

INDUSTRIAL/WAREHOUSE PROPERTY AVAILABLE

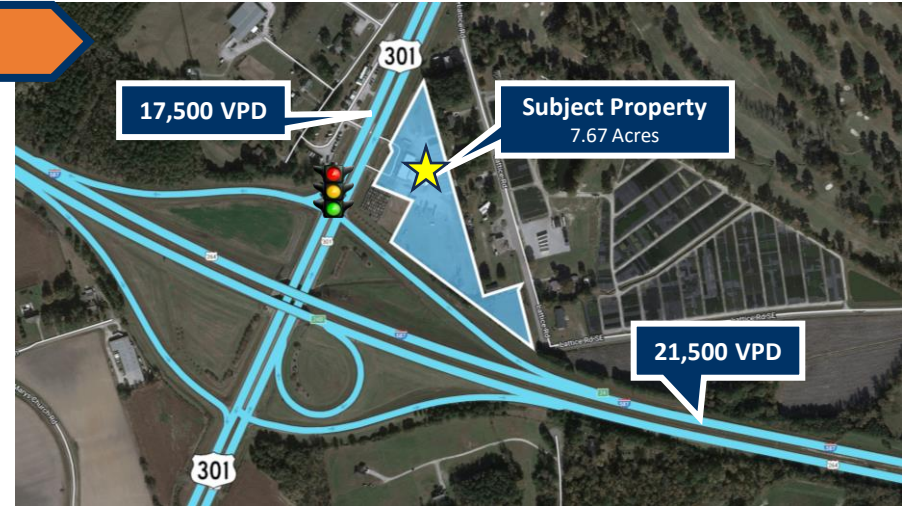
3235 US Hwy 301 S | Wilson, NC



+/- 7.67 ACRE OPPORTUNITY – For Sale

HIGHLIGHTS

- Available commercial opportunity located on 7.67 acres at the signalized intersection off US Hwy 264 & US Hwy 301 S in Wilson.
- City of Wilson Zoning: Light Industrial (LI)
- Prime corner location for light distribution, retail, or convenience store use with full access off 301 South.
- 17,500 VPD on US 301 S & 21,500 VPD on US 264, with great visibility. Close proximity to the Triangle via US Hwy 264.
- 26,415 sq ft of flex/warehouse space, with 6,061 sq ft of office and 19,702 sq ft of warehouse. Additionally, there is 2,476 sq ft of covered loading area.
- Contact Broker for pricing.



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	887	21,047	49,501
Households	323	8,481	20,311
Avg HH Income	\$38,640	\$59,990	\$80,807
Employees	1,966	8,371	24,036



