



Junior-Anchor Retail Space Available

Opportunity

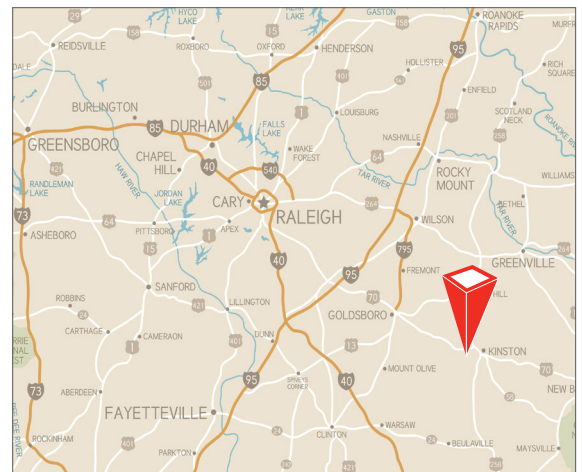
- 8,119-sf available space
- This is a junior-anchor opportunity with excellent highway visibility
- Signage available with placement on primary pylon sign

Rate and Term

- \$15.00/sf, NNN

Location

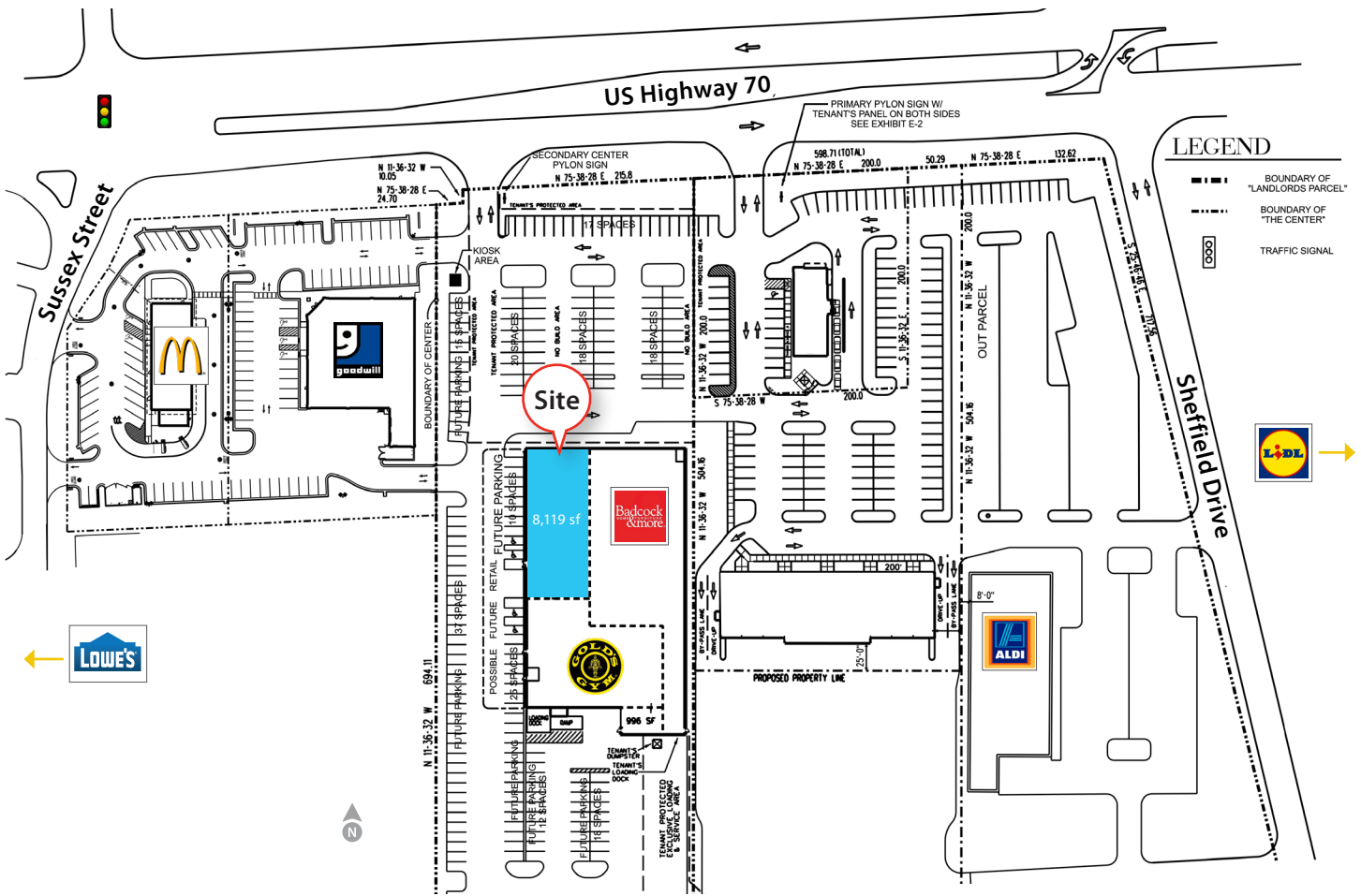
- Positioned along US Highway 70 in a heavily-trafficked area
- Next to ALDI, one block from LIDL, two blocks from Lowe's and across the street from Walmart Supercenter in Kinston, North Carolina



For more information, please contact:

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Tenant Roster

| Tenant | Size |
|----------------------------|-----------------|
| Badcock Furniture | 19,792 sf |
| Gold's Gym | 10,901 sf |
| AVAILABLE | 8,119 sf |
| Pet Sense | 5,200 sf |
| Hwy 55 | 2,400 sf |
| Edward Jones | 1,200 sf |
| Fantastic Sam's | 1,200 sf |
| Le's Nails & Spa | 1,200 sf |
| Military Recruiting Office | 1,200 sf |

Demographics

| Esri 2019 | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Population | 362 | 7,128 | 30,206 |
| Households | 161 | 2,872 | 12,707 |
| Avg. Household Income | \$74,236 | \$59,430 | \$50,824 |

Traffic Counts

| NC DOT | Vehicles Per Day (VPD) |
|-----------------|------------------------|
| US Highway 70 W | 27,000 |
| W New Bern Road | 29,000 |



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Available Space



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