

4010 WEST VERNON AVENUE

Kinston, NC 28504

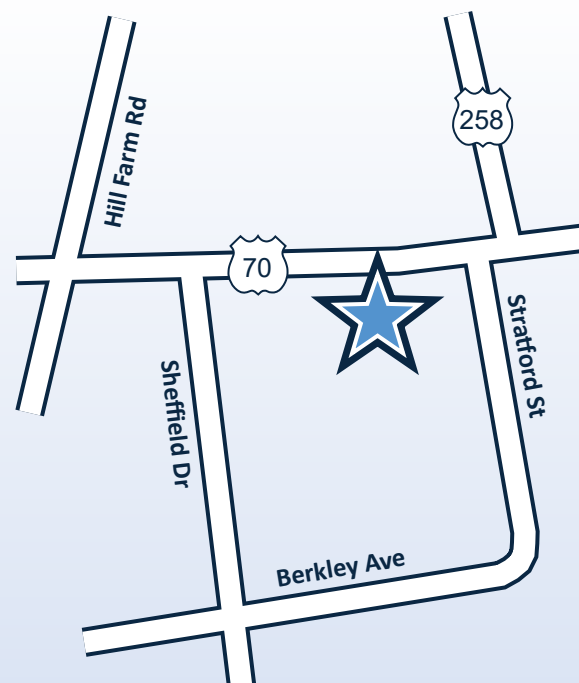
FOR SALE



Retail Facility Available in Kinston, NC

HIGHLIGHTS

- +/-61,720 SF Facility
- Property sits on 10.01 Acres
- Zoned: B-1 (City of Kinston)
- Excellent visibility on W. Vernon Ave across from Kinston Pointe Shopping Center
- Property has +/- 375' of frontage on W. Vernon
- 30K AADT on W. Vernon as of 2023
- Sale Price: \$3,600,000



Bryce Davis

919.400.0451

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Gregg Marks

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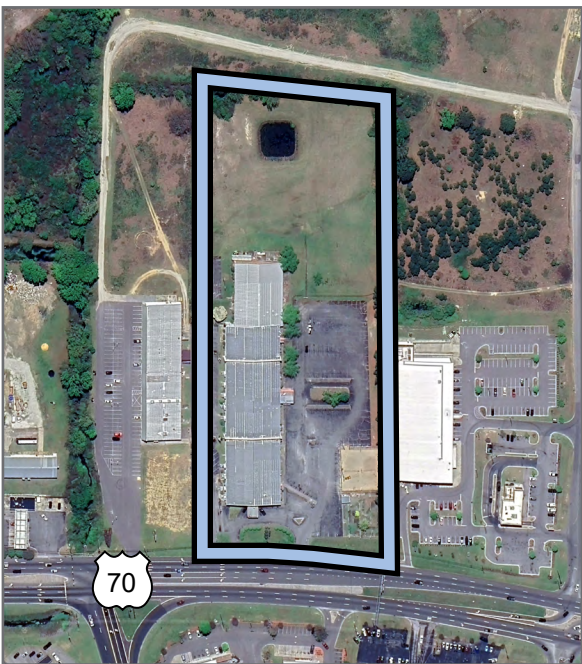
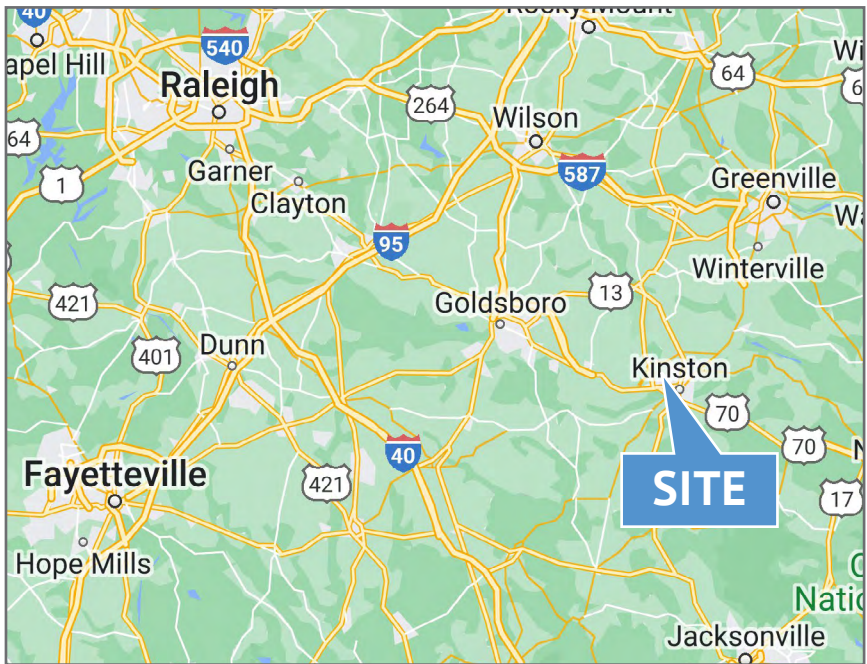
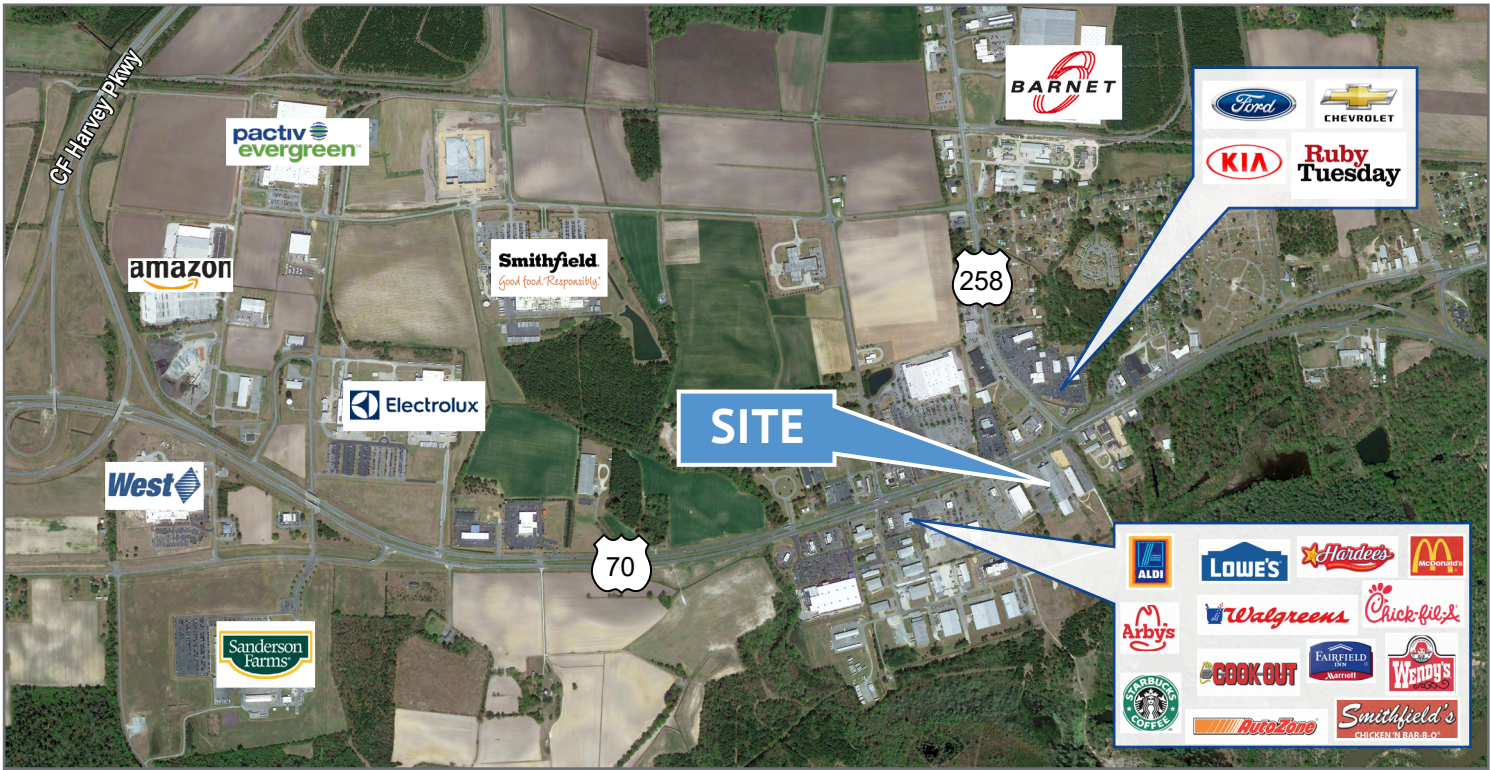


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LOCATION OVERVIEW



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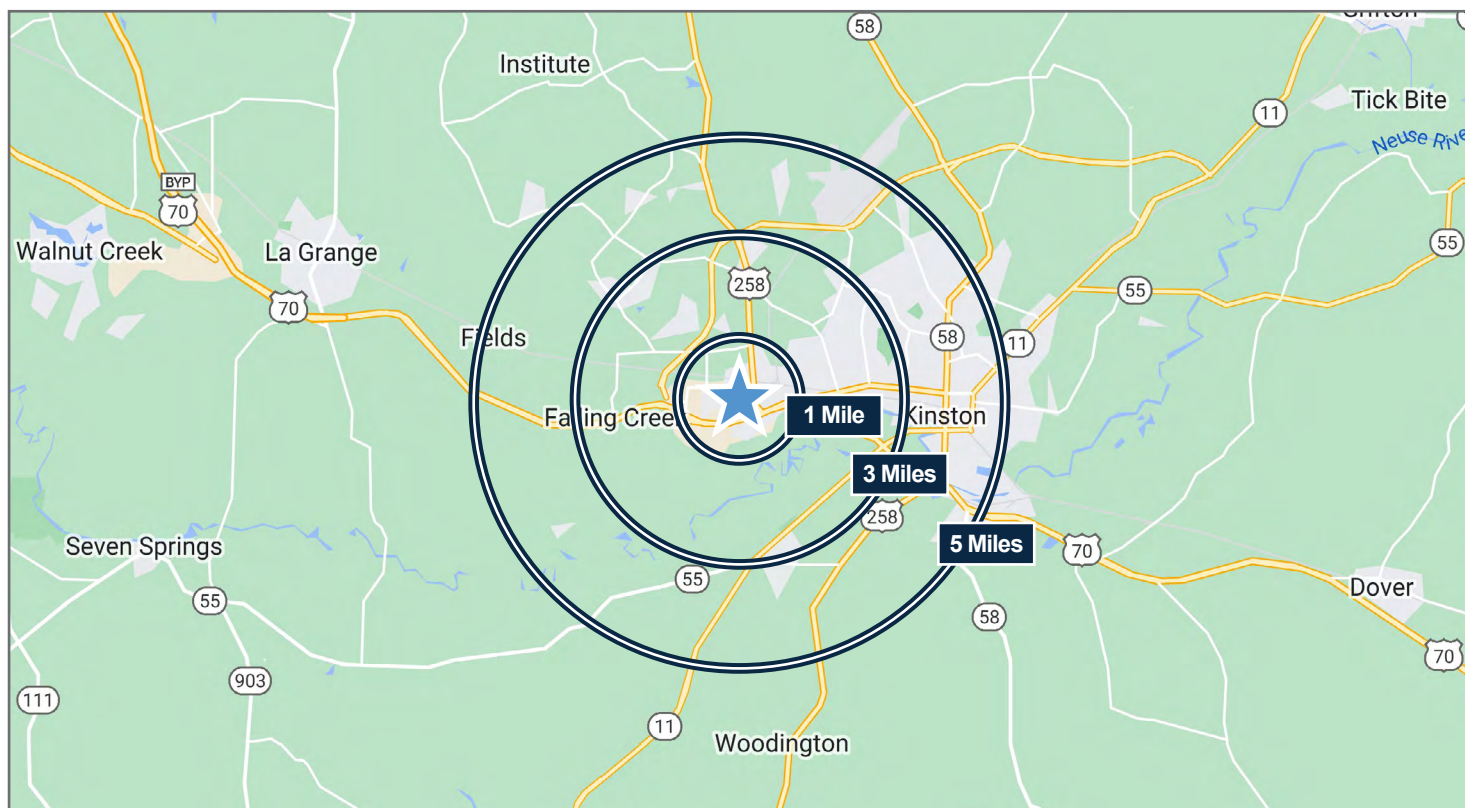
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DEMOGRAPHICS

	<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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