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High Level Aerial

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Low Level Aerial

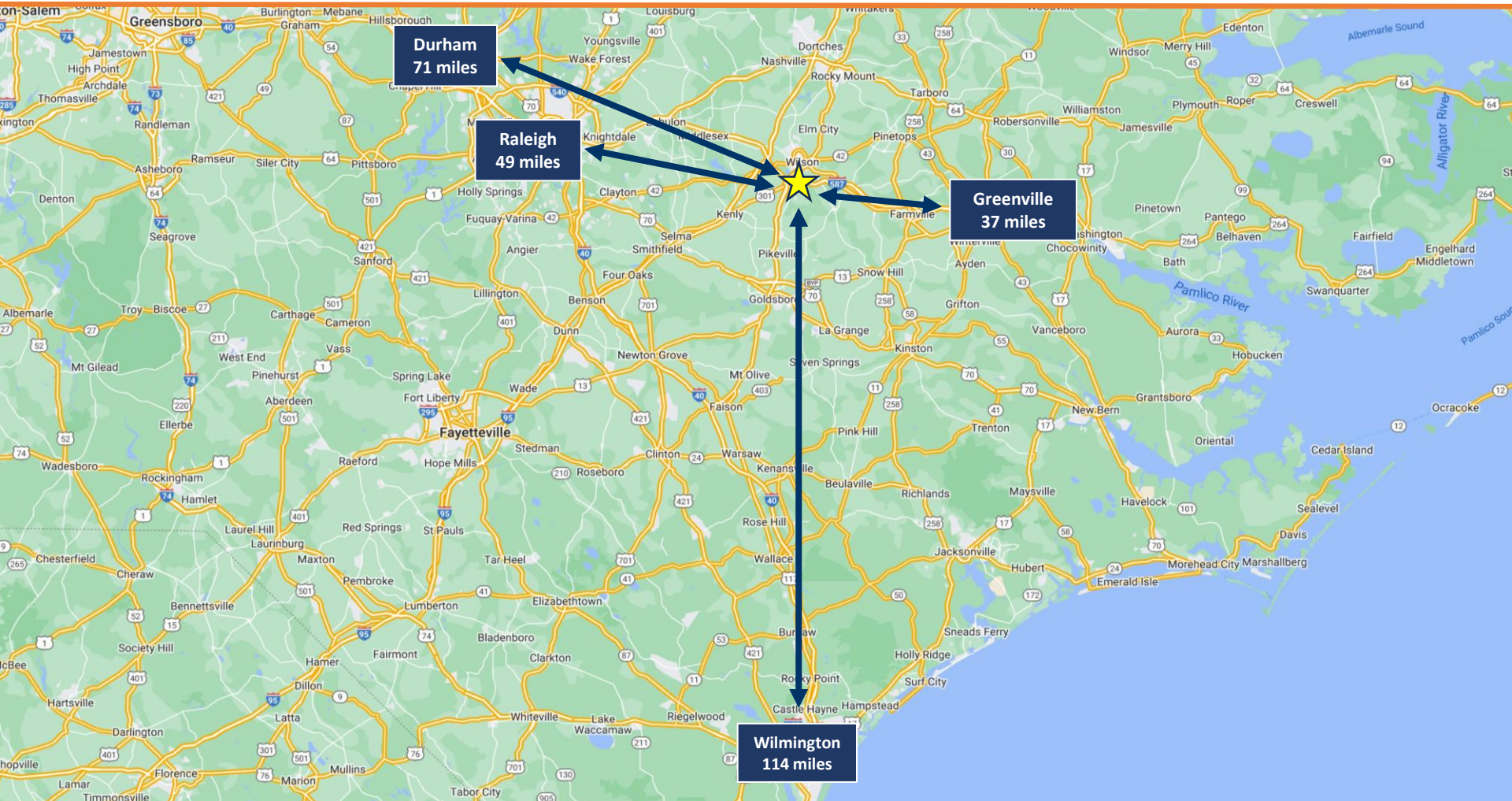
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PROXIMITY MAP

