



KEY FEATURES

- ±14,490 SF building
- ±2.15 AC
- Former Walgreens drug store
- Signalized corner
- ±11,500 VPD
- Located 35 minutes from Greenville, NC - a top US retirement community
- Drive-through window
- Ample parking
- Built 2003
- 2 pylon signs with reader boards
- Opportunity zone
- Restricted use: retail pharmacy

FREESTANDING RETAIL

PRICE GUIDANCE \$700,000

DARK WALGREENS

718 East Blvd.
Williamston, NC 27892

Great opportunity to own and operate a freestanding retail in this beautiful town on the Roanoke River in North Carolina's inner banks. Williamston, NC, is the county seat of Martin County, located 35 minutes from Greenville, NC, a region consistently ranked as a top US retirement destination. This equine-focused community houses one of the largest agricultural centers in Eastern North Carolina, the Senator Bob Martin Agricultural Center. The ±14,490 SF property on ±2.15 areas, formerly a Walgreens drug store, has a drive-through window, experiences ±11,500 VPD and is located in an Opportunity Zone. It has ample parking and easy entrance/exit from East Blvd.

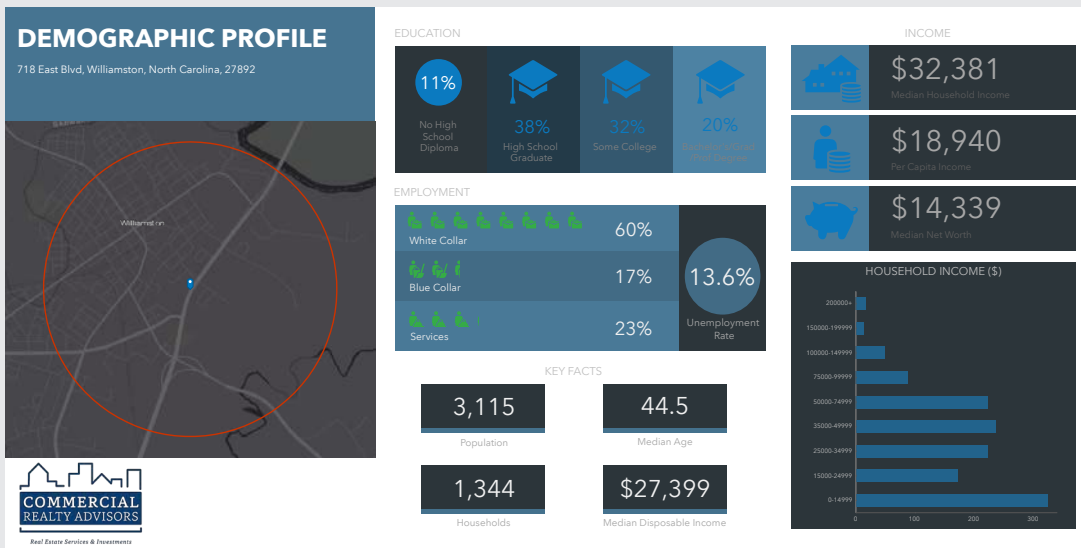
LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

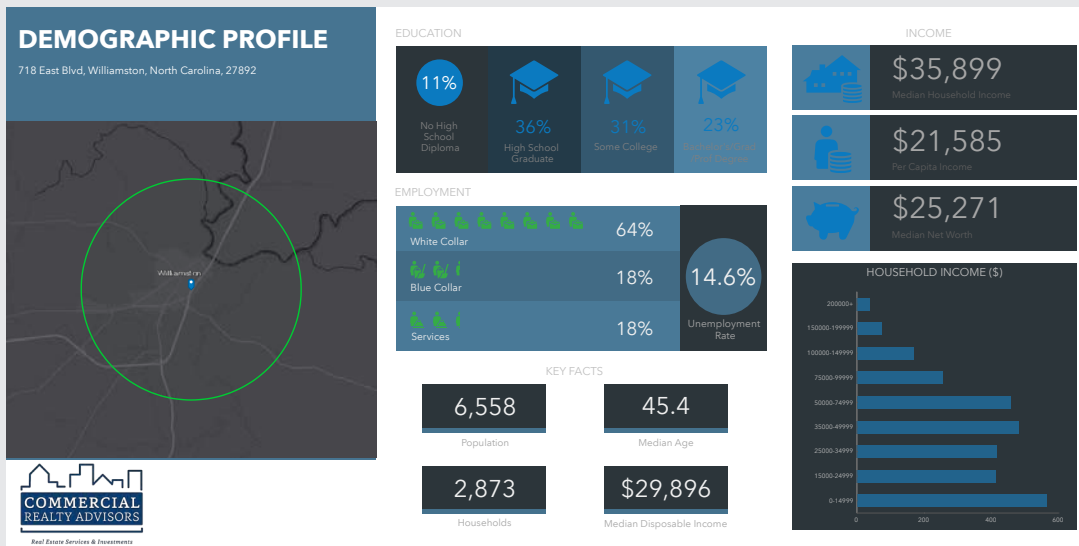
Steve@commercialrealtync.com

336.793.0890, ext 105

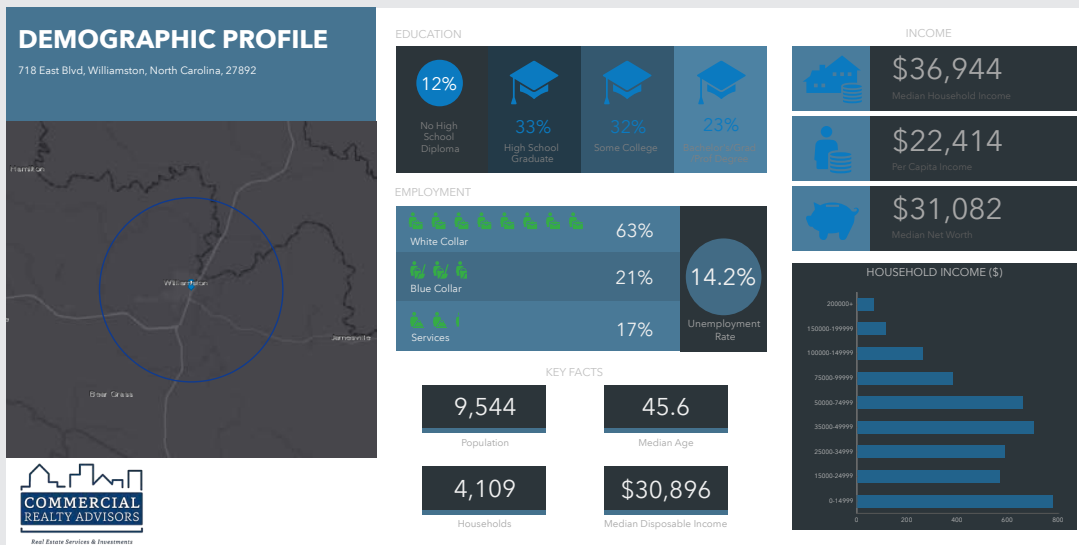
1 MILE RADIUS



3 MILE RADIUS



5 MILE RADIUS

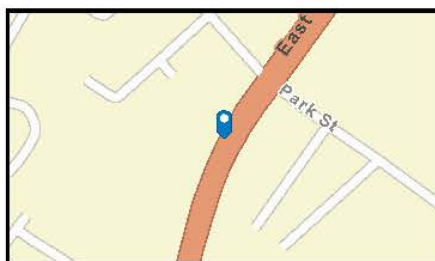
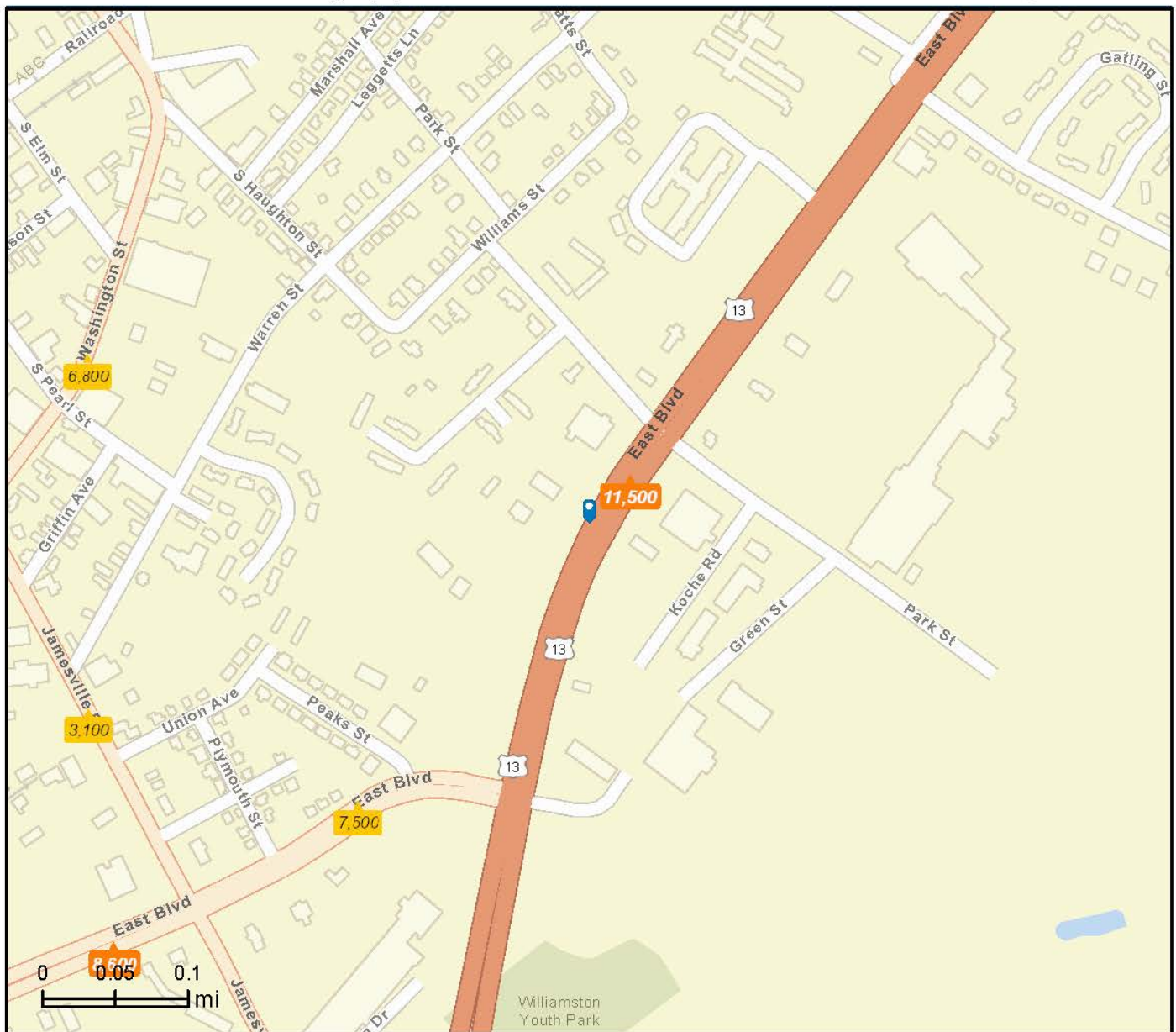




Traffic Count Map - Close Up

718 East Blvd.
718 East Blvd, Williamston, North Carolina, 27892
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.84768
Longitude: -77.05065



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).



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LOCATION

Address	718 East Blvd.	City/Zip	Williamston/27892	County	Martin
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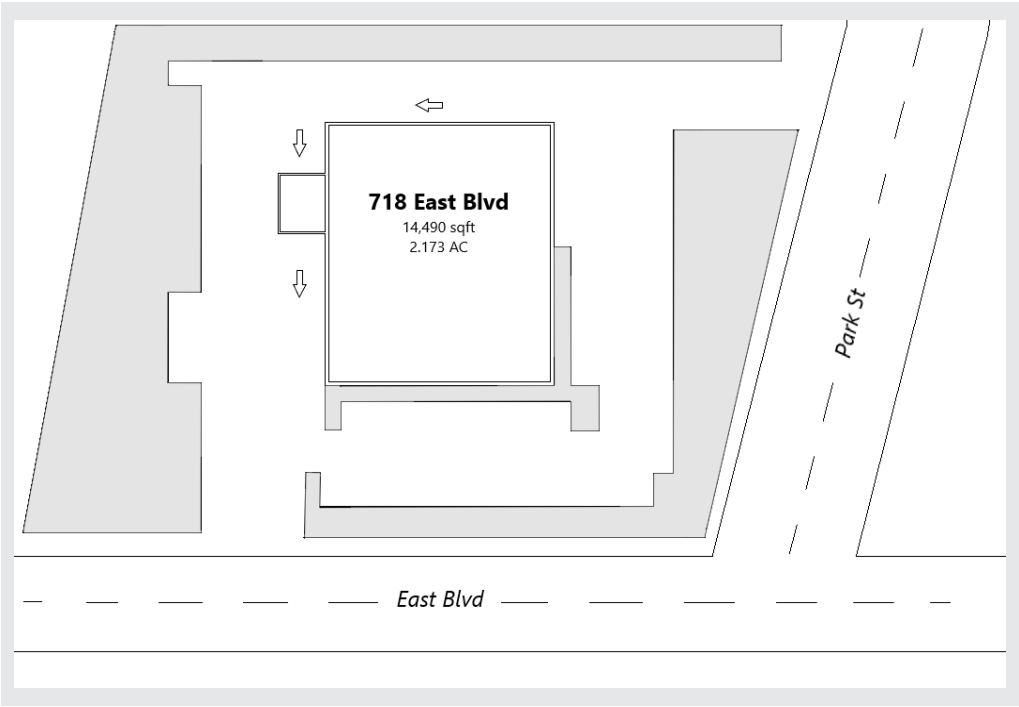
PROPERTY DETAILS

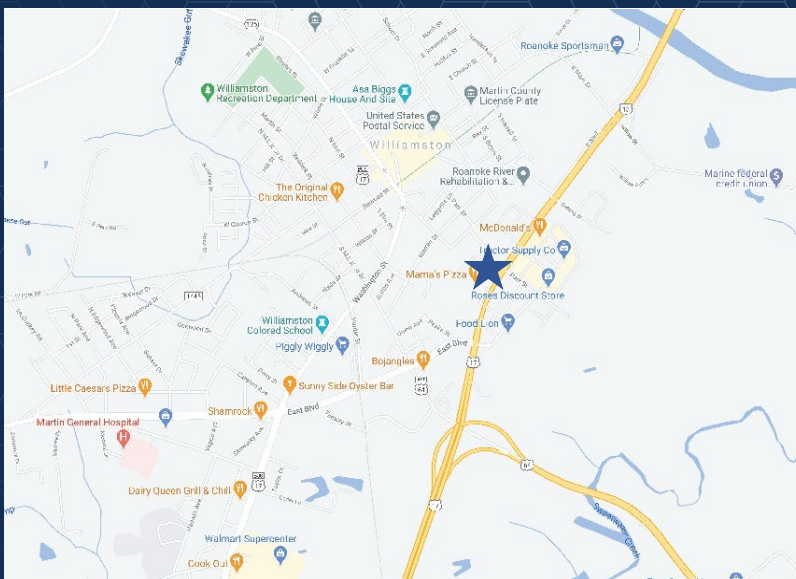
Property Type	Freestanding Retail	Acres ±	2.15		
Building SF ±	14,490	Floors	1	Year Built	2003

TAX INFORMATION

Zoning	CH	Parcel	0505010	Opportunity Zone	Yes
Pricing Guidance*	\$700,000	Delivery	As-Is	Cooperating Broker	%

*Price subject to Walgreens Real Estate Committee approval.





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