



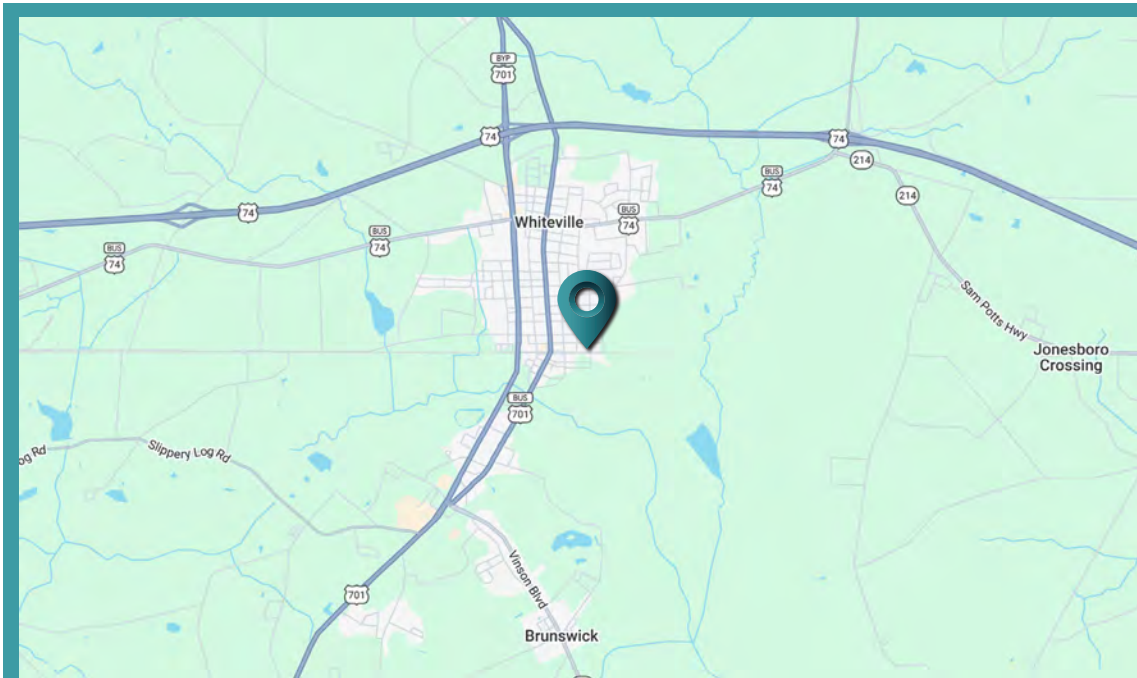
1,776± SF BUILDING/SHOP WITH LAY DOWN YARD | 311 E. MAIN ST., WHITEVILLE, NC

MASON WATKINS
704 661 4077
mason.watkins@scpcommercial.com

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com

 **Sun Coast
Partners**
COMMERCIAL



311 East Main Street Whiteville, NC 28472

AVAILABLE SPACE*	1,776 ± SF
SALE PRICE	\$125,000
DOORS	Four 10' x 10' roll-up doors
LAYDOWN YARD	Yes

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

1,776 ± SF industrial/flex building with secured laydown yard available for sale. The building features a functional layout consisting of a reception/office area, one restroom, breakroom, storage closet, and an open shop/work area suitable for a variety of industrial or service-related uses.

The shop area is serviced by four (4) 10' x 10' roll-up doors, providing excellent access and operational flexibility. The property also includes a fenced parking and laydown yard, offering additional space for equipment storage, vehicle parking, or outdoor operations.

Property is being offered in "as-is, where-is" condition and priced accordingly.

Please contact Broker with any questions or to arrange a property tour.

1,776± SF BUILDING/SHOP WITH LAY DOWN YARD | 311 E. MAIN ST., WHITEVILLE, NC

SALE

MASON WATKINS
704 661 4077
mason.watkins@scpcommercial.com



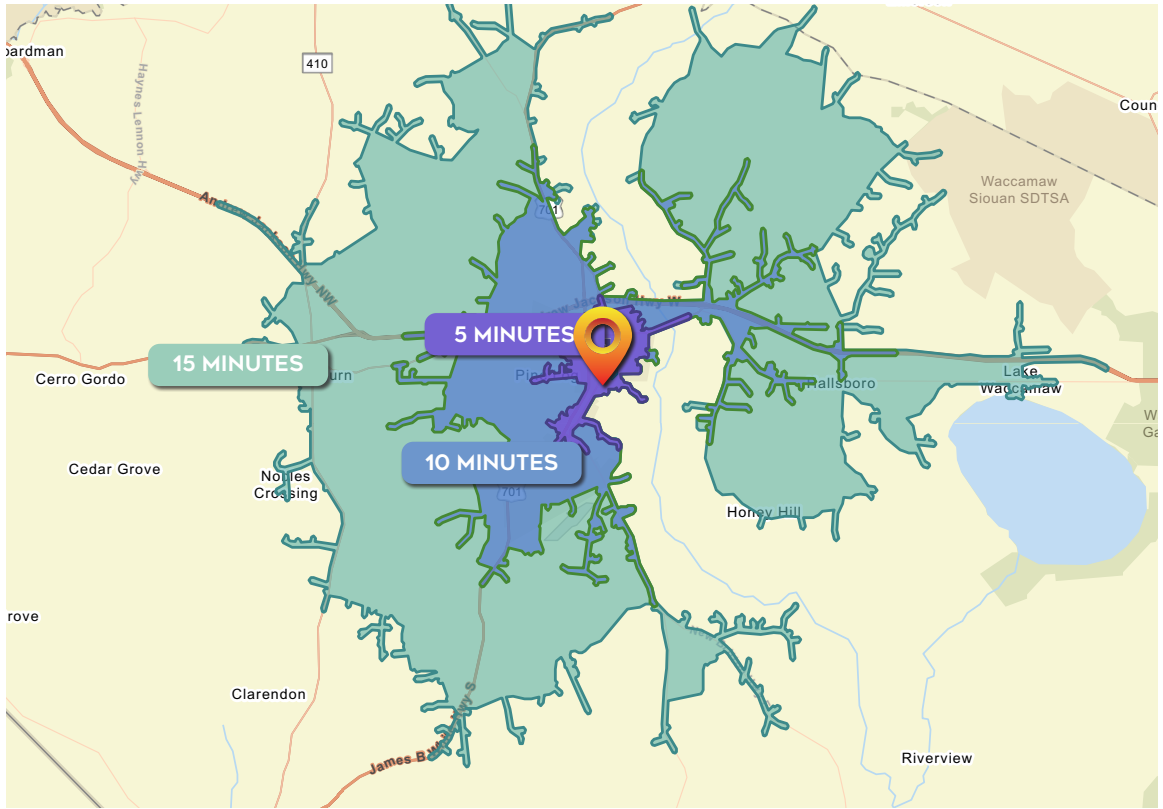


1,776± SF BUILDING/SHOP WITH LAY DOWN YARD | 311 E. MAIN ST., WHITEVILLE, NC

SALE

MASON WATKINS
704 661 4077
mason.watkins@scpcommercial.com





DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,860	8,860	17,867
Average Age	43.2	44.2	44.7
Households	1,788	3,932	7,495
Average HH Size	2.03	2.13	2.27
Median HH Income	\$40,196	\$48,235	\$51,085
Average HH Income	\$60,714	\$69,310	\$71,554
Per Capita Income	\$27,511	\$29,926	\$30,103

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data © 2026 Esri

1,776± SF BUILDING/SHOP WITH LAY DOWN YARD | 311 E. MAIN ST., WHITEVILLE, NC

SALE

MASON WATKINS
704 661 4077
mason.watkins@scpcommercial.com