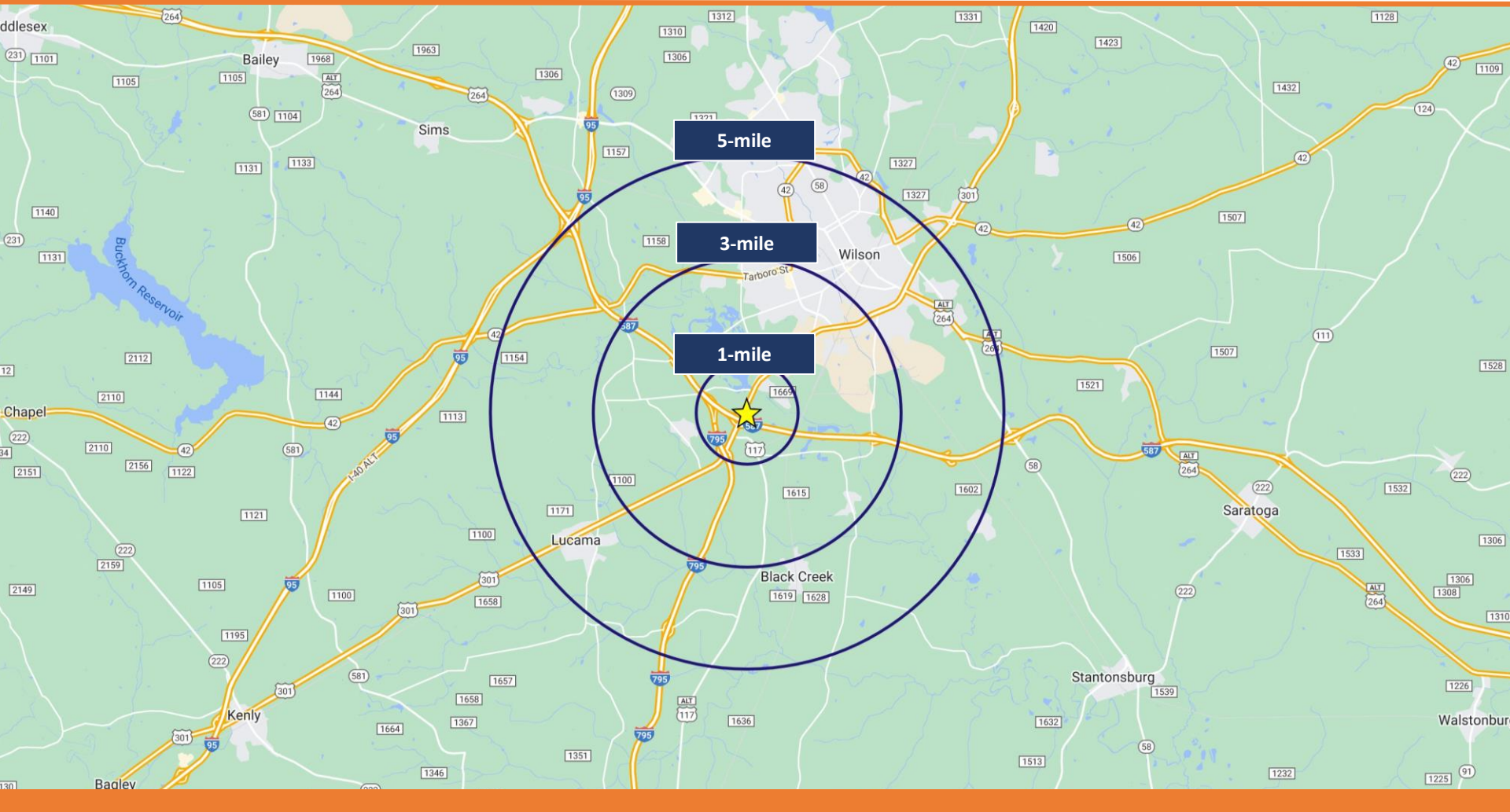
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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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	1mi	3mi	5mi	
POPULATION	2023 Estimated Population	887	21,047	49,501
	2028 Projected Population	848	21,321	50,492
	2020 Census Population	928	20,517	49,199
	2010 Census Population	1,203	22,688	51,504
	Projected Annual Growth 2023 to 2028	-0.9%	0.3%	0.4%
	Historical Annual Growth 2010 to 2023	-2.0%	-0.6%	-0.3%
HOUSEHOLDS	2023 Estimated Households	323	8,481	20,311
	2028 Projected Households	304	8,443	20,391
	2020 Census Households	345	8,366	20,443
	2010 Census Households	415	8,783	20,458
	Projected Annual Growth 2023 to 2028	-1.2%	-	-
	Historical Annual Growth 2010 to 2023	-1.7%	-0.3%	-
AGE	2023 Est. Population Under 10 Years	18.4%	12.3%	11.2%
	2023 Est. Population 10 to 19 Years	13.4%	12.8%	12.1%
	2023 Est. Population 20 to 29 Years	15.0%	14.3%	12.8%
	2023 Est. Population 30 to 44 Years	14.7%	16.4%	17.3%
	2023 Est. Population 45 to 59 Years	15.4%	18.8%	19.4%
	2023 Est. Population 60 to 74 Years	16.3%	17.7%	18.8%
	2023 Est. Population 75 Years or Over	6.7%	7.8%	8.3%
	2023 Est. Median Age	32.1	38.6	41.1

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	1mi	3mi	5mi	
MARITAL STATUS & GENDER	2023 Est. Male Population	48.8%	47.0%	46.6%
	2023 Est. Female Population	51.2%	53.0%	53.4%
	2023 Est. Never Married	49.6%	38.9%	32.6%
	2023 Est. Now Married	18.0%	26.9%	37.6%
	2023 Est. Separated or Divorced	22.4%	22.5%	20.1%
	2023 Est. Widowed	9.9%	11.8%	9.6%
	2023 Est. HH Income \$200,000 or More	0.4%	1.9%	5.2%
	2023 Est. HH Income \$150,000 to \$199,999	0.6%	3.3%	5.7%
	2023 Est. HH Income \$100,000 to \$149,999	2.5%	8.0%	11.1%
	2023 Est. HH Income \$75,000 to \$99,999	1.3%	7.1%	10.6%
INCOME	2023 Est. HH Income \$50,000 to \$74,999	12.1%	16.7%	18.4%
	2023 Est. HH Income \$35,000 to \$49,999	9.5%	11.6%	12.6%
	2023 Est. HH Income \$25,000 to \$34,999	9.3%	11.9%	9.6%
	2023 Est. HH Income \$15,000 to \$24,999	14.4%	17.6%	12.2%
	2023 Est. HH Income Under \$15,000	49.9%	21.9%	14.6%
	2023 Est. Average Household Income	\$38,640	\$59,990	\$80,907
	2023 Est. Median Household Income	\$24,723	\$41,290	\$58,368
	2023 Est. Per Capita Income	\$14,428	\$24,435	\$33,324
	2023 Est. Total Businesses	93	799	2,380
	2023 Est. Total Employees	1,966	8,371	24,036

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