

# PROPERTY SUMMARY

405 PEACOCK STREET



## Property Summary

Building SF:	7,600
Available SF:	5,100 SF
Lease Rate:	\$8.50 PSF NNN
Lot Size:	0.88 Acres
NNN Rate:	\$1.50 PSF
Year Built:	1972
Zoning:	B-2

## Property Overview

Discover the perfect location for your business in the heart of Ahoskie, NC. This versatile, vacant commercial space offers 5,100 square feet of potential to bring your vision to life. Situated at 405 Peacock Street, this property boasts a central location that provides excellent visibility and accessibility.

This property is ideal for a wide range of businesses, including retail stores, professional offices, or service-oriented enterprises. Don't miss this opportunity to establish your business in a prime location in Ahoskie.

## Key Features

**Spacious Layout:** With 5,100 square feet of open space, you have the flexibility to design the interior to suit your specific needs, whether it's retail, office, or mixed-use.

**Prime Location:** Located on Peacock Street, a bustling thoroughfare in Ahoskie, ensuring high foot traffic and easy access for customers and clients.

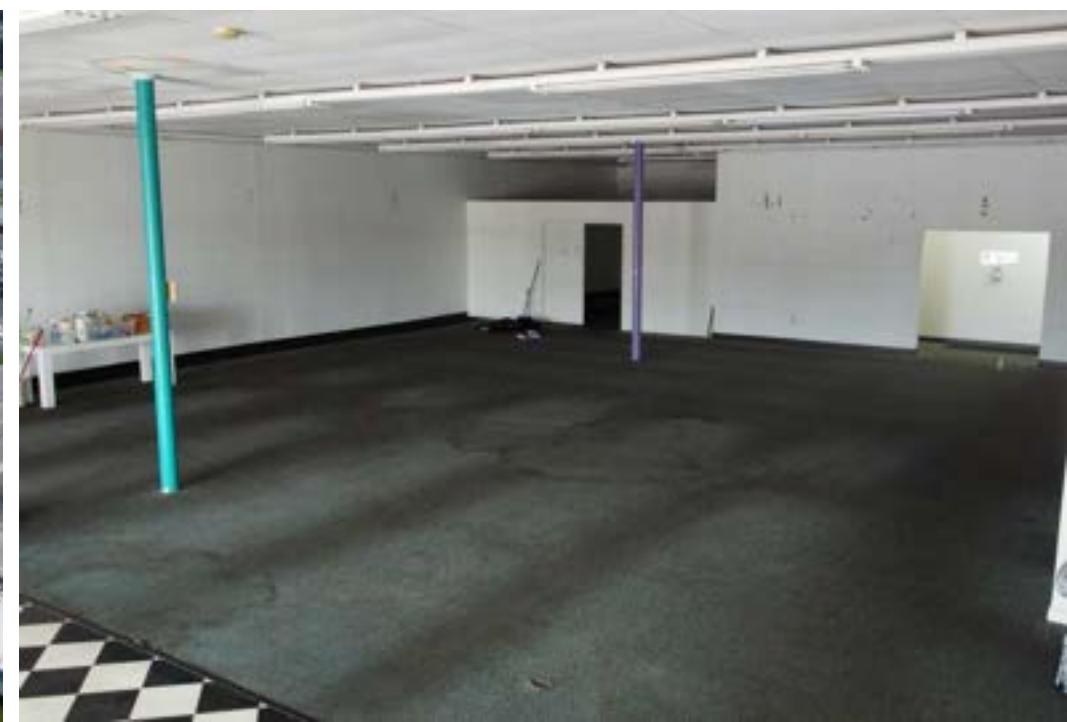
**Ample Parking:** Convenient parking available on-site, making it easy for visitors and staff.

**Customizable Space:** The vacant status allows for easy customization to meet the unique requirements of your business.

**Local Amenities:** Close proximity to local shops, restaurants, and other amenities, providing convenience for employees and customers alike.

