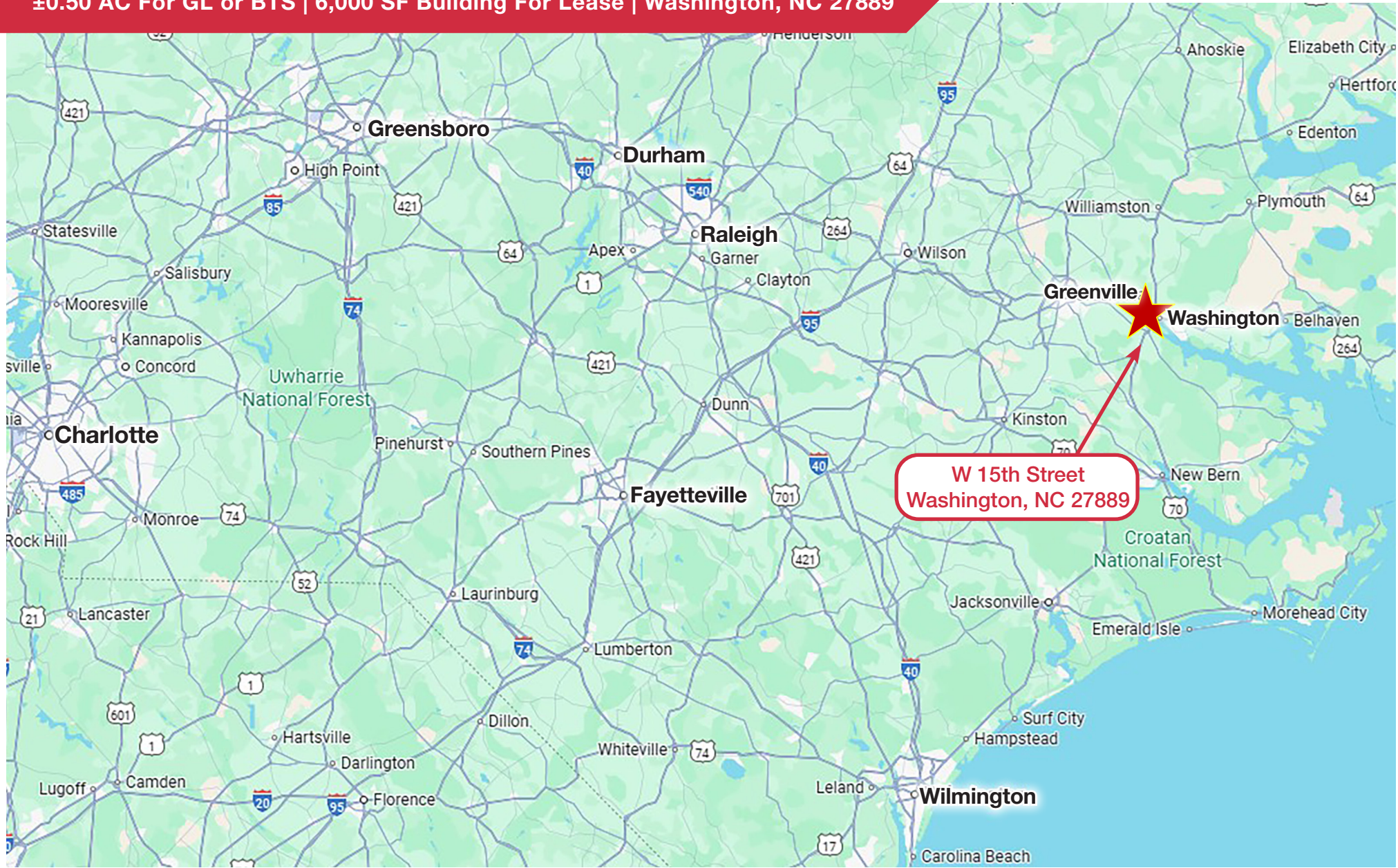


RETAIL SPACE & OUTPARCEL AVAILABLE

±0.50 AC For GL or BTS | 6,000 SF Building For Lease | Washington, NC 27889



PROPERTY SUMMARY

- Retail Outparcels Available for GL or BTS
- Parcel A: ± 0.88 AC - **LEASED**
- Parcel B: ± 0.50 AC - **AVAILABLE**
- Retail Bldg: $\pm 6,000$ SF - **AVAILABLE**
- Numerous points of signalized access and full access in place servicing the outparcels and Washington Square Mall
- Outstanding opportunity for a national retailer to locate on the outparcel of Washington Square Mall which sees over 1.6 million visitors annually (Per Placer.ai)
- Surrounding retailers include: Food Lion, Belk, Walmart Supercenter, Office Depot, Lowes, Tractor Supply, Tidal Wave Auto Spa, Zaxby's, First National Bank, Cookout, McDonald's, Wendy's, Burger King, Arby's, and many more
- $\pm 19,500$ VPD on W 15th St and $\pm 13,000$ VPD on Carolina Ave
- **Price: Contact Broker For Details**



2025 Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	3,915	12,399	21,452
AVERAGE HH INCOME	\$43,883	\$67,628	\$70,832
HOUSEHOLDS	1,795	5,499	9,473

MARKET AERIAL

1313 Carolina Ave & W 15th St | Washington, NC 27889



SITE AERIAL

1313 Carolina Ave & W 15th St | Washington, NC 27889



MARKET OVERVIEW

Nestled on the banks of the Pamlico River, Washington, North Carolina—often called “Little Washington”—offers a welcoming blend of small-town charm, waterfront living, and convenient access to regional amenities. The city’s economy is diverse, supported by industries such as manufacturing, health care, finance, and retail. In nearby Beaufort County, companies in advanced manufacturing, marine trades, and medical devices provide a strong employment base, along with major employers like AAF Flanders, Carver Machine Works, Iconic Marine, and National Spinning Co. Public education, local government, and long-standing industrial operations also play an important role in sustaining the area’s workforce.

The community is known for its friendly atmosphere, historic charm, and scenic beauty. Downtown Washington features a revitalized waterfront lined with local shops, art galleries, and restaurants offering fresh seafood and Southern cuisine. Residents and visitors enjoy year-round festivals, live music, and a thriving arts scene that highlight the city’s creative spirit. The area’s natural surroundings—such as Goose Creek State Park and the Pamlico River—provide endless opportunities for boating, fishing, and outdoor recreation, adding to its appeal for those who love life on the water.



Washington’s location offers both tranquility and convenience. The city sits just 20 miles east of Greenville, giving residents easy access to major medical centers, universities, and retail destinations. It is approximately 90 miles from Raleigh and about 100 miles from Norfolk and the Virginia Tidewater region, placing it within reach of larger metropolitan hubs while maintaining a relaxed, coastal pace. With its strong economic foundation, tight-knit community, and abundant natural and cultural amenities, Washington, NC, continues to attract those seeking a vibrant yet laid-back lifestyle in Eastern North Carolina.