

COMMERCIAL LAND FOR SALE

0 HIGHWAY 11-55, KINSTON, NC 28504

±27.18 AC

15,550 VPD

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

PROPERTY DESCRIPTION

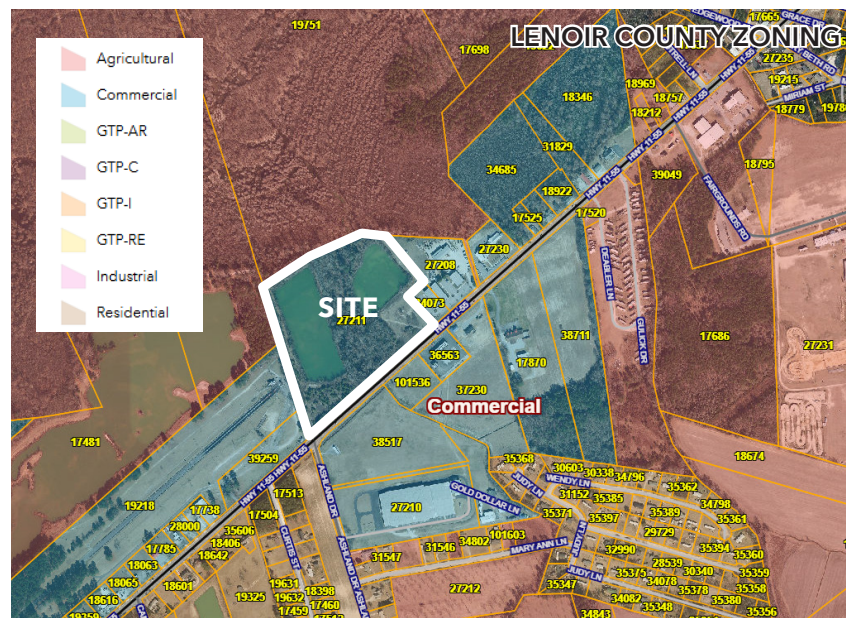
Located just south of Highway 70, the site is ±27.18 acres of Commercial Zoned land. The property has ponds onsite with high land along the Hwy. making it ideal for retail or light industrial uses. Close to Highway 70 and Global Transpark, the site is versatile in its use and could be a storage site, a warehouse or flex site or a retail oriented business.

PROPERTY HIGHLIGHTS

- » ±27.18 Acres
- » Lenoir County Map#: 450404933848
- » Water on Highway 11-55
- » Good commercial area with easy access on Highway 70
- » Good storage site, laydown yard, industrial building site and retail location

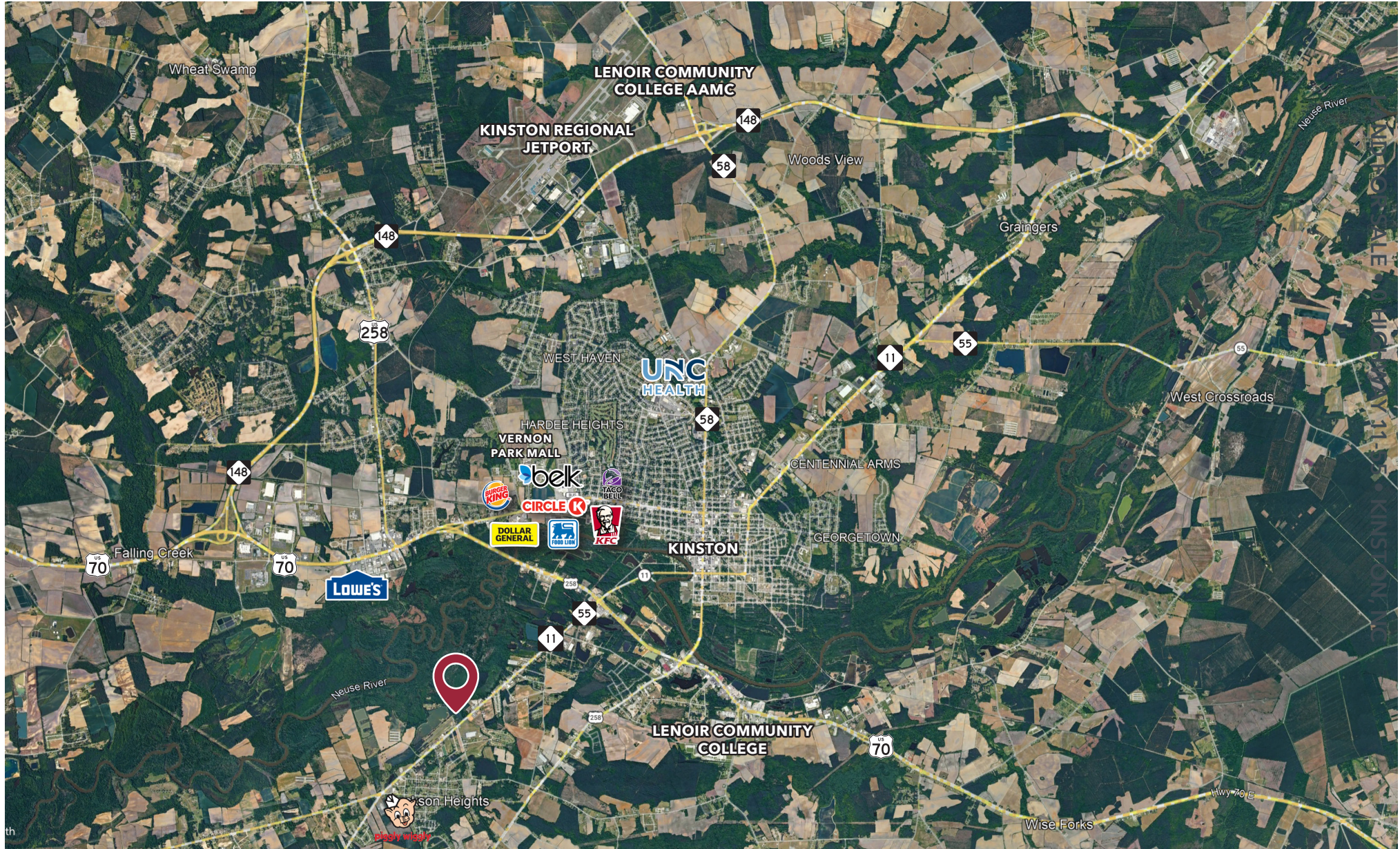
PRICED TO SELL

- » \$285,000

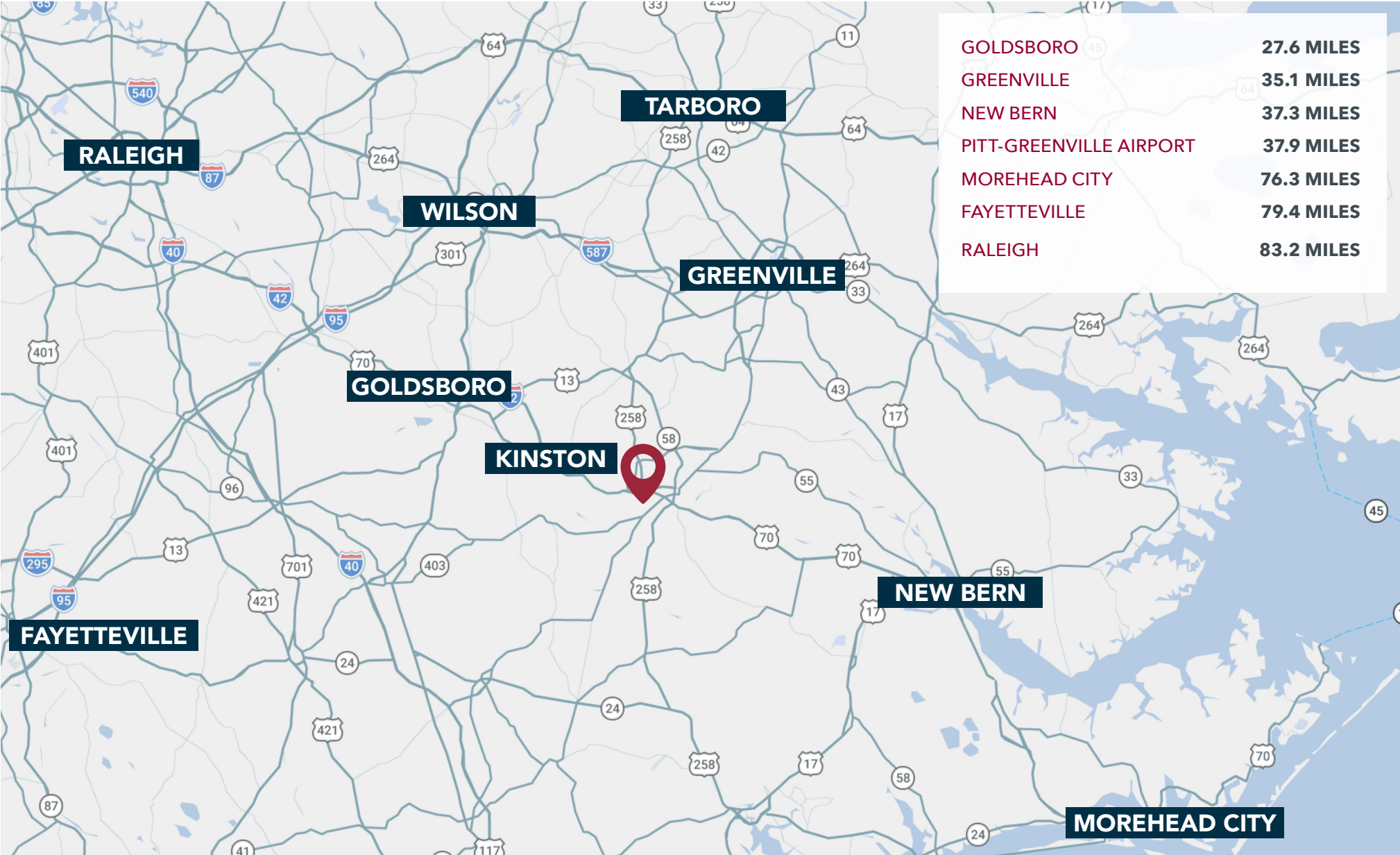


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AREA OVERVIEW



REGIONAL OVERVIEW

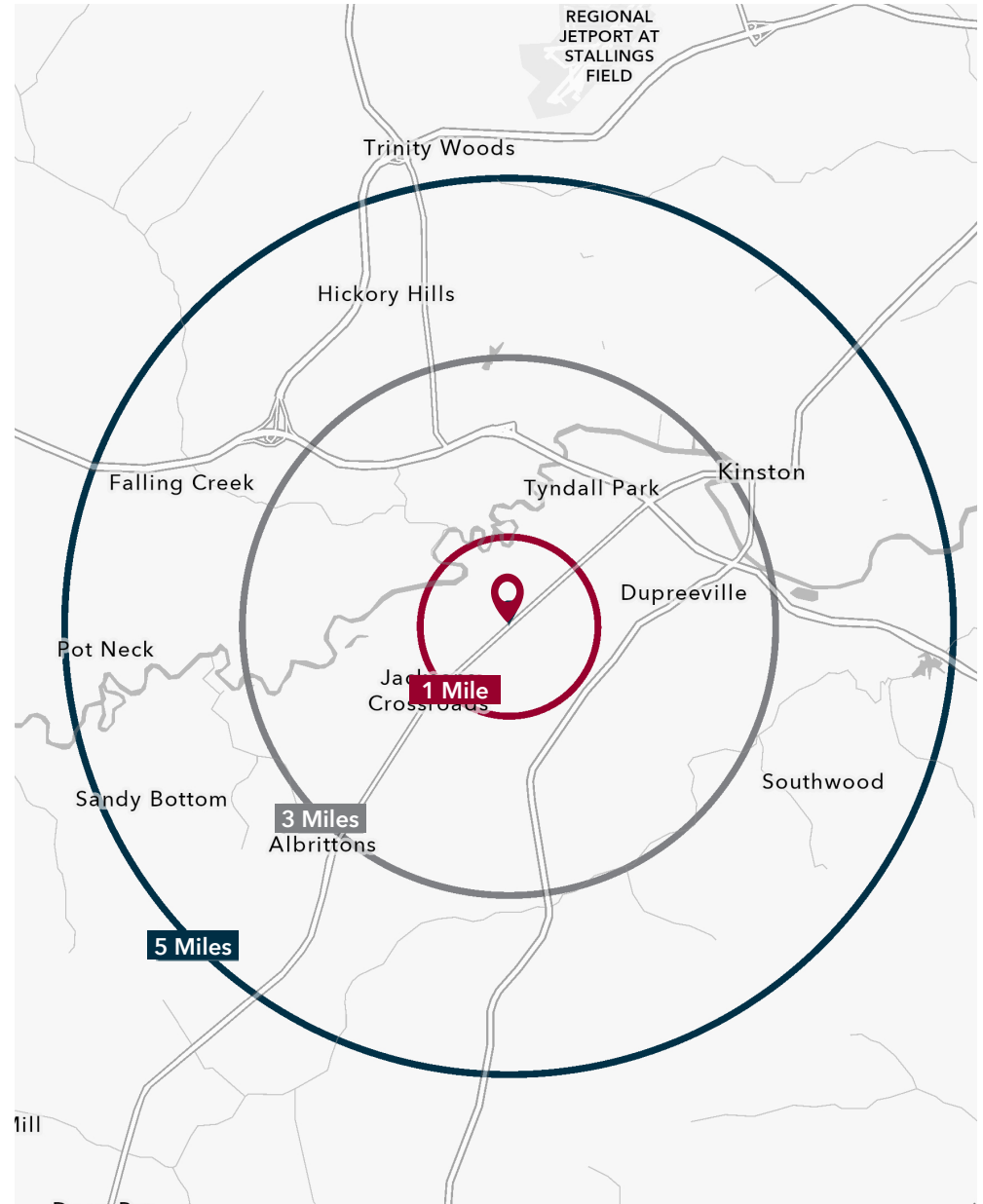


DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Population (2025) | 907 | 4,099 | 25,236 |
| Daytime Population | 167 | 1,645 | 5,491 |
| Total Businesses | 48 | 447 | 1,445 |
| Total Employees | 48 | 447 | 1,455 |
| Average Household Income | \$56,905 | \$61,555 | \$60,229 |

ABOUT LENOIR COUNTY, NC

- » Located in eastern North Carolina, Lenoir County benefits from a central position within the Greenville-New Bern regional market and a well-established manufacturing and distribution base. Lenoir County is anchored by the City of Kinston and is served by key transportation routes including US Highway 70 and NC Highway 58, providing efficient east-west connectivity across the region.
- » Ongoing improvements along the US-70 corridor, including its designation as part of the future I-42, are enhancing regional access and supporting long-term economic development.
- » Lenoir County is located approximately 30 miles southeast of Greenville and within a short drive of the Port of Morehead City, offering access to coastal and international shipping routes
- » The area supports a diverse mix of manufacturing, logistics, agribusiness, and service-oriented users, positioning Lenoir County as a competitive option for industrial and commercial investment.



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