# PROPERTY PHOTOS

405 PEACOCK STREET

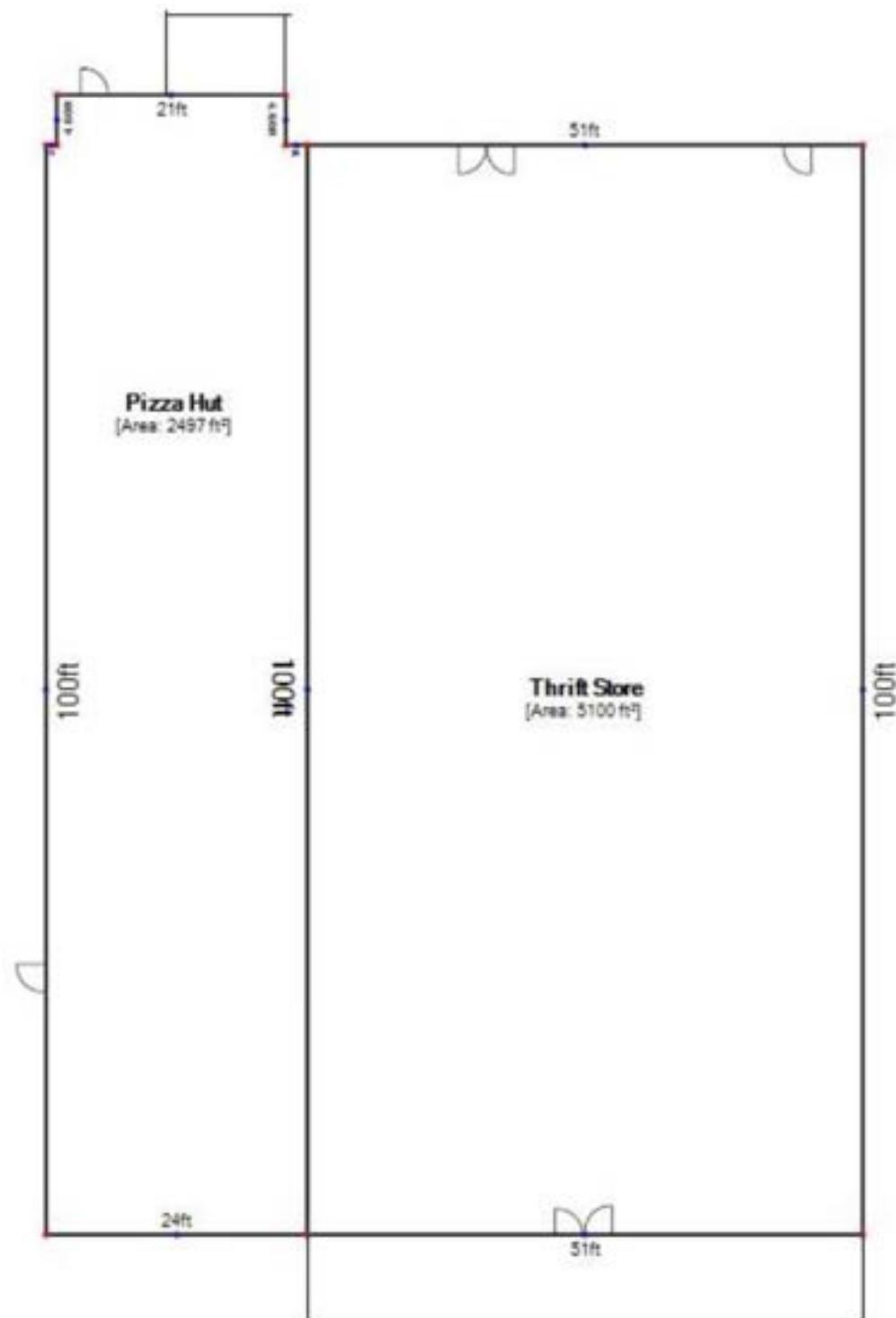


# BUILDING PLAN

405 PEACOCK STREET



## Improvements Plan



## RETAIL MAP

405 PEACOCK STREET

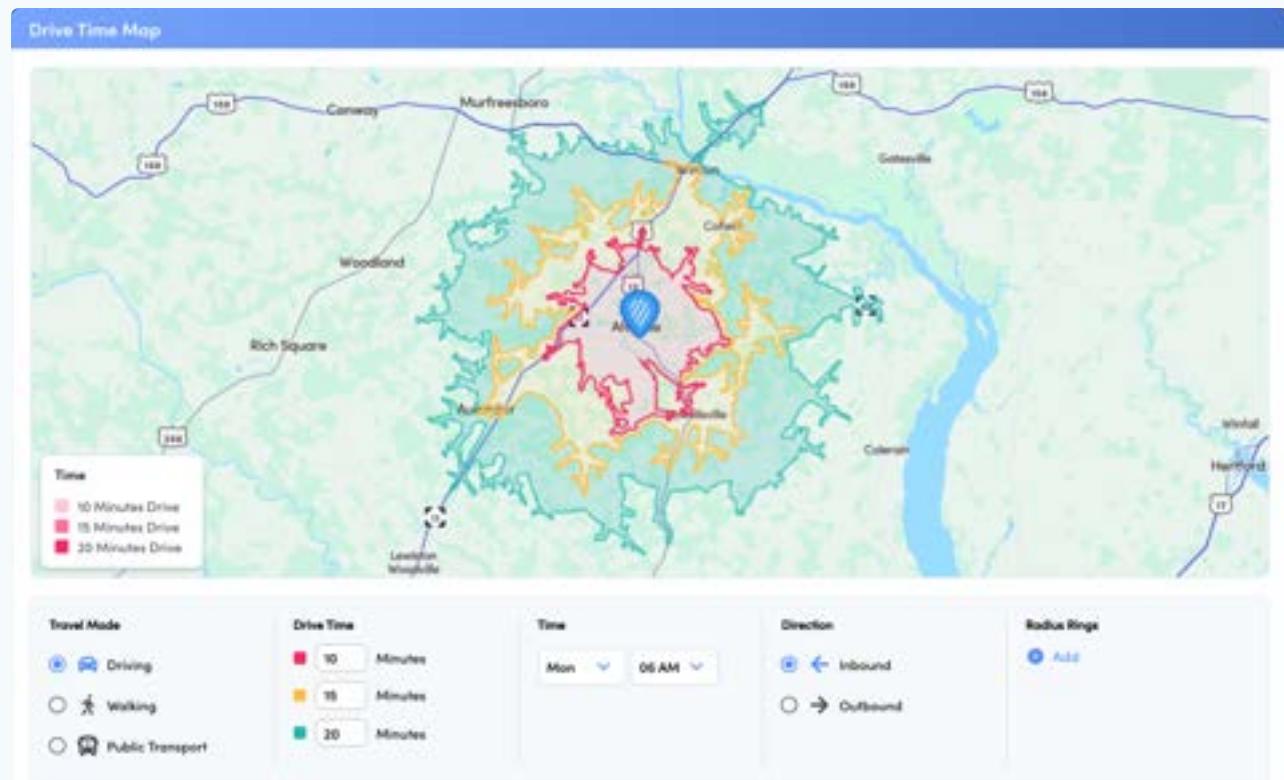


# DEMOCRAPHICS

405 PEACOCK STREET

## Drive Time Trade Area

405 Peacock St · 405 Peacock St, Ahoskie, NC 27910, USA



Driving

10 Minute Drive

15 Minute Drive

20 Minute Drive

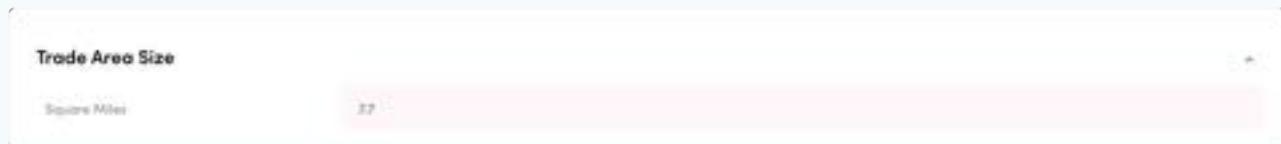
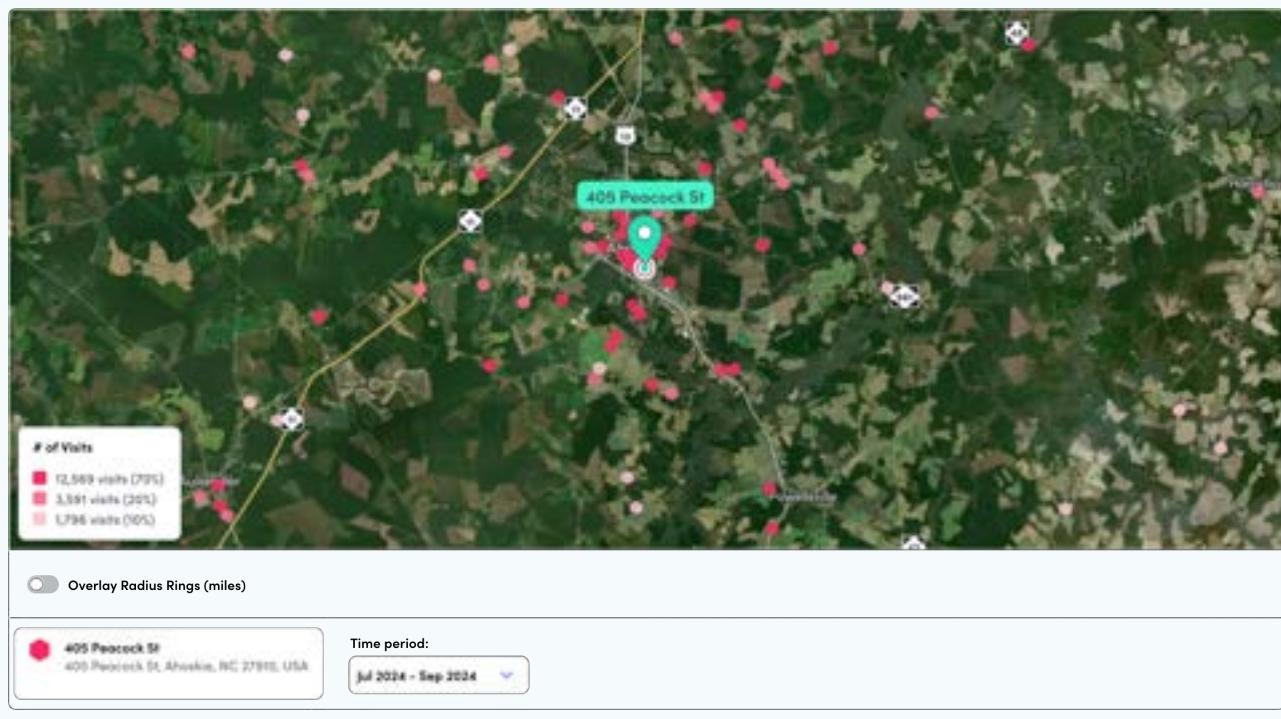
Trade Area Size						
Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year
Square Miles	39.6	110.7	262.9			
Demographic & Consumer Spend Overview						
Total Population	7,020	6,621	10,736	10,118	15,471	14,633
Workday Population	7,403	--	10,318	--	15,427	--
Total Households	2,992	2,844	4,649	4,424	6,183	5,874
Avg. Household Income	\$68.2k	\$76.1k	\$66.6k	\$74.5k	\$61.9k	\$69.2k
Total Consumer Spend	\$119.5m	\$119.9m	\$164.4m	\$164.7m	\$236.2m	\$236.7m

# TRUE TRADE AREA

405 PEACOCK STREET

## Custom Polygon True Trade Area

405 Peacock St · 405 Peacock St, Ahoskie, NC 27910, USA



# PROFESSIONAL BIO

405 PEACOCK STREET



## DAVID TUNNICLIFFE

C: (757) 580-2991

david.t@kwcommercial.com

0225201161, VA

KW Commercial | KW Elite 757  
3207 Churchland Boulevard Chesapeake, VA 23321

David Tunnicliffe has partnered with KW Elite 757 in Chesapeake to launch the KW Commercial division in SE Virginia and NE North Carolina. In the past David was the Vice President of Commercial Leasing and Sales with Cushman & Wakefield | Thalhimer has served as Principal Broker with AFO Realty.

David's expertise spans over 13 years and focuses on leasing and sales, having represented national, regional, and local tenants, landlords, and developers in finding prime locations across Virginia and northeast North Carolina. David's industry leadership includes his role as the HRRA Commercial Director. He leverages his in-depth knowledge of commercial real estate markets from Richmond to Virginia Beach and beyond, ensuring optimal outcomes for his clients.

David graduated with honors from Old Dominion University in 2007, earning a double major in Business Management and Decision Science, along with a minor in Music Performance. Outside of real estate, David is an accomplished endurance athlete, having competed in marathons, ultra-marathons, and half-ironman races, as well as competitive sailing and stand-up paddle board racing. A resident of southeast Virginia since 2003, he has been married for over 17 years and is a dedicated father to four children and is an active member of his local community church.

## ABOUT KW COMMERCIAL

KW Commercial is a rapidly growing division of Keller Williams Realty, leveraging the parent company's global reach and vast agent network to compete in the commercial real estate space. With more than 1,800 commercial agents across over 800 offices, KW Commercial is uniquely positioned to provide localized expertise with the backing of a powerful international brand. Their business model emphasizes technology-driven solutions, extensive agent training, and a focus on fostering relationships, allowing agents to meet the needs of clients across various property types, including office, retail, industrial, and multifamily assets. This large-scale infrastructure enables KW Commercial to deliver both boutique-level service and the resources of a global firm.