

# KINSTON POINT

4104 West Vernon Ave • Kinston, NC 28504

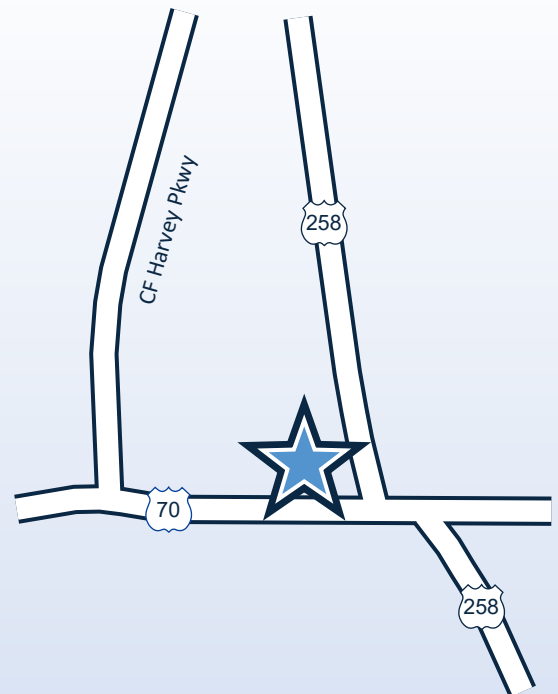
FOR LEASE



## Retail Space Available in Highly Visible Shopping Center

### HIGHLIGHTS

- 1,500 SF of Retail Space Available Now  
2,000 SF Available 3/1/26
- Great location on W Vernon Ave. Nearby tenants include Chick-fil-A, McDonald's, Starbuck's, Arby's, Hardee's, AutoZone, Walgreen's, Lowe's Home Improvement, and Doug Henry Chrysler, Jeep and Dodge
- One of the largest shopping centers in Kinston's busiest commercial district, Hwy. 70
- Located within 5 miles of Lenoir County's largest employers: Sanderson Farms, and Lenoir Memorial Hospital
- Lease Rate: \$20-\$25/SF NNN



**Gregg Marks**

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**Bryce Davis**

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## PROPERTY INFORMATION

Property Size:	250,580 SF	Parking:	Surface Parking
Available:	1,500 SF	Rental Rate:	\$20-\$22 / SF NNN
Property Type:	Retail	TICAM:	\$3.88



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## PROPERTY PHOTOS



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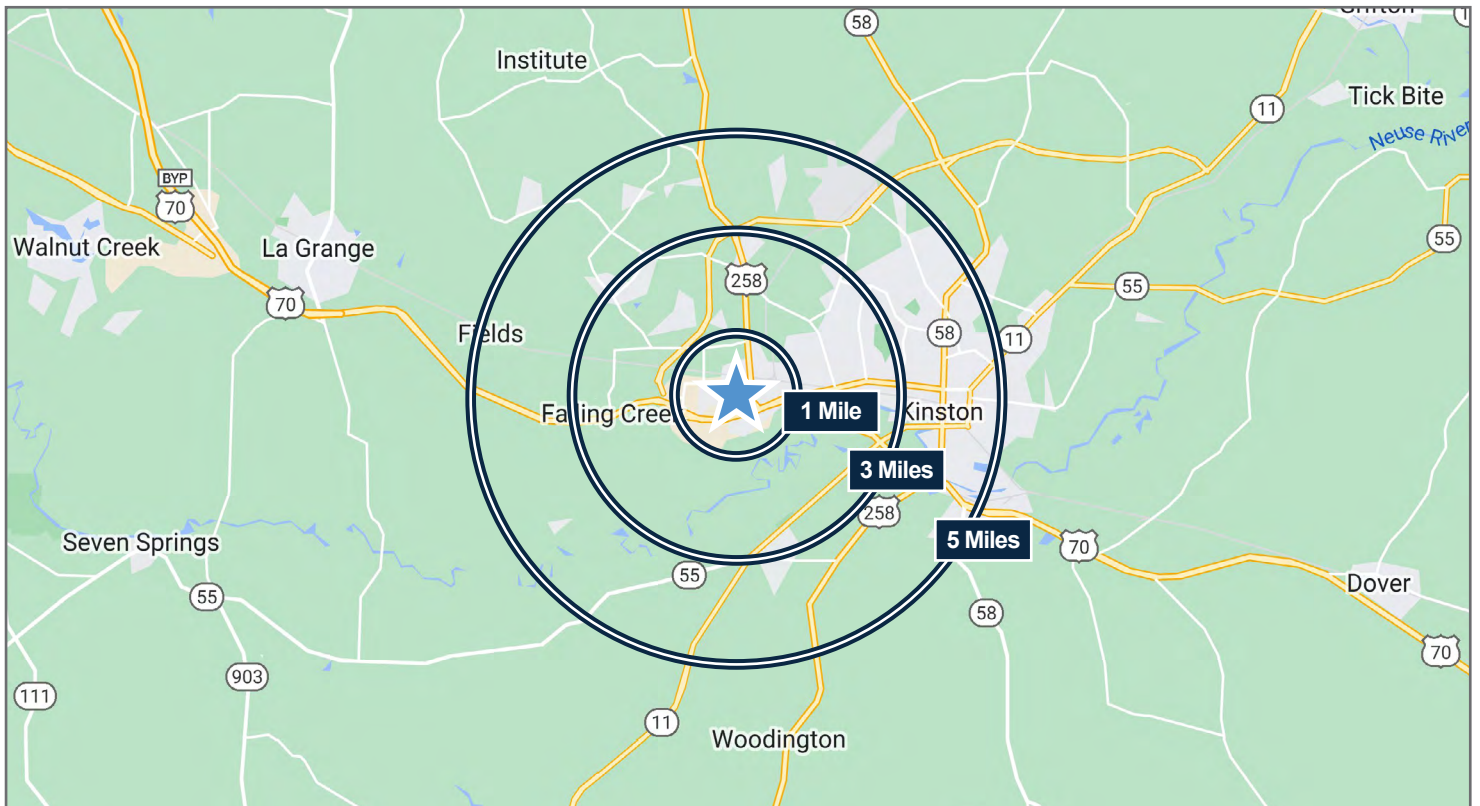
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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2023 Population	464	8,903	28,933
2028 Population	449	8,656	28,181
Annual Pop Growth	-0.66%	-0.56%	-0.53%
2023 Households	207	3,789	12,445
2028 Households	202	3,708	12,214
Avg HH Size	2.02	2.23	2.24
2023 Median Age	48.6	47.3	44.6
2023 Average HH Income	\$74,427	\$70,558	\$59,250
2023 Median HH Income	\$47,533	\$48,521	\$39,553



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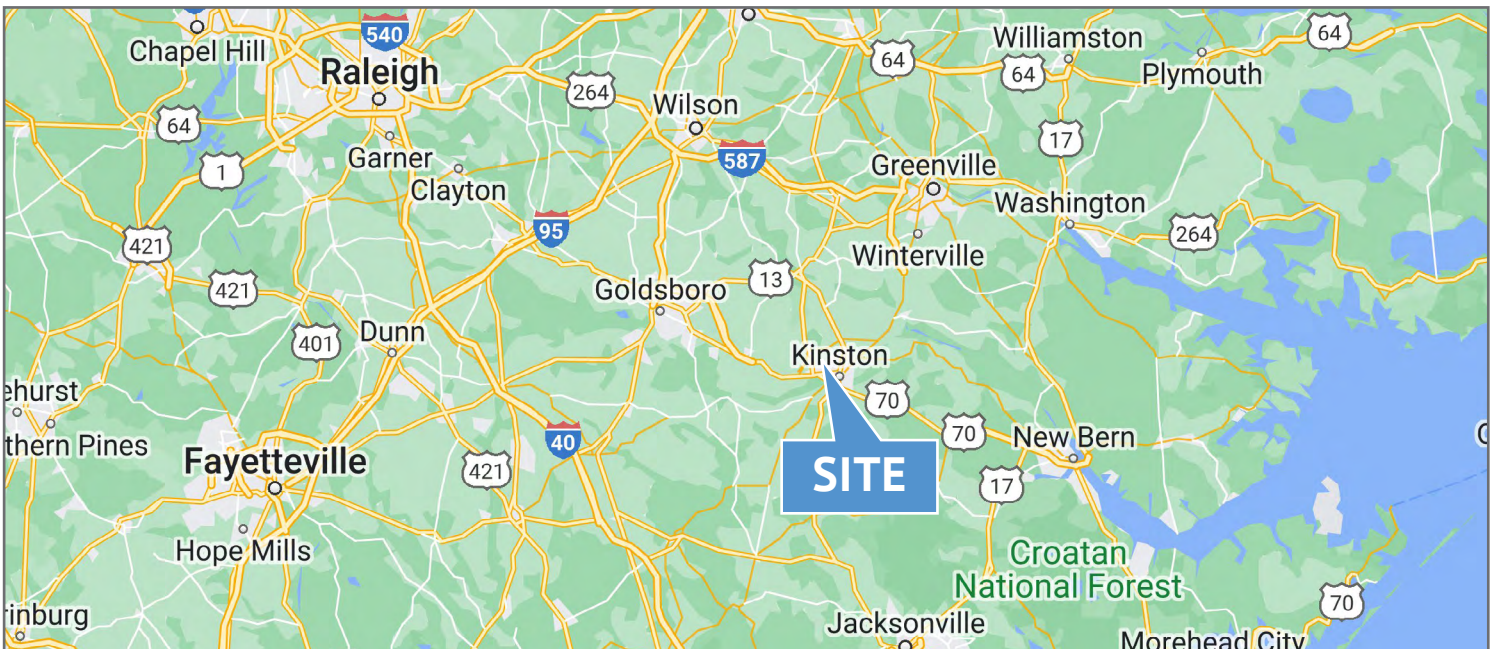


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## LOCATION OVERVIEW



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