

AVAILABLE FOR LEASE

CHARTER
—COMMERCIAL—
PROPERTIES

252-265-0035

+/- 2,940 SF COMMERCIAL SPACE

3601 Airport Blvd NW
Wilson, NC 27896



PROPERTY HIGHLIGHTS

This commercial space is 2,940 SF and is suitable for retail, office, or service-oriented tenants. It features a 1,480 SF retail space in the front with 1,460 SF of storage in the rear. This building also has a working cooler room. This property is positioned along one of Wilson's primary commercial corridors with a traffic count of $\pm 24,000$ vehicles per day. It is a well-maintained building with flexible layout options to accommodate a range of business types. Call now to schedule a tour!

For more information, contact:

Scott Garner, Broker
252-265-0035
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CharterCRE.com

PROPERTY DETAILS



- +/- 2,930 SF total heated
 - +/- 1,480 SF retail space
 - +/- 1,450 SF storage space
 - +/- 315 SF cooler room
- Zoned General Commercial
- 17 parking spaces
- 11'8" clear height storage area
- Airport Blvd sees +/- 24,000VPD
- Corner lot property (Airport Blvd NW & Starship Lane NW)
- Available immediately
- **Lease Rate: \$4,400/month**



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PHOTOS - Retail Area



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PHOTOS - Storage Area



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DEMOGRAPHICS

1 Mile Radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	7,272	7,363	7,301	7,293
Total Households	2,862	3,053	3,173	3,249
Family Population	5,998	-	5,966	5,928
Average Household Size	2.51	2.41	2.30	2.24
Owner Occupied Housing Units	4,254	-	1,770	1,875
Renter Occupied Housing Units	2,938	-	1,403	1,375
Median Age	35.9	-	40.4	41.8

3 Mile Radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	32,348	32,616	32,270	32,194
Total Households	13,077	13,795	14,165	14,427
Family Population	25,767	-	25,574	25,386
Average Household Size	2.42	2.35	2.26	2.22
Owner Occupied Housing Units	19,506	-	8,405	8,779
Renter Occupied Housing Units	12,120	-	5,760	5,648
Median Age	38.7	-	43.3	44.3

5 Mile Radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	51,978	50,671	50,125	50,025
Total Households	20,815	21,148	21,715	22,138
Family Population	40,418	-	38,585	38,315
Average Household Size	2.42	2.35	2.27	2.22
Owner Occupied Housing Units	26,900	-	11,595	12,161
Renter Occupied Housing Units	23,538	-	10,120	9,977
Median Age	37.9	-	42.4	43.4

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.



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INCOME REPORT

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Median Household Income			
2025 Median Household Income	\$64,467	\$63,103	\$53,723
2030 Median Household Income	\$72,040	\$69,009	\$59,785
2025-2030 Annual Rate	2.25%	1.81%	2.16%
Average Household Income			
2025 Average Household Income	\$82,970	\$84,408	\$74,550
2030 Average Household Income	\$90,864	\$91,384	\$80,694
Per Capita Income			
2025 Per Capita Income	\$35,963	\$37,234	\$32,261
2030 Per Capita Income	\$40,383	\$41,164	\$35,666
2025-2030 Annual Rate	2.35%	2.03%	2.03%



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