

CENTURY 21
COMMERCIAL.

Triangle Group

FOR SALE

123 S MAIN ST, WARRENTON, NC 27589

COMMERCIAL

CEN
TUR
Y 21

PRICE:

\$293,220

CEN
TUR
Y 21

SQF:

6,516

CEN
TUR
Y 21

YEAR:

1835

CEN
TUR
Y 21

ACRES:

0.11 AC

CEN
TUR
Y 21

ZONING:

NB

JOSE CRUZ
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PROPERTY OVERVIEW

CEN
TUR
Y 21

Prime Downtown Location – Situated in the heart of historic downtown Warrenton on Main St/Market St, directly next to the Courthouse, surrounded by local shops, restaurants making it a highly desirable location for commercial or residential use.

CEN
TUR
Y 21

Historic Tax Credits Available – Eligible for federal and state Historic Tax Credits, offering significant financial incentives for renovations and preservation.

CEN
TUR
Y 21

Flexible Mixed-Use Layout – Proposed plans include a thoughtfully designed layout featuring four residential bedrooms and two commercial spaces, maximizing both rental income and usability. This mixed-use potential allows for a live-work concept, boutique retail, office spaces, or short-term rentals, town approval needed.

[Click here to view GIS Map for Zoning reference.](#)

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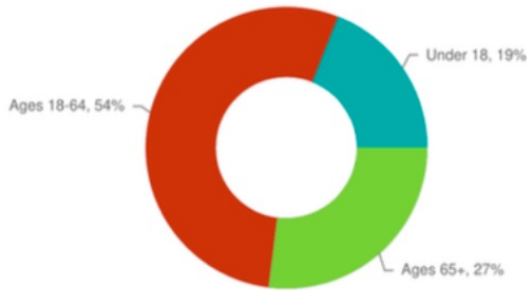


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

924 Population	468 Households	48.3 Median Age
1.87 Avg Size Household	\$44,339 Median Household Income	\$131,875 Median Home Value
55 Wealth Index	133 Housing Affordability	57.6 Diversity Index

POPULATION BY AGE

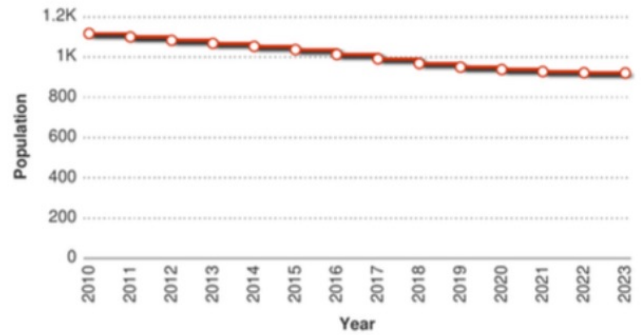


● Under 18 ● Ages 18-64 ● Ages 65+

POPULATION BY GENERATION

7.47% Greatest Gen: Born 1945/Earlier	28.25% Baby Boomer: Born 1946 to 1964	19.16% Generation X: Born 1965 to 1980
18.29% Millennial: Born 1981 to 1998	19.26% Generation Z: Born 1999 to 2016	7.58% Alpha: Born 2017 to Present

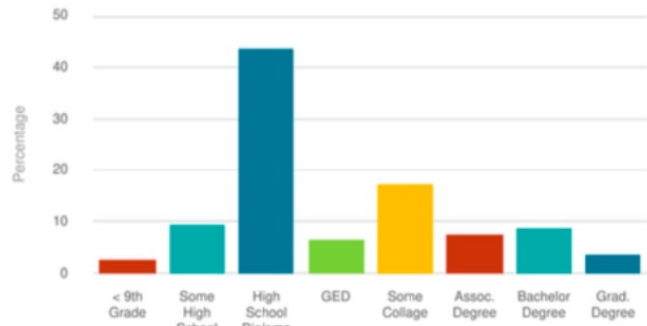
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



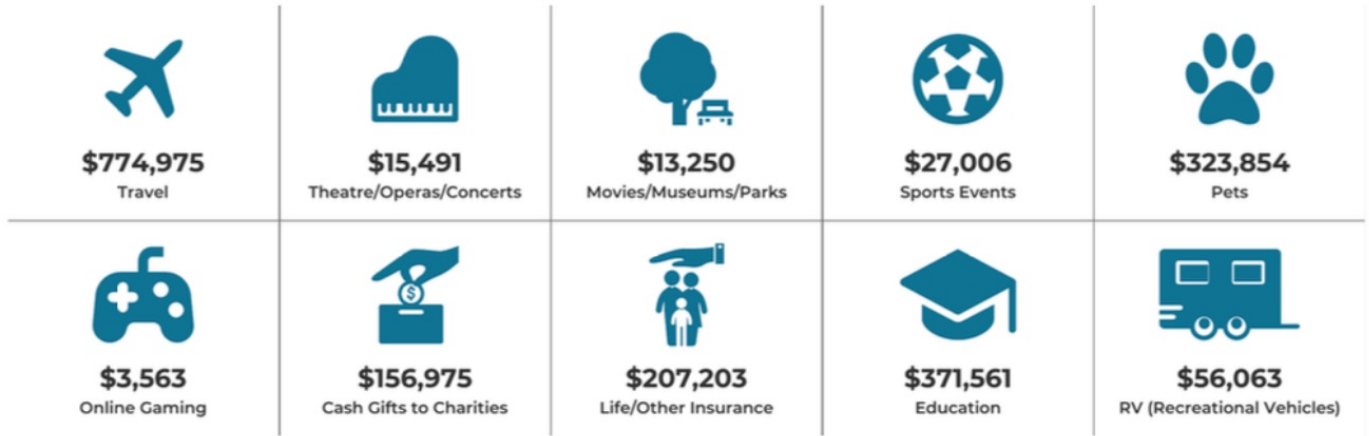
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



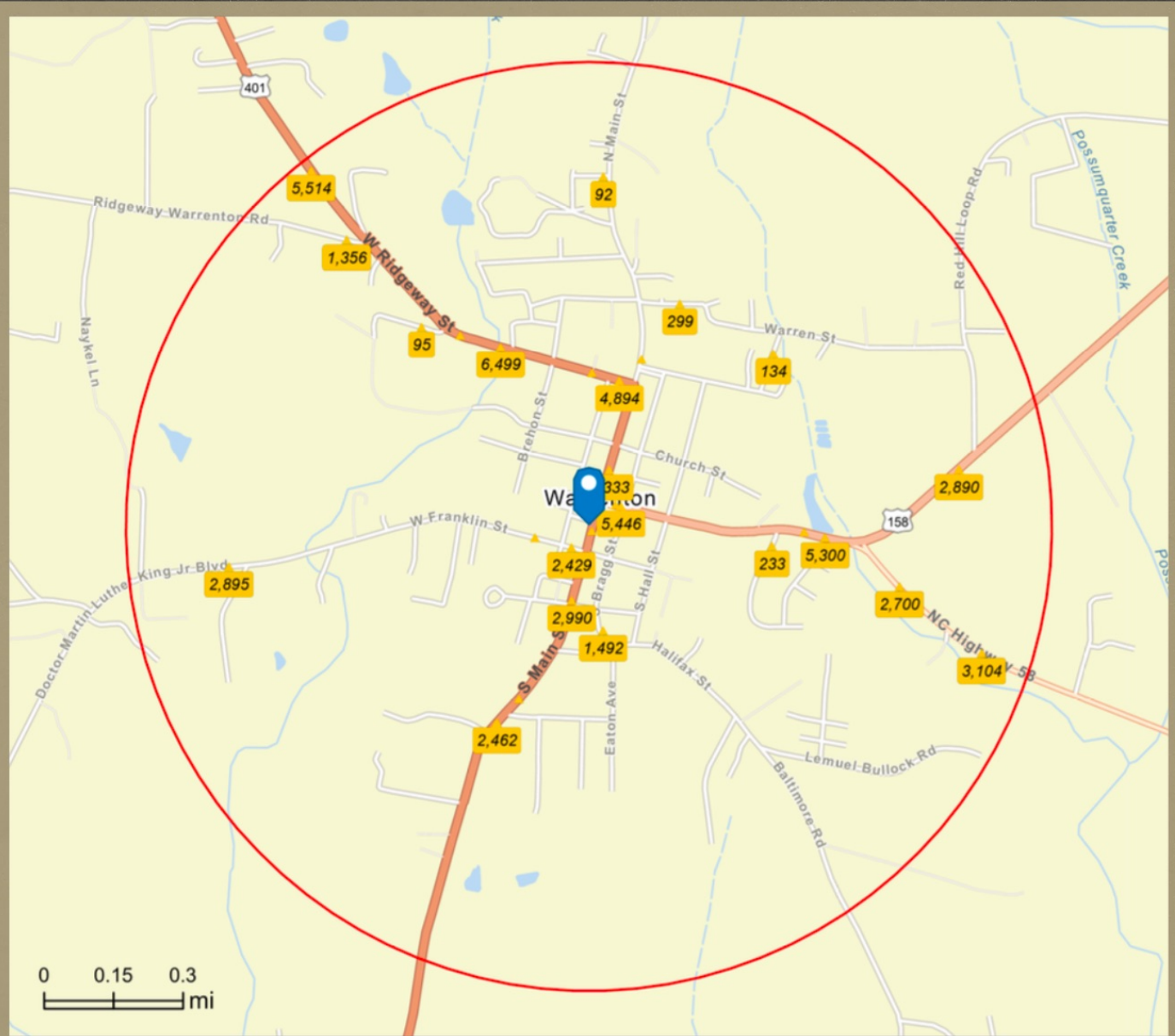
ANNUAL LIFESTYLE SPENDING



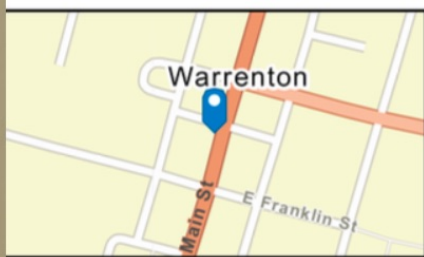
TAPESTRY SEGMENTS



TRAFFIC COUNT(RING: 1 MILE RADIUS)



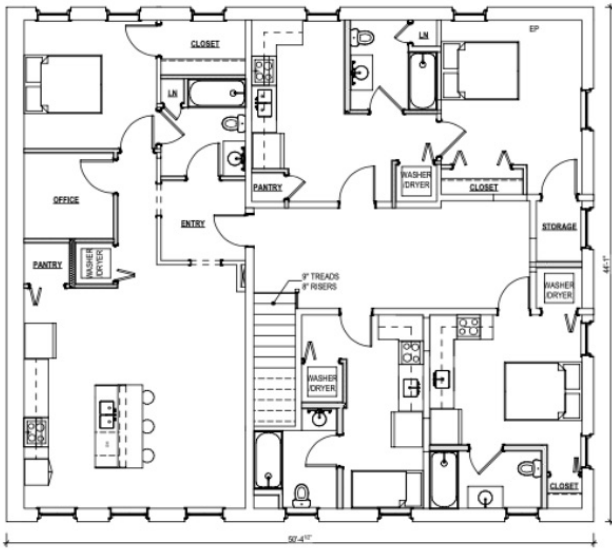
0 0.15 0.3 mi



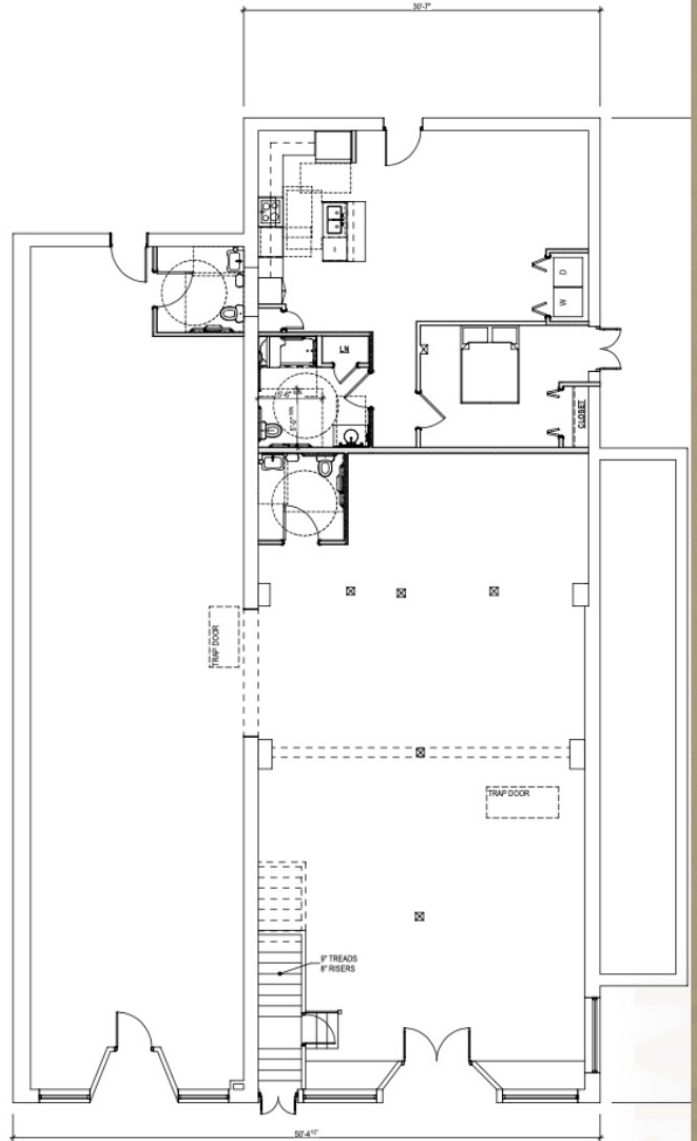
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



FLOOR PLAN



2 RENOVATED 2ND FLOOR PLAN
A1.1 SCALE 3/8" = 1'-0"



1 RENOVATED 1ST FLOOR PLAN
A1.1 SCALE 3/8" = 1'-0"

DESIGNED LAYOUT



1ST FLOOR ABOVE APARTMENT



2ND FLOOR ABOVE APARTMENT



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