

# CENTURY 21.

Triangle Group



## Shop/Storage W Vernon - Kinston

3802W VernonAve  
Kinston, NC 28504

### Contacts:

#### Michelle Waite

Phone : 919-230-1525  
License: 357092  
Email : [remichellewaite@gmail.com](mailto:remichellewaite@gmail.com)

#### MJ Bartlett

Phone : 910-890-0353  
License: 239352  
Email : [mjbartlett.realtor@gmail.com](mailto:mjbartlett.realtor@gmail.com)

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**CENTURY 21.**  
Triangle Group





**CENTURY 21.**  
Triangle Group

## PROPERTY INFO:

**PURCHASE PRICE:**

\$599,000.00

**PROPERTY ADDRESS:**

3802 W VERNON AVE  
KINSTON, NC 28504

**PROPERTY SIZE**

8,062 SQ. FT.

**LAND SIZE**

3.58 ACRES

## SHOP/STORAGE W VERNON - KINSTON

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## PROPERTY OVERVIEW

- Prime Location, situated on W Vernon Avenue (US-258), one of Kinston's busiest and most established commercial corridors
- High Traffic Exposure with approximately 18,500 vehicles passing daily, ensuring maximum visibility for any business or investment
- Located at the corner of W Vernon Ave & Monroe St, offering easy ingress/egress and prominent corner presence
- Generous lot size at 3.58 acres / 8,062 sq ft providing ample room for building, parking, outdoor storage, or expansion
- Suitable for office, storage, auto shop, light industrial, owner-operator, or redevelopment
- Surrounded by retail anchors in commercial corridor

### Shop/Storage W Vernon - Kinston

Kinston NC 28504



## **SHOP/STORAGE W VERNON - KINSTON**

3802 W Vernon Ave, Kinston, NC, 28504

### **DETAILED PROPERTY DESCRIPTION**

#### **Prime Commercial Opportunity – 3802 W Vernon Ave, Kinston, NC 28504**

Seize your chance to own a property in Kinston's busiest commercial corridors. Located at the intersection of W Vernon Avenue (US-258) and Monroe Street, this 3.58 acres / 8,062 sqft lot(2,462 heated) enjoys exceptional daily traffic exposure with approximately 18,500 vehicles passing through each day – putting your business or investment in front of thousands of potential customers around the clock.

Positioned in the heart of Kinston's established commercial strip, the property offers convenient access to major retail anchors, restaurants, and services, making it an ideal site for office, storage, light industrial, or redevelopment use. The generous lot size provides ample space for building footprint, parking, and outdoor storage or operations – a combination that is increasingly hard to find along this high-demand stretch of W Vernon Avenue. Currently used as short-term storage for vehicle for a local funeral home and previous uses have included an auto repair shop. Perfect use for an owner/occupant.

Kinston continues to grow as a regional hub in Eastern North Carolina, with strong infrastructure, proximity to US-70, and easy connectivity to Goldsboro, New Bern, and Greenville. Whether you're an investor, developer, or owner-operator, this is a rare opportunity to plant roots on a corridor built for business.

# PROPERTY PHOTOS

**CENTURY 21**  
Triangle Group



# PROPERTY PHOTOS

CENTURY 21  
Triangle Group



# PROPERTY PHOTOS

CENTURY 21  
Triangle Group



# PROPERTY PHOTOS

CENTURY 21  
Triangle Group



# PROPERTY PHOTOS

**CENTURY 21**  
Triangle Group



# SHOP/STORAGE W VERNON - KINSTON

3802 W Vernon Ave, Kinston, NC, 28504

LOCATION/STUDY AREA MAP (RINGS: 1, 5 MILE RADIUS)



**Michelle Waite**  
Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty.sites.c21homes>  
1111 Haynes St 109, Raleigh NC 27604



# SHOP/STORAGE W VERNON - KINSTON

3802 W Vernon Ave, Kinston, NC, 28504  
 INFOGRAPHIC:KEYFACTS(RING: 1 MILERADIUS)

## KEY FACTS

**471**  
 Population

**50.2** Median Age

**2.01**  
 Average Household Size

**216**  
 Total Households

## EDUCATION

8.5%

No High School Diploma

4.53%

High School Graduate

17.85%

Some College

9.92%

Bachelor's/ Grad

## BUSINESS

**187**  
 Total Businesses

**3,323**  
 Total Employees

## EMPLOYMENT

**1,466**

Retail Trade Employees

**47**

Finance/Ins/Real Estate Emp

**641**

Manufacturing Employees

**297**

Eating & Drinking Employees

**5.6%**

Unemployment Rate

**\$43,940**

Median Household Income

## Households by Income

The largest group : \$100,000 - \$149,999 (18.48%) ■

The smallest group : \$150,000 - \$199,999 (1.9%) ■

## INCOME

**\$26,685**

Per Capita Income

**\$91,470**

Median Net Worth

Indicator	Value(%)	
< \$15,000	18.01	■
\$15,000 - \$24,999	13.74	■
\$25,000 - \$34,999	12.32	■
\$35,000 - \$49,999	9	■
\$50,000 - \$74,999	15.17	■
\$75,000 - \$99,999	7.58	■
\$100,000 - \$149,999	18.48	■
\$150,000 - \$199,999	1.9	■
\$200,000+	3.79	■



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Michelle Waite

Century 21-TriangleGroup  
 Phone: 919-230-1525  
 License: 357092  
 Email: remichellewaite@gmail.com  
<https://michellewaite.realty.c21homes>  
 1111 Haynes St 109, Raleigh NC 27604



**KEY FACTS**

**28,934**  
Population

**43.7** Median Age

**2.23**  
Average Household Size

**12,801**  
Total Households

**EDUCATION**

12.4%  
No High School Diploma

5.54%  
High School Graduate

19.74%  
Some College

10.61%  
Bachelor's/ Grad

**BUSINESS**

**1,579**  
Total Businesses

**21,467**  
Total Employees

**EMPLOYMENT**

**5,824**  
Retail Trade Employees

**2,104**  
Manufacturing Employees

**1,301**  
Eating & Drinking Employees

**737**  
Finance/Ins/Real Estate Emp

**5.9%** Unemployment Rate

**INCOME**

**\$44,097**  
Median Household Income

**\$27,584**  
Per Capita Income

**\$73,336**  
Median Net Worth

**Households by Income**

The largest group : < \$15,000 (17.34%) ■

The smallest group : \$200,000+ (2.76%) ■

Indicator	Value(%)	
< \$15,000	17.34	■
\$15,000 - \$24,999	9.9	■
\$25,000 - \$34,999	12.5	■
\$35,000 - \$49,999	15.09	■
\$50,000 - \$74,999	16.19	■
\$75,000 - \$99,999	12.48	■
\$100,000 - \$149,999	9.93	■
\$150,000 - \$199,999	3.82	■
\$200,000+	2.76	■



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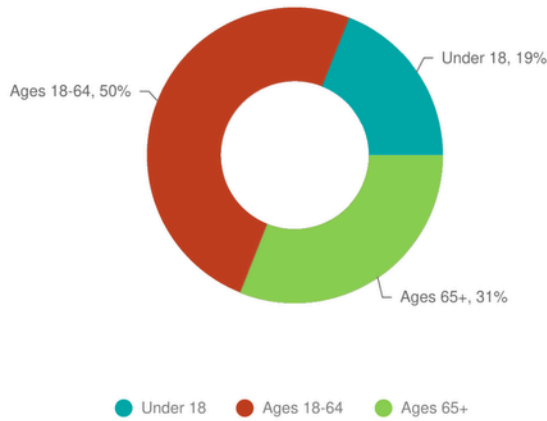
Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty.c21homes.com>  
1111 Haynes St 109, Raleigh NC 27604



**POPULATION TRENDS AND KEY INDICATORS**  
1 Miles Ring

<b>471</b> Population	<b>211</b> Households	<b>50.2</b> Median Age
<b>2.01</b> Avg Size Household	<b>\$43,940</b> Median Household Income	<b>\$128,889</b> Median Home Value
<b>51</b> Wealth Index	<b>134</b> Housing Affordability	<b>61.6</b> Diversity Index

**POPULATION BY AGE**



**POPULATION BY GENERATION**

<b>12.1%</b> Greatest Gen: Born 1945/Earlier	<b>27.39%</b> Baby Boomer: Born 1946 to 1964	<b>18.68%</b> Generation X: Born 1965 to 1980
<b>15.92%</b> Millennial: Born 1981 to 1998	<b>18.68%</b> Generation Z: Born 1999 to 2016	<b>7.22%</b> Alpha: Born 2017 to Present

**HISTORICAL & FORECAST POPULATION**

2019-2024  
Historic  
Growth Rate

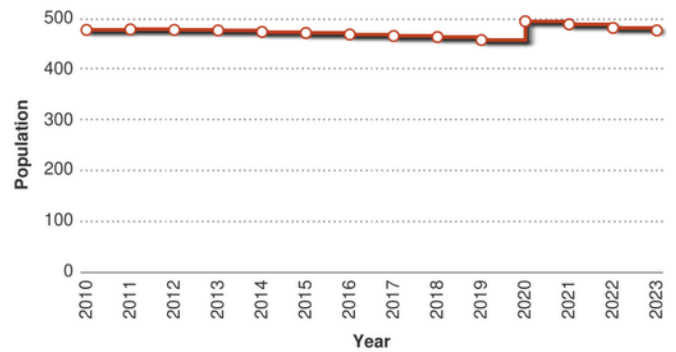
**-0.78%**

2024-2029  
Forecasted  
Growth Rate

**-0.98%**

**406**  
Household  
Population

**144**  
Population  
Density



**DAYTIME POPULATION**

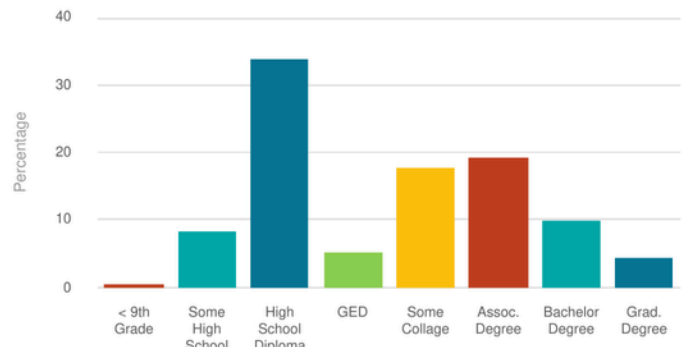
**2,438**  
2024 Total Daytime Population

**305**  
2024 Daytime Pop: Residents

**2,133**  
2024 Daytime Pop: Workers

**777**  
2024 Daytime Pop Density

**POPULATION BY EDUCATION**



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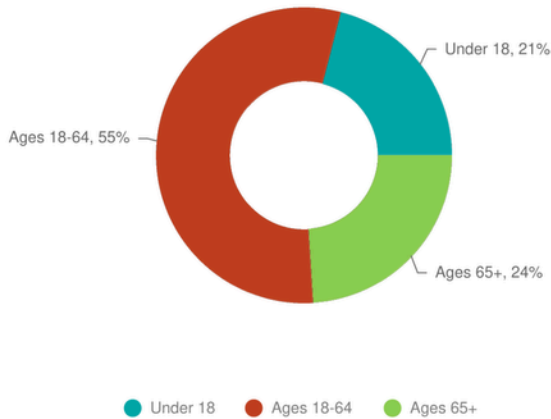
**Michelle Waite**  
Century 21-TriangleGroup  
Phone: 919-230-1525  
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<https://michellewaite.realtor.com>  
1111 Haynes St 109, Raleigh NC 27604



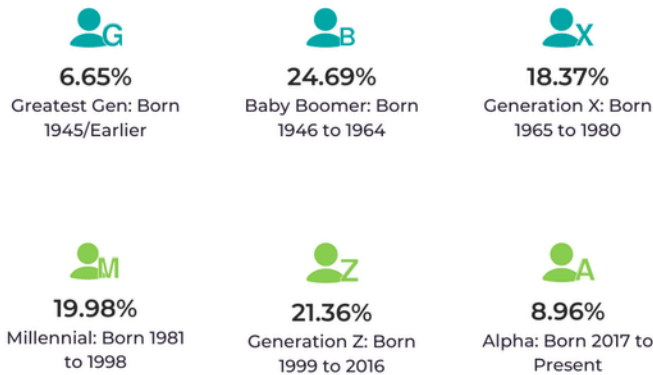
**POPULATION TRENDS AND KEY INDICATORS**  
5 Miles Ring

<b>28,934</b> Population	<b>12,544</b> Households	<b>43.7</b> Median Age
<b>2.23</b> Avg Size Household	<b>\$44,097</b> Median Household Income	<b>\$128,868</b> Median Home Value
<b>48</b> Wealth Index	<b>134</b> Housing Affordability	<b>62.3</b> Diversity Index

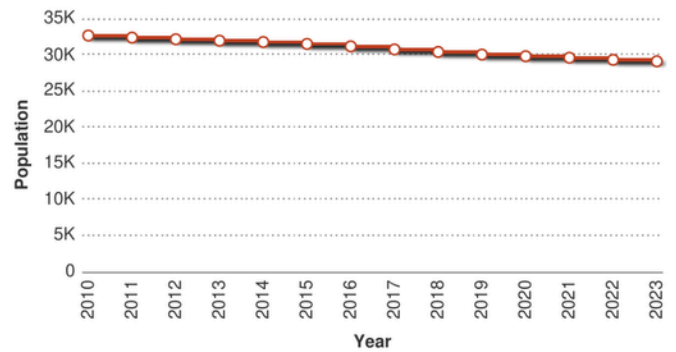
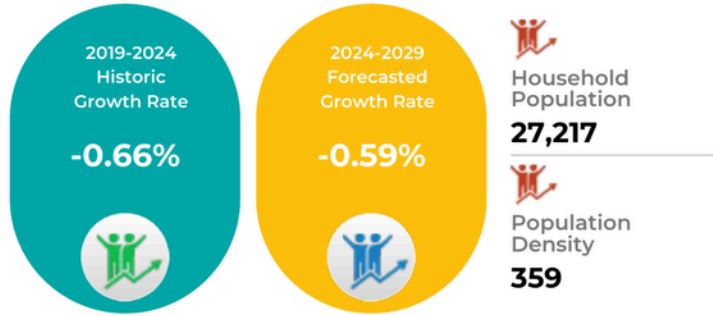
**POPULATION BY AGE**



**POPULATION BY GENERATION**



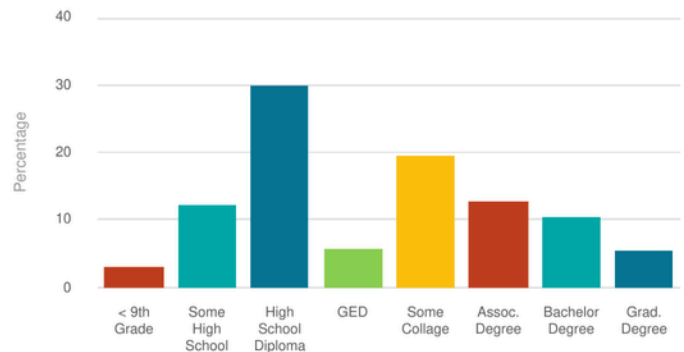
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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**Michelle Waite**  
Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: [remichellewaite@gmail.com](mailto:remichellewaite@gmail.com)  
<https://michellewaite.realty.c21homes.com>  
1111 Haynes St 109, Raleigh NC 27604



**Community Profile**



**471**

Population  
Total

**-0.78%**

Population  
Growth

**2.01**

Average  
HH Size

**50.2**

Median  
Age

**61.6**

Diversity  
Index

**\$43,940**

Median HH  
Income

**\$128,889**

Median Home  
Value

**19.11%**

Under 18

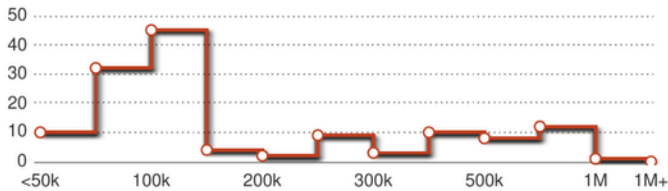
**50.11%**

Ages 18  
to 65

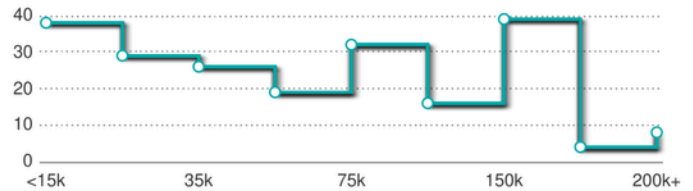
**30.79%**

Aged 66+

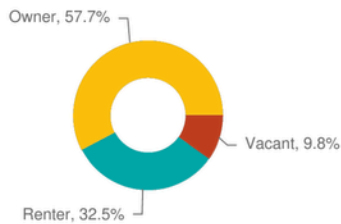
**HOME VALUE**



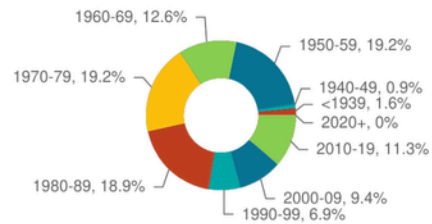
**HOUSEHOLD INCOME**



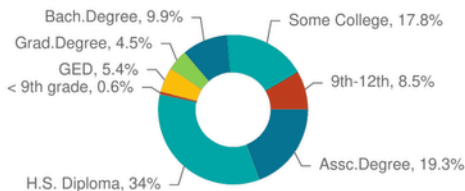
**HOME OWNERSHIP**



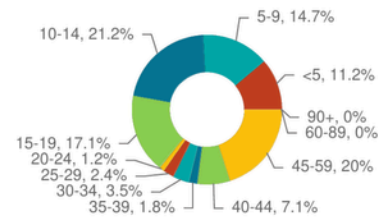
**HOUSING: YEAR BUILT**



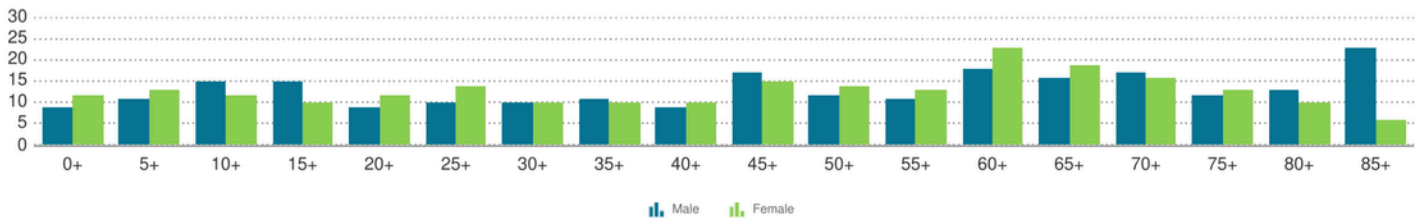
**EDUCATIONAL ATTAINMENT**



**COMMUTE TIME: MINUTES**



**AGE PROFILE: 5 YEAR INCREMENTS**



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Michelle Waite

Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realtor.com>  
1111 Haynes St 109, Raleigh NC 27604

**Community Profile**



**28,934**

Population  
Total

**-0.66%**

Population  
Growth

**2.23**

Average  
HH Size

**43.7**

Median  
Age

**62.3**

Diversity  
Index

**\$44,097**

Median HH  
Income

**\$128,868**

Median Home  
Value

**21.05%**

Under 18

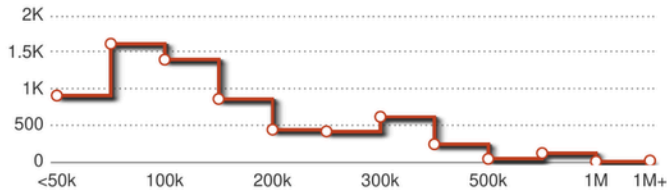
**55.22%**

Ages 18  
to 65

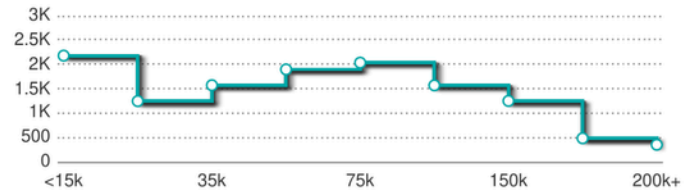
**23.73%**

Aged 66+

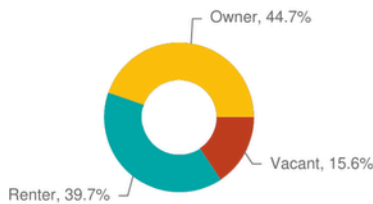
**HOME VALUE**



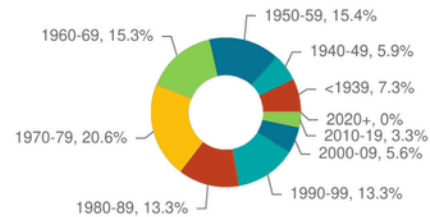
**HOUSEHOLD INCOME**



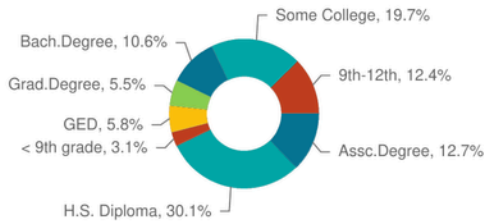
**HOME OWNERSHIP**



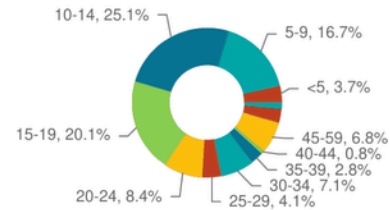
**HOUSING: YEAR BUILT**



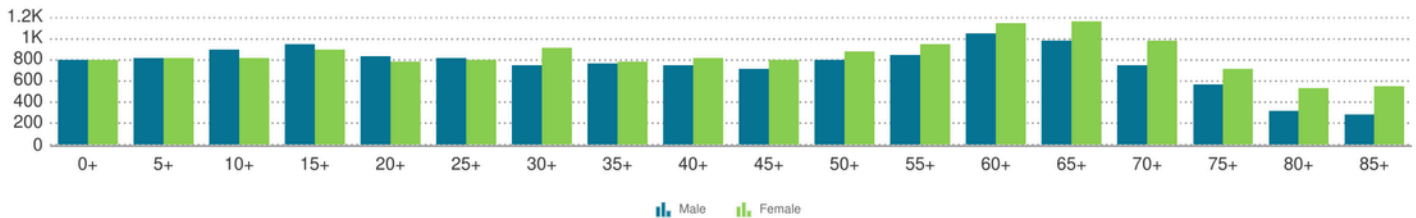
**EDUCATIONAL ATTAINMENT**



**COMMUTE TIME: MINUTES**



**AGE PROFILE: 5 YEAR INCREMENTS**



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**Michelle Waite**

Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: [remichellewaite@gmail.com](mailto:remichellewaite@gmail.com)  
<https://michellewaite.realty.c21homes.com>  
1111 Haynes St 109, Raleigh NC 27604

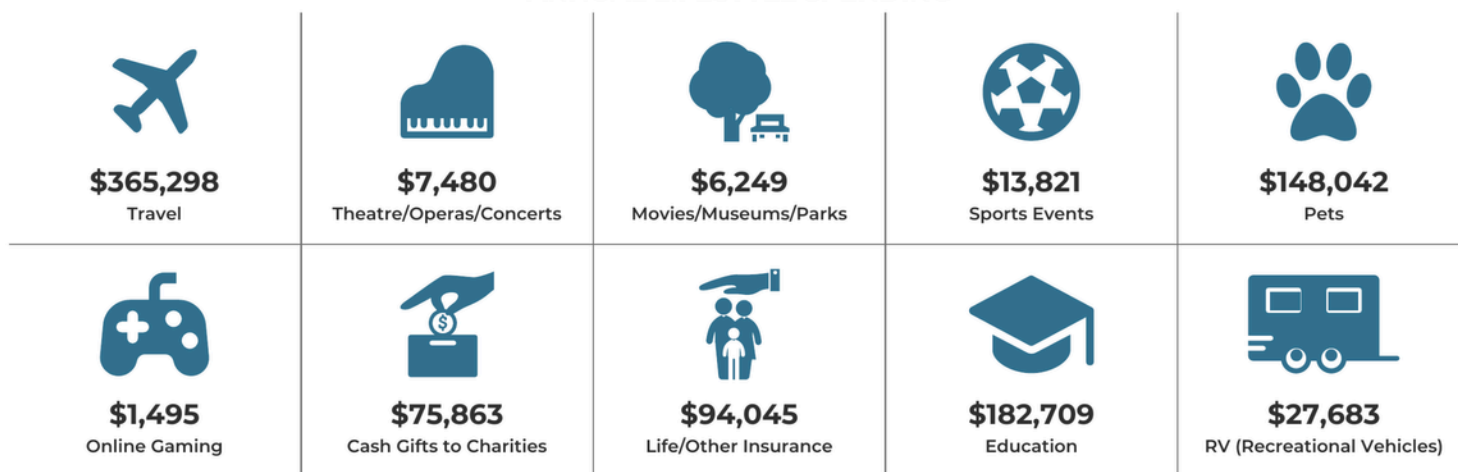


## Lifestyle and Tapestry Segmentation Infographic

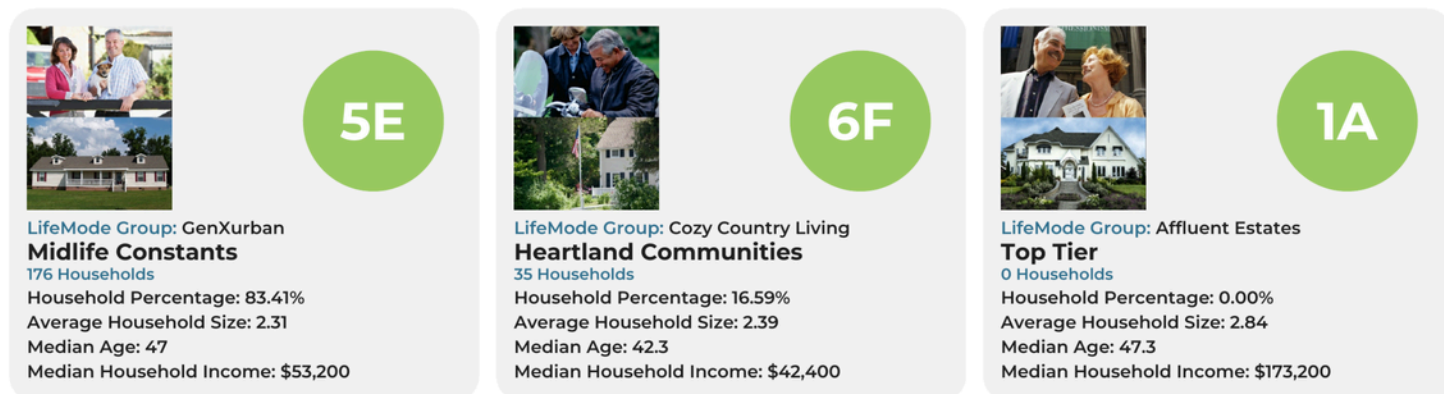
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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Michelle Waite

Century 21-TriangleGroup  
Phone: 919-230-1525  
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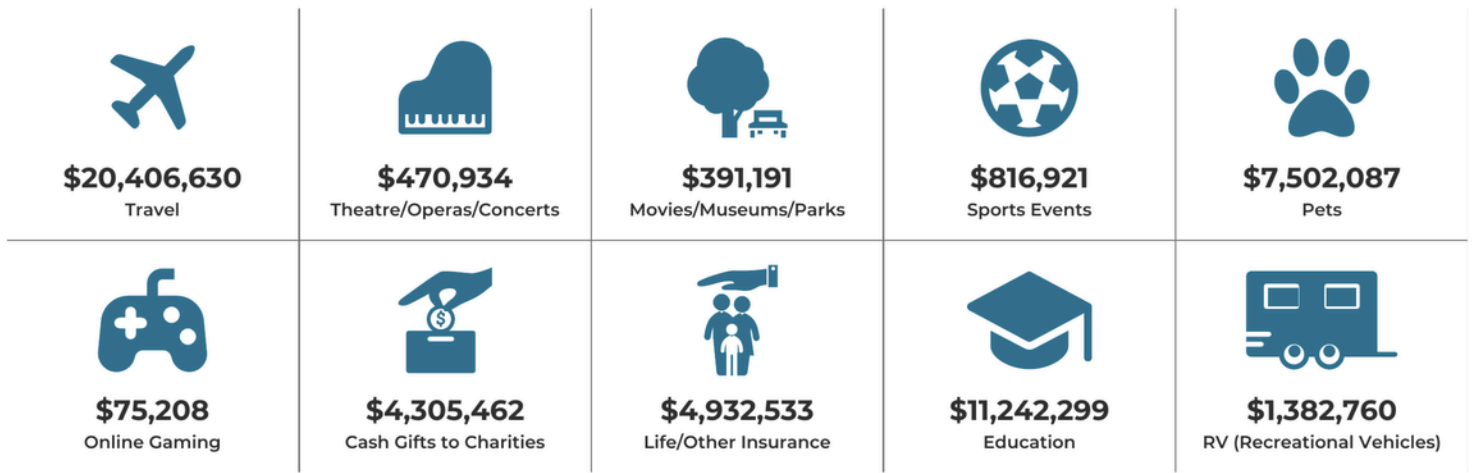


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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Michelle Waite

Century 21-TriangleGroup  
Phone: 919-230-1525  
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Email: remichellewaite@gmail.com  
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**Esri Tapestry Segmentation**

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

**Michelle Waite**

Century 21-TriangleGroup  
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3802 W Vernon Ave, Kinston, NC, 28504

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	487	467	453
Total Households	216	213	212
Family Households	141	136	134
Average Household Size	2.04	1.99	1.93
Owner Occupied Housing Units	135	134	135
Renter Occupied Housing Units	81	79	77
Median Age	50.0	50.1	52.2

Trends 2025 - 2030	Area	State	National
Population	-0.6%	0.8%	0.4%
Households	-0.1%	1.1%	0.6%
Family Population	-0.3%	0.9%	0.5%
Owner Occupied Housing Units	0.1%	1.2%	0.0%
Median Household Income	5.3%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	23	4.7%	21	4.5%	21	4.6%
5-9	27	5.5%	22	4.7%	19	4.2%
10-14	28	5.8%	26	5.6%	22	4.9%
15-19	22	4.5%	26	5.6%	24	5.3%
20-24	24	4.9%	19	4.1%	23	5.1%
25-29	20	4.1%	25	5.3%	20	4.4%
30-34	23	4.7%	20	4.3%	23	5.1%
35-39	17	3.5%	23	4.9%	20	4.4%
40-44	34	7.0%	16	3.4%	23	5.1%
45-49	26	5.3%	35	7.5%	16	3.5%
50-54	23	4.7%	27	5.8%	36	8.0%
55-59	39	8.0%	20	4.3%	25	5.5%
60-64	33	6.8%	40	8.6%	23	5.1%
65-69	43	8.8%	33	7.1%	42	9.3%
70-74	31	6.4%	35	7.5%	27	6.0%
75-79	25	5.1%	26	5.6%	31	6.8%
80-84	19	3.9%	25	5.3%	27	6.0%
Age 85+	31	6.4%	28	6.0%	32	7.1%



Michelle Waite

Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty sites:c21.homes>  
1111 Haynes St 109, Raleigh NC 27604



# SHOP/STORAGE W VERNON - KINSTON

3802 W Vernon Ave, Kinston, NC, 28504

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

<\$10,000	14	6.6%	11	5.2%
\$10,000-14,999	19	8.9%	17	8.0%
\$15,000-19,999	21	9.9%	18	8.5%
\$20,000-24,999	6	2.8%	5	2.4%
\$25,000-29,999	18	8.4%	18	8.5%
\$30,000-34,999	15	7.0%	16	7.5%
\$35,000-39,999	14	6.6%	10	4.7%
\$40,000-44,999	8	3.8%	5	2.4%
\$45,000-49,999	3	1.4%	3	1.4%
\$50,000-59,999	15	7.0%	14	6.6%
\$60,000-74,999	9	4.2%	9	4.3%
\$75000-99999	17	8.0%	17	8.0%
\$100,000-124,999	18	8.4%	22	10.4%
\$125,000-149,999	25	11.7%	31	14.6%
\$150000-199999	4	1.9%	6	2.8%
\$200,000-249,999	4	1.9%	6	2.8%
\$250,000-299,999	2	0.9%	2	0.9%
\$300,000-399,999	0	0.0%	0	0.0%
\$400,000-499,999	1	0.5%	1	0.5%
\$500,000+	0	0.0%	0	0.0%
Median Household Income	\$39,798	-	\$51,562	-
Average Household Income	\$69,010	-	\$76,687	-
Per Capita Income	\$28,695	-	\$32,580	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	288	59.1%	269	57.6%	252	55.6%
Black Alone	157	32.2%	152	32.5%	152	33.5%
American Indian	1	0.2%	1	0.2%	1	0.2%
Asian Alone	5	1.0%	6	1.3%	6	1.3%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	8	1.6%	9	1.9%	9	2.0%
Two or More Races	27	5.5%	30	6.4%	32	7.1%
Hispanic (Any Race)	31	6.4%	36	7.7%	38	8.4%



Michelle Waite

Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty sites.c21homes>  
1111 Haynes St 109, Raleigh NC 27604



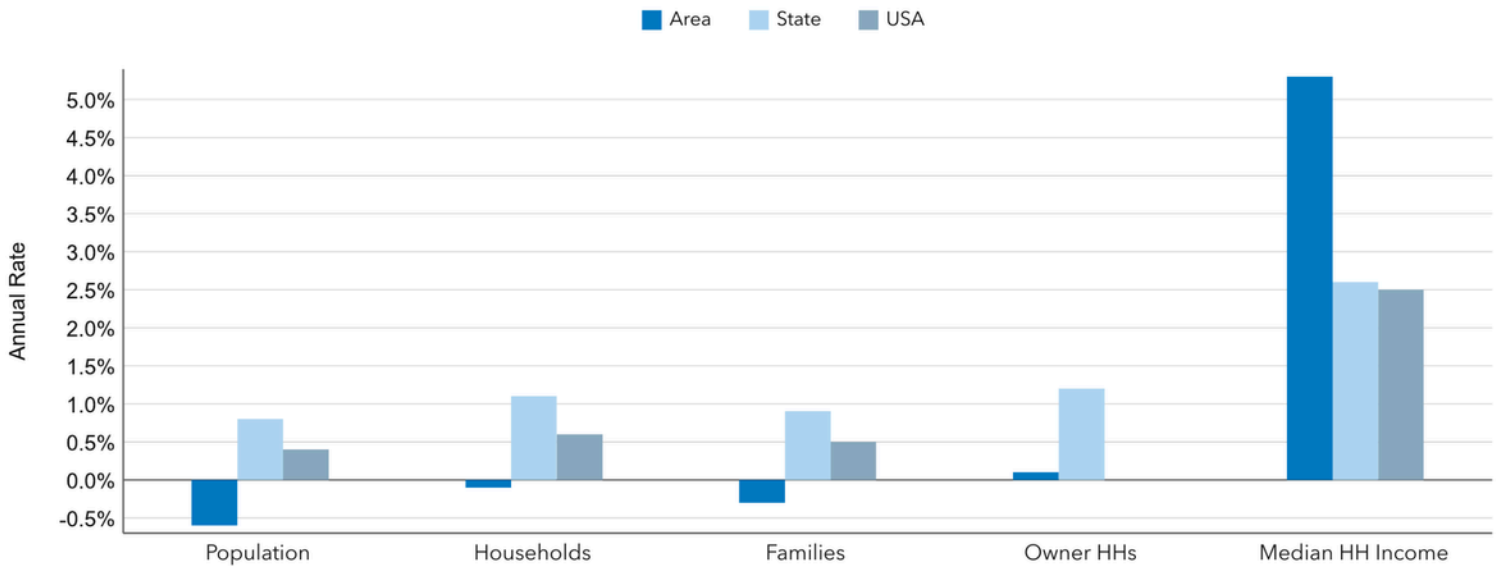
# SHOP/STORAGE W VERNON - KINSTON

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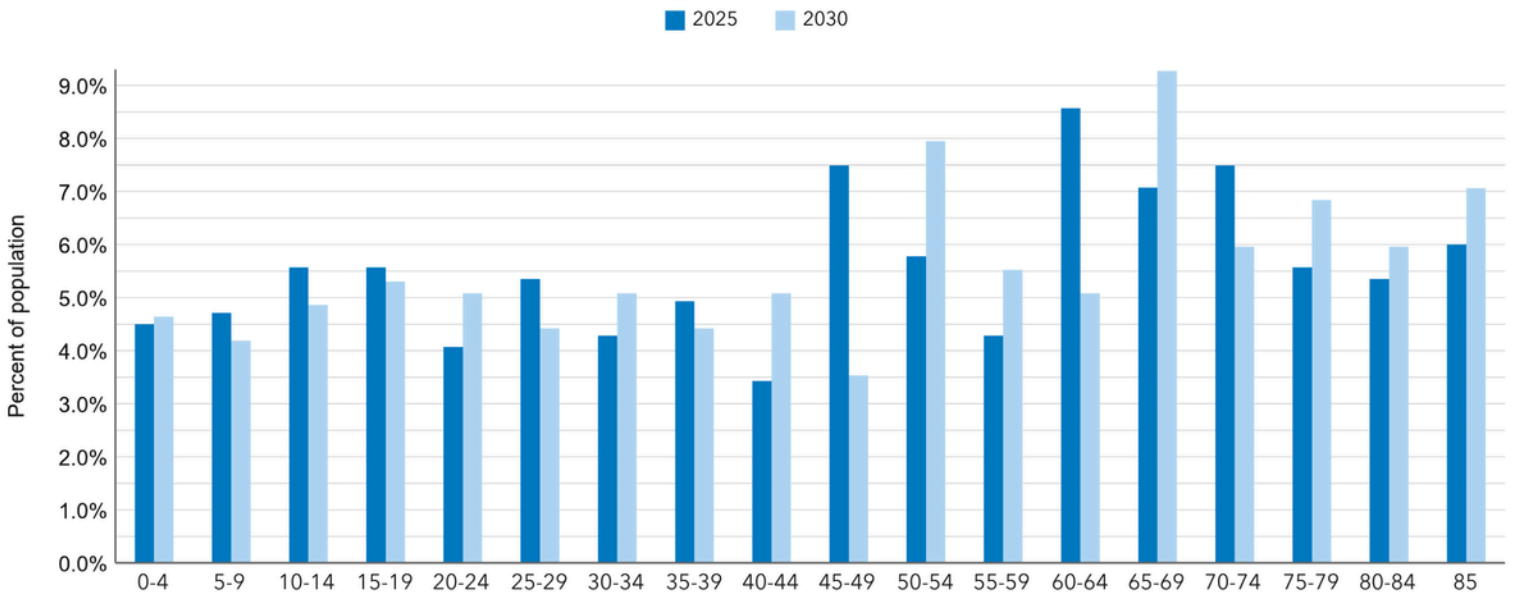
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



## Trends: 2025 - 2030 Annual Rate



## Population by Age








**Michelle Waite**  
Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty Sites: c21homes>  
1111 Haynes St 109, Raleigh, NC 27604



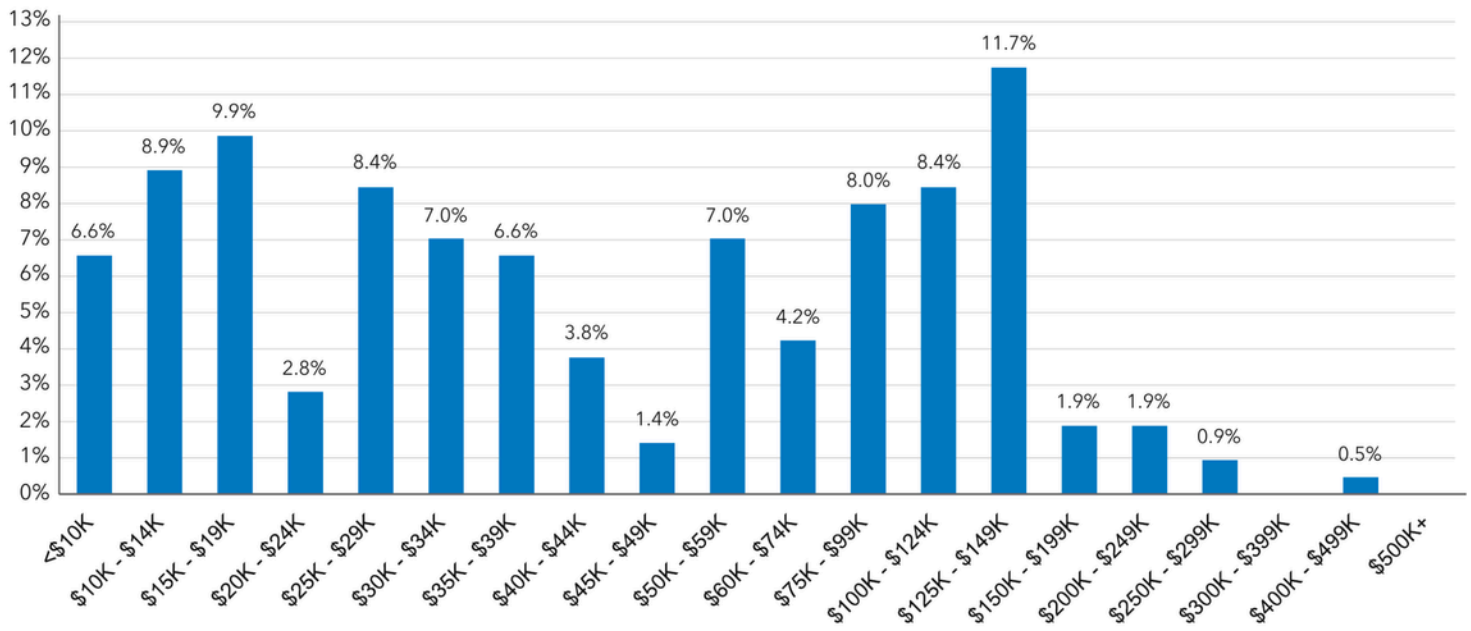
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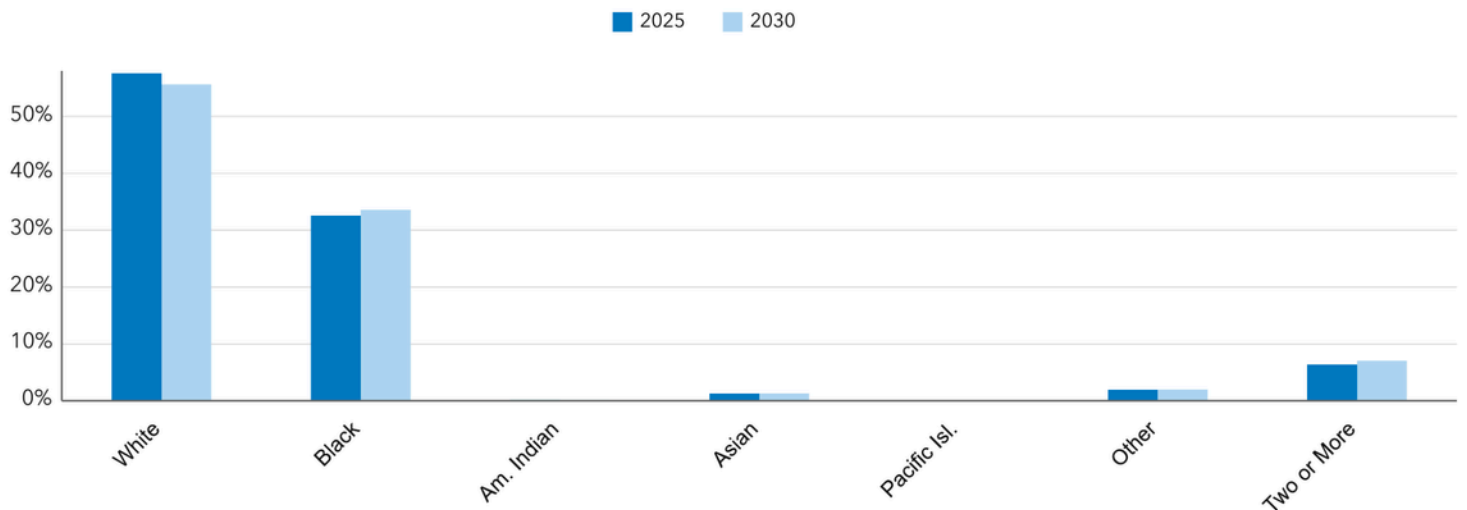
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

 <b>\$39,798</b> Median Household Income	 <b>\$89,761</b> Median Net Worth	 <b>45</b> Esri Wealth Index	 <b>100</b> Esri Housing Affordability Index	 <b>62</b> Esri Diversity Index
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## Households by Income for 2025



## Population by Race



**Michelle Waite**  
 Century 21-TriangleGroup  
 Phone: 919-230-1525  
 License: 357092  
 Email: remichellewaite@gmail.com  
<https://michellewaite.realtysites.c21homes>  
 1111 Haynes St 109, Raleigh NC 27604



# SHOP/STORAGE W VERNON - KINSTON

3802 W Vernon Ave, Kinston, NC, 28504

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	29,765	28,617	28,003
Total Households	12,801	12,659	12,592
Family Households	7,607	7,292	7,178
Average Household Size	2.25	2.19	2.15
Owner Occupied Housing Units	6,609	6,586	6,678
Renter Occupied Housing Units	6,192	6,073	5,914
Median Age	43.7	44.0	44.9

Trends 2025 - 2030	Area	State	National
Population	-0.4%	0.8%	0.4%
Households	-0.1%	1.1%	0.6%
Family Population	-0.3%	0.9%	0.5%
Owner Occupied Housing Units	0.3%	1.2%	0.0%
Median Household Income	1.2%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,652	5.5%	1,567	5.5%	1,513	5.4%
5-9	1,782	6.0%	1,568	5.5%	1,451	5.2%
10-14	1,958	6.6%	1,632	5.7%	1,485	5.3%
15-19	1,831	6.2%	1,872	6.5%	1,598	5.7%
20-24	1,608	5.4%	1,609	5.6%	1,691	6.0%
25-29	1,667	5.6%	1,613	5.6%	1,653	5.9%
30-34	1,654	5.6%	1,608	5.6%	1,526	5.5%
35-39	1,563	5.3%	1,562	5.5%	1,553	5.5%
40-44	1,570	5.3%	1,578	5.5%	1,575	5.6%
45-49	1,611	5.4%	1,537	5.4%	1,563	5.6%
50-54	1,756	5.9%	1,643	5.7%	1,582	5.7%
55-59	2,172	7.3%	1,652	5.8%	1,578	5.6%
60-64	2,358	7.9%	2,082	7.3%	1,666	6.0%
65-69	2,083	7.0%	2,144	7.5%	1,967	7.0%
70-74	1,725	5.8%	1,810	6.3%	1,934	6.9%
75-79	1,092	3.7%	1,408	4.9%	1,534	5.5%
80-84	833	2.8%	876	3.1%	1,164	4.2%
Age 85+	852	2.9%	855	3.0%	970	3.5%



Michelle Waite

Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty sites:c21homes>  
1111 Haynes St 109, Raleigh NC 27604



# SHOP/STORAGE W VERNON - KINSTON

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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	968	7.7%	849	6.7%
\$10,000-14,999	1,230	9.7%	1,191	9.5%
\$15,000-19,999	789	6.2%	731	5.8%
\$20,000-24,999	567	4.5%	505	4.0%
\$25,000-29,999	774	6.1%	749	6.0%
\$30,000-34,999	948	7.5%	908	7.2%
\$35,000-39,999	798	6.3%	770	6.1%
\$40,000-44,999	723	5.7%	688	5.5%
\$45,000-49,999	540	4.3%	497	4.0%
\$50,000-59,999	795	6.3%	782	6.2%
\$60,000-74,999	1,194	9.4%	1,182	9.4%
\$75000-99999	1,399	11.1%	1,476	11.7%
\$100,000-124,999	706	5.6%	794	6.3%
\$125,000-149,999	481	3.8%	562	4.5%
\$150000-199999	455	3.6%	583	4.6%
\$200,000-249,999	139	1.1%	172	1.4%
\$250,000-299,999	75	0.6%	87	0.7%
\$300,000-399,999	8	0.1%	9	0.1%
\$400,000-499,999	43	0.3%	29	0.2%
\$500,000+	25	0.2%	30	0.2%
Median Household Income	\$41,629	-	\$44,248	-
Average Household Income	\$59,633	-	\$63,663	-
Per Capita Income	\$26,386	-	\$28,620	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,375	38.2%	10,607	37.1%	10,013	35.8%
Black Alone	15,843	53.2%	15,284	53.4%	15,138	54.1%
American Indian	96	0.3%	101	0.3%	102	0.4%
Asian Alone	229	0.8%	206	0.7%	209	0.8%
Pacific Islander	16	0.1%	15	0.1%	15	0.1%
Some Other Race	828	2.8%	921	3.2%	984	3.5%
Two or More Races	1,378	4.6%	1,483	5.2%	1,543	5.5%
Hispanic (Any Race)	1,613	5.4%	1,860	6.5%	1,974	7.0%



Michelle Waite

Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realtysites.e21homes.com>  
1111 Haynes St 109, Raleigh NC 27604



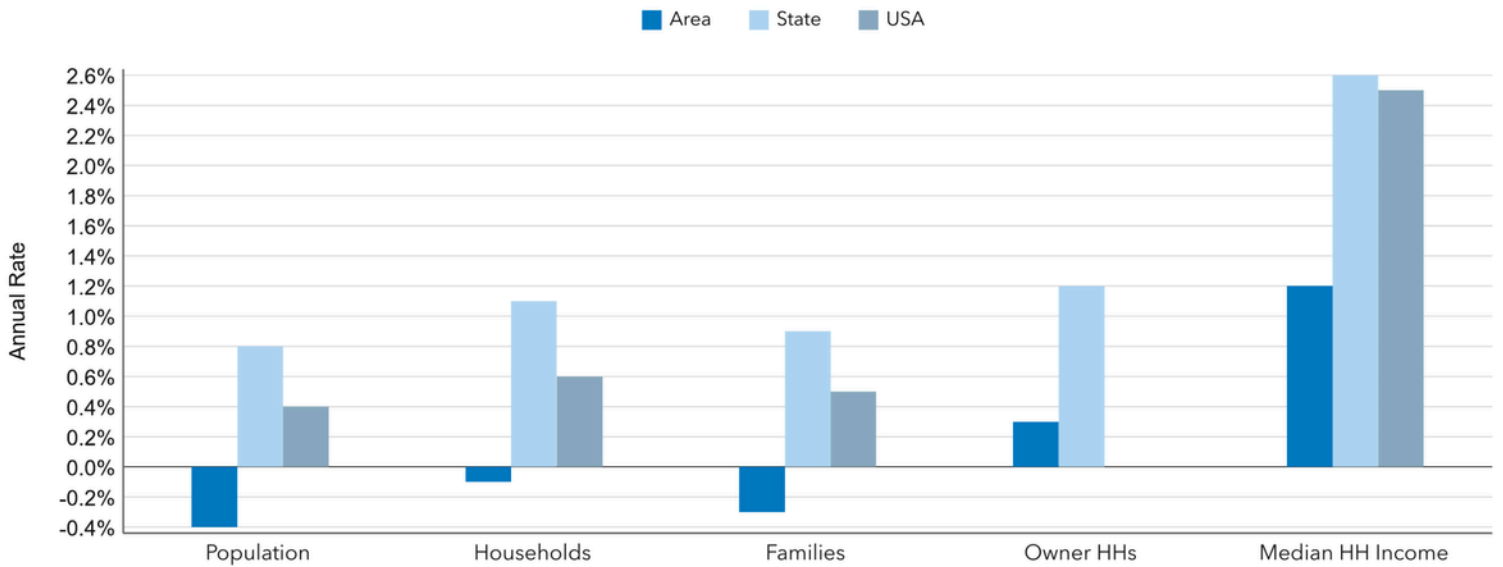
# SHOP/STORAGE W VERNON - KINSTON

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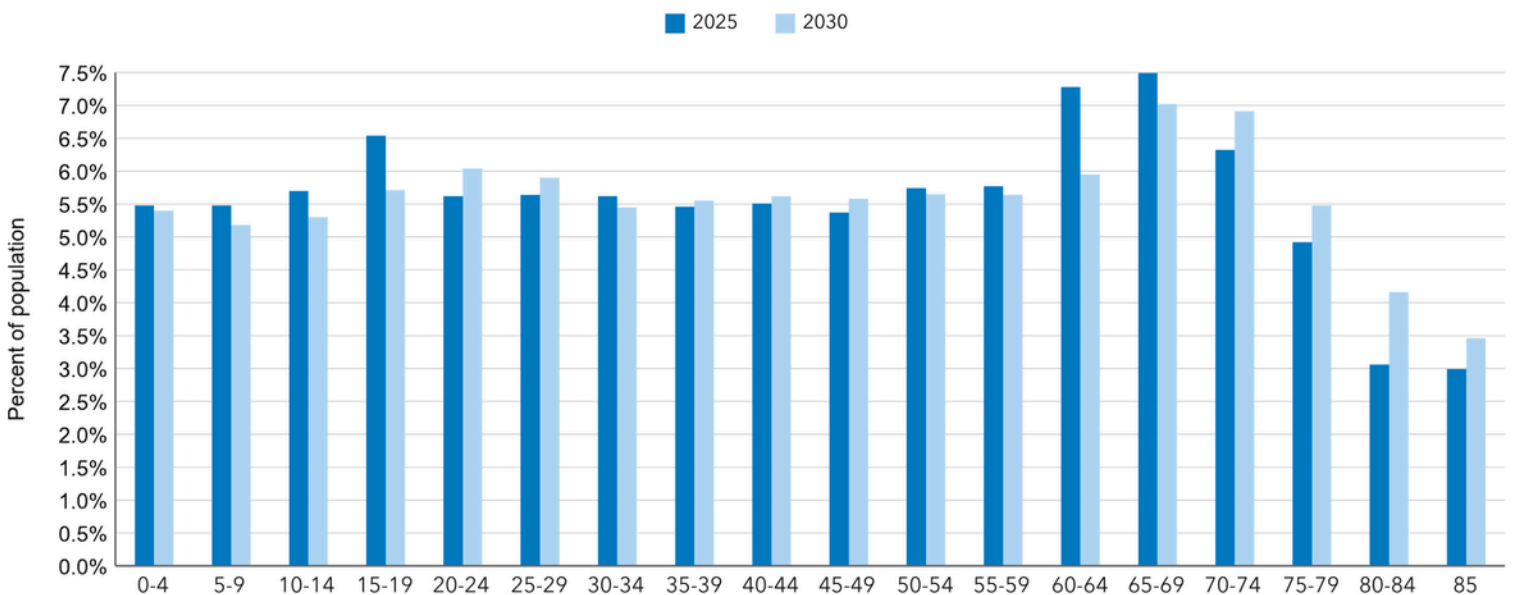
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



## Trends: 2025 - 2030 Annual Rate



## Population by Age



Michelle Waite






Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty.c21homes.com>  
1111 Haynes St 109, Raleigh NC 27604



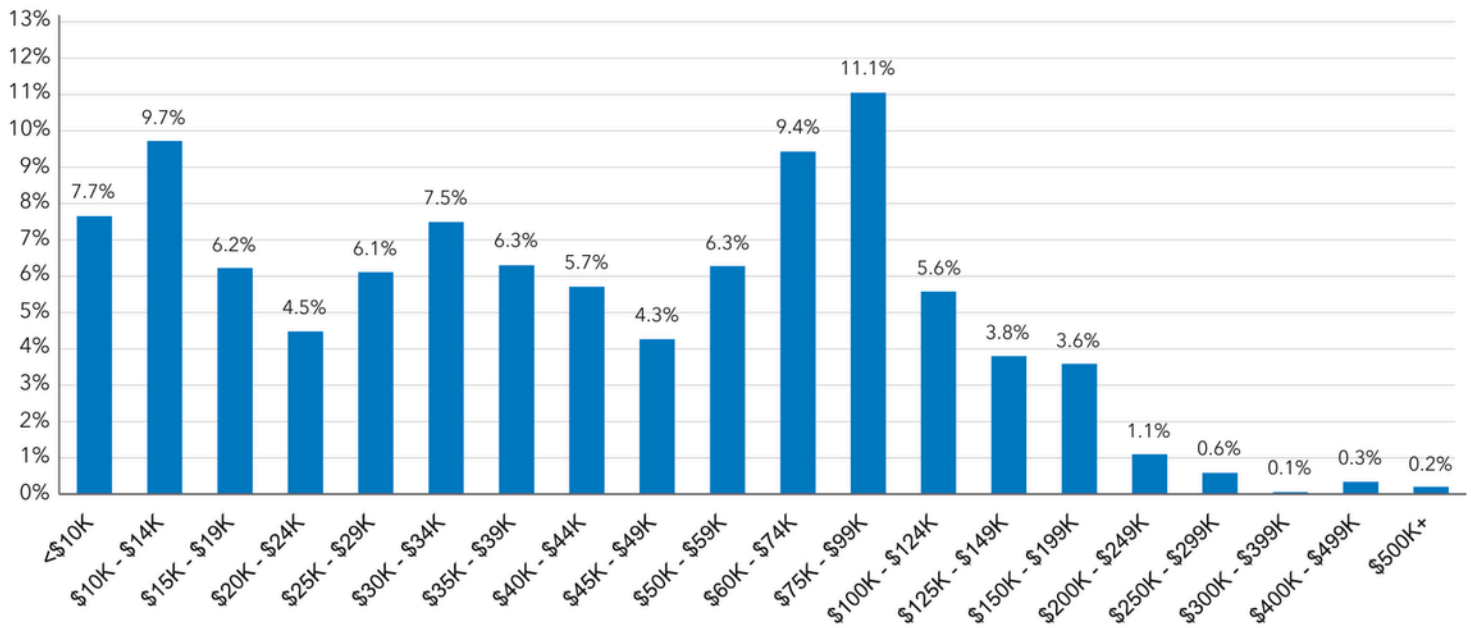
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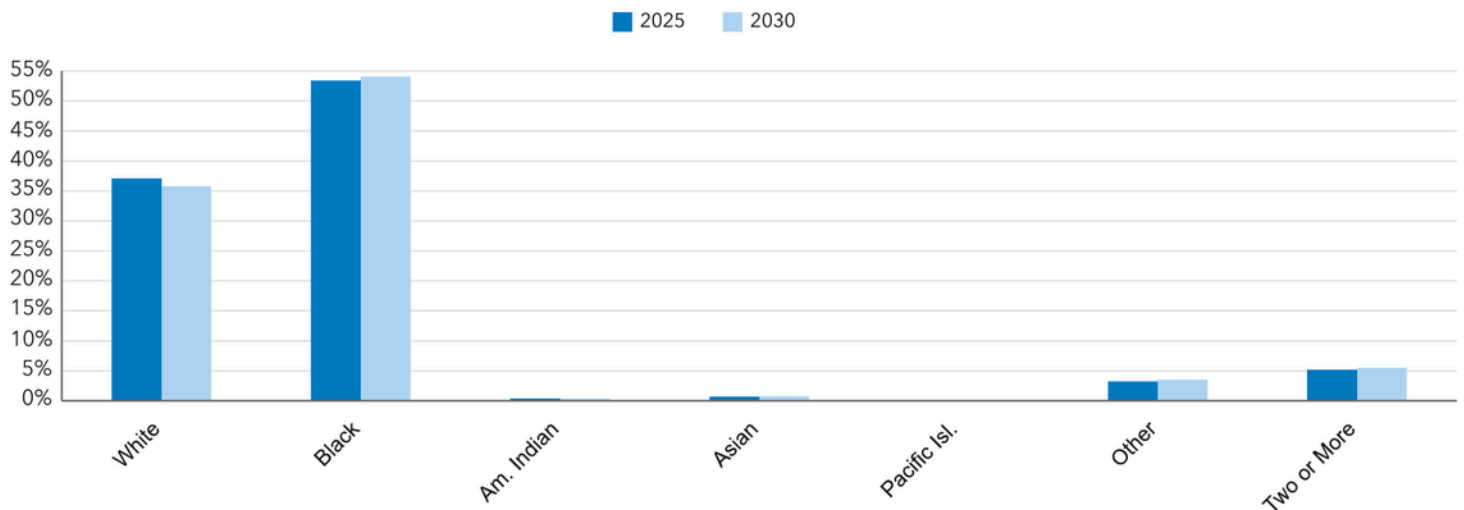
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

 <b>\$41,629</b> Median Household Income	 <b>\$59,143</b> Median Net Worth	 <b>41</b> Esri Wealth Index	 <b>106</b> Esri Housing Affordability Index	 <b>63</b> Esri Diversity Index
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## Households by Income for 2025



## Population by Race



**Michelle Waite**  
 Century 21-TriangleGroup  
 Phone: 919-230-1525  
 License: 357092  
 Email: remichellewaite@gmail.com  
<https://michellewaite.realtysites.c21homes>  
 1111 Haynes St 109, Raleigh NC 27604



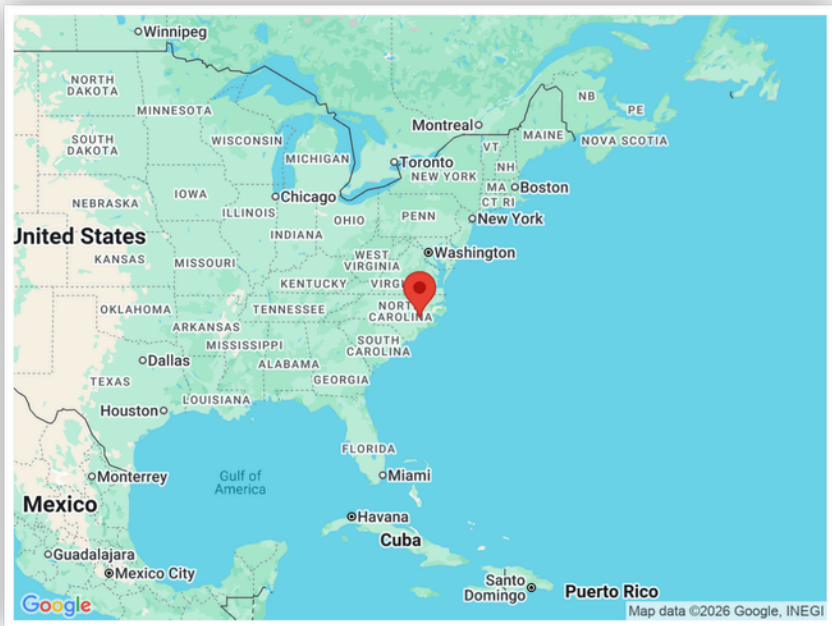
