

# KINSTON POINT

4104 West Vernon Ave • Kinston, NC 28504

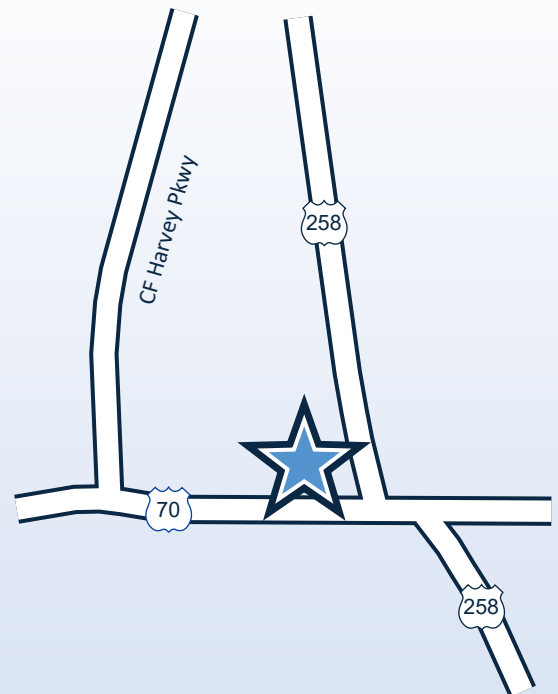
FOR LEASE



## Retail Space Available in Highly Visible Shopping Center

### HIGHLIGHTS

- 1,500 SF of Retail Space Available
- 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: \$24/00/SF NNN**



**Gregg Marks**

919.971.2066

[gmarks@mcg-cre.com](mailto:gmarks@mcg-cre.com)

**Bryce Davis**

919.400.0451

[bdavis@mcg-cre.com](mailto:bdavis@mcg-cre.com)



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## PROPERTY INFORMATION

Property Size: 250,580 SF

Parking:

Surface Parking

Available: 1,500 SF

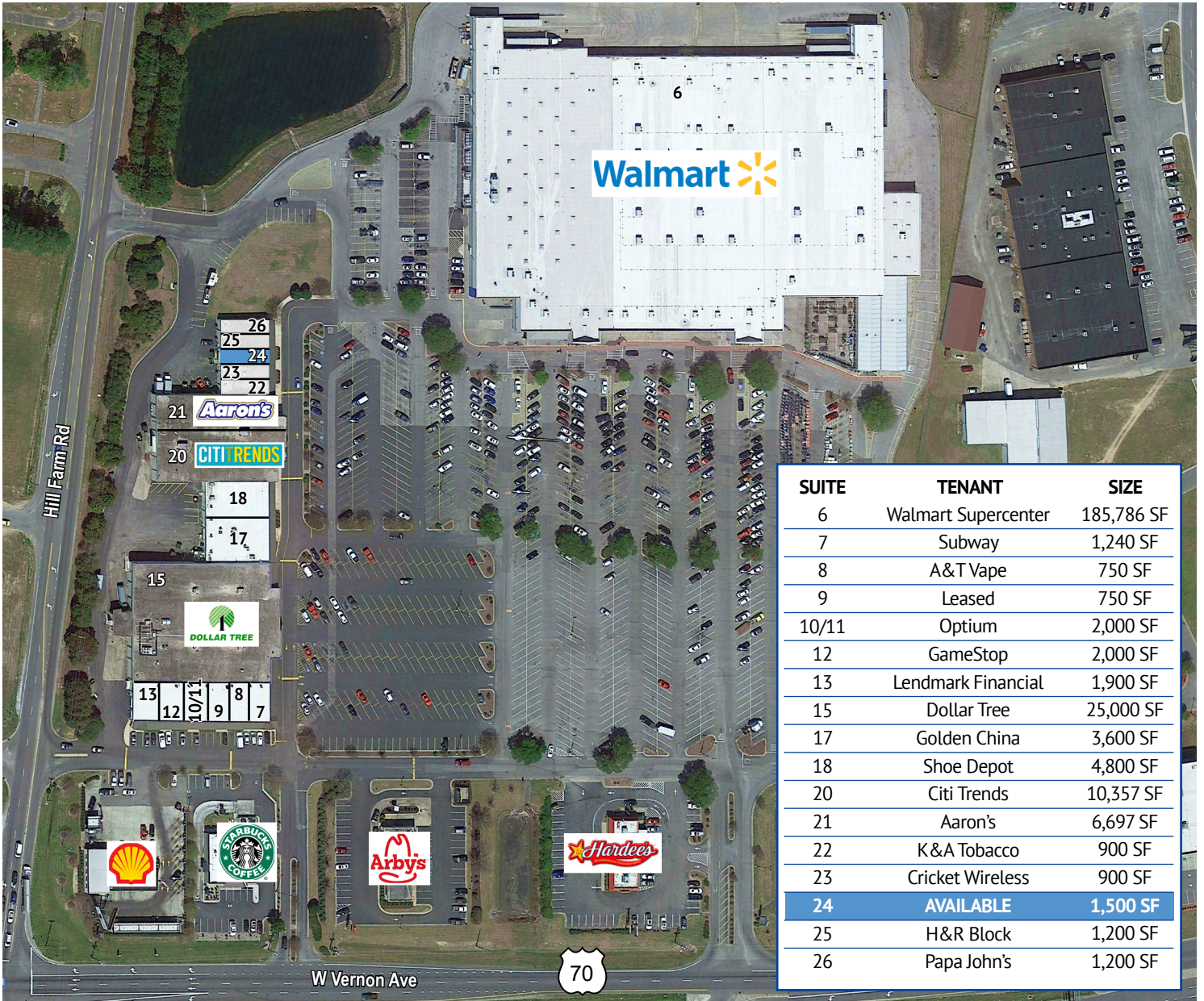
Rental Rate:

\$24.00 / SF NNN

Property Type: Retail

TICAM:

\$3.88



SUITE	TENANT	SIZE
6	Walmart Supercenter	185,786 SF
7	Subway	1,240 SF
8	A&T Vape	750 SF
9	Leased	750 SF
10/11	Optium	2,000 SF
12	GameStop	2,000 SF
13	Lendmark Financial	1,900 SF
15	Dollar Tree	25,000 SF
17	Golden China	3,600 SF
18	Shoe Depot	4,800 SF
20	Citi Trends	10,357 SF
21	Aaron's	6,697 SF
22	K&A Tobacco	900 SF
23	Cricket Wireless	900 SF
24	AVAILABLE	1,500 SF
25	H&R Block	1,200 SF
26	Papa John's	1,200 SF

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## PROPERTY PHOTOS



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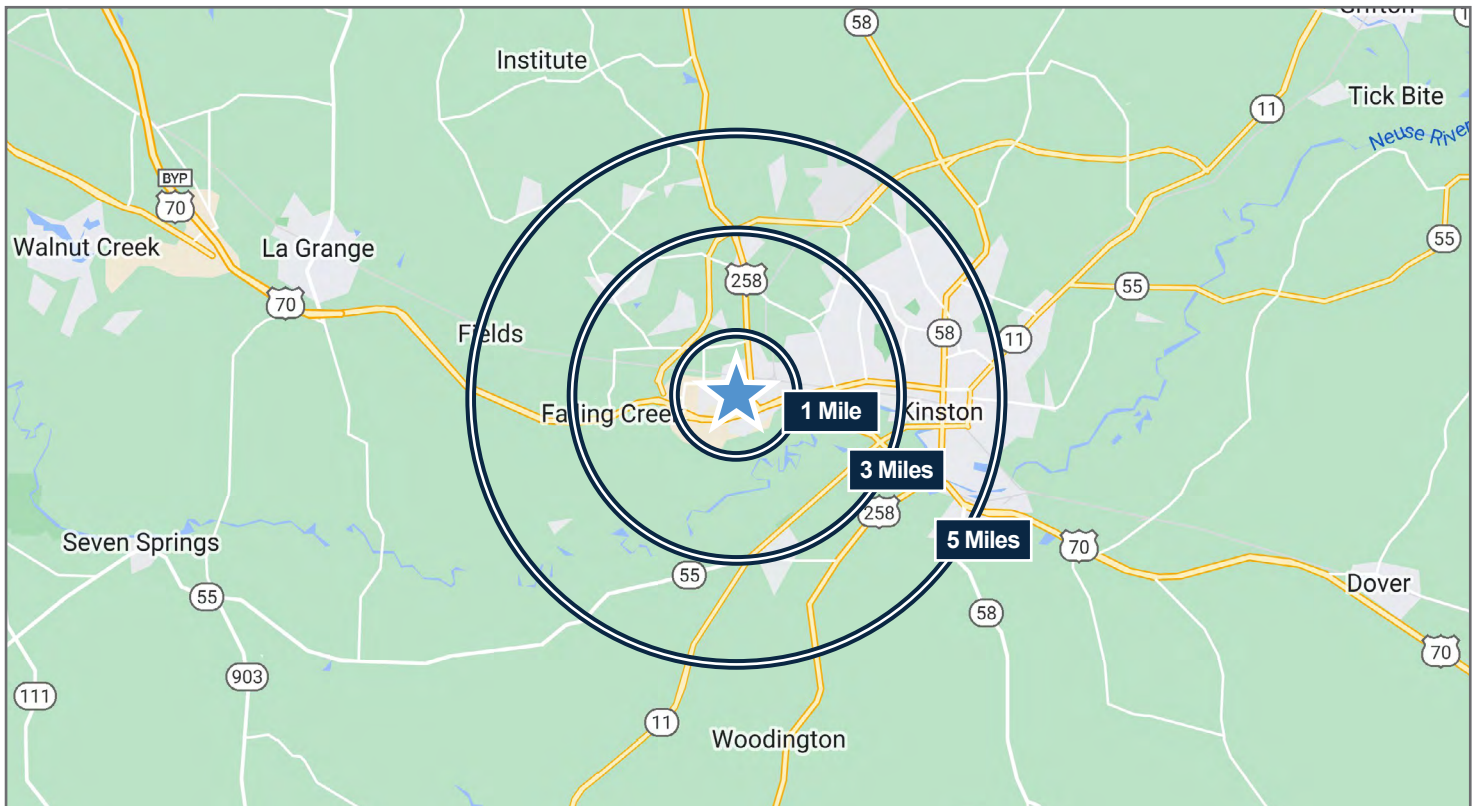
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## DEMOGRAPHICS

	<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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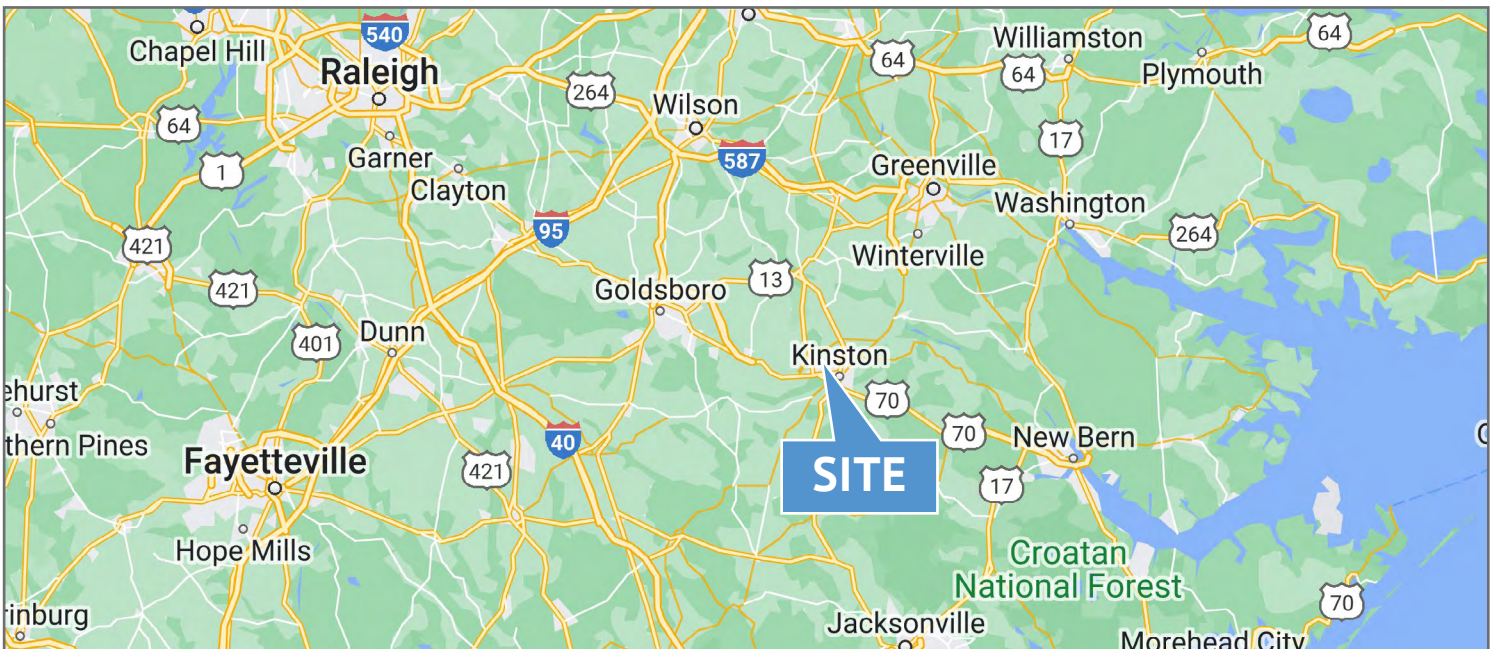


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## LOCATION OVERVIEW



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