENDORSEMENT BY PROPERTY RESOURCES. ITS INCLUSION IS SOLELY FOR THE PURPOSE OF PROVIDING TENANT LESSEE INFORMATION ABOUT THIS LISTING TO PROSPECTIVE CUSTOMERS.

BY ACCEPTING THIS OFFERING MEMORANDUM, THE BUYER AGREES TO RELEASE PROPERTY RESOURCES AND HOLD IT HARMLESS FROM ANY CLAIM, COST, EXPENSE OR LIABILITY ARISING OUT OF THE BUYER'S INVESTIGATION AND/OR PURCHASE OF THIS PROPERTY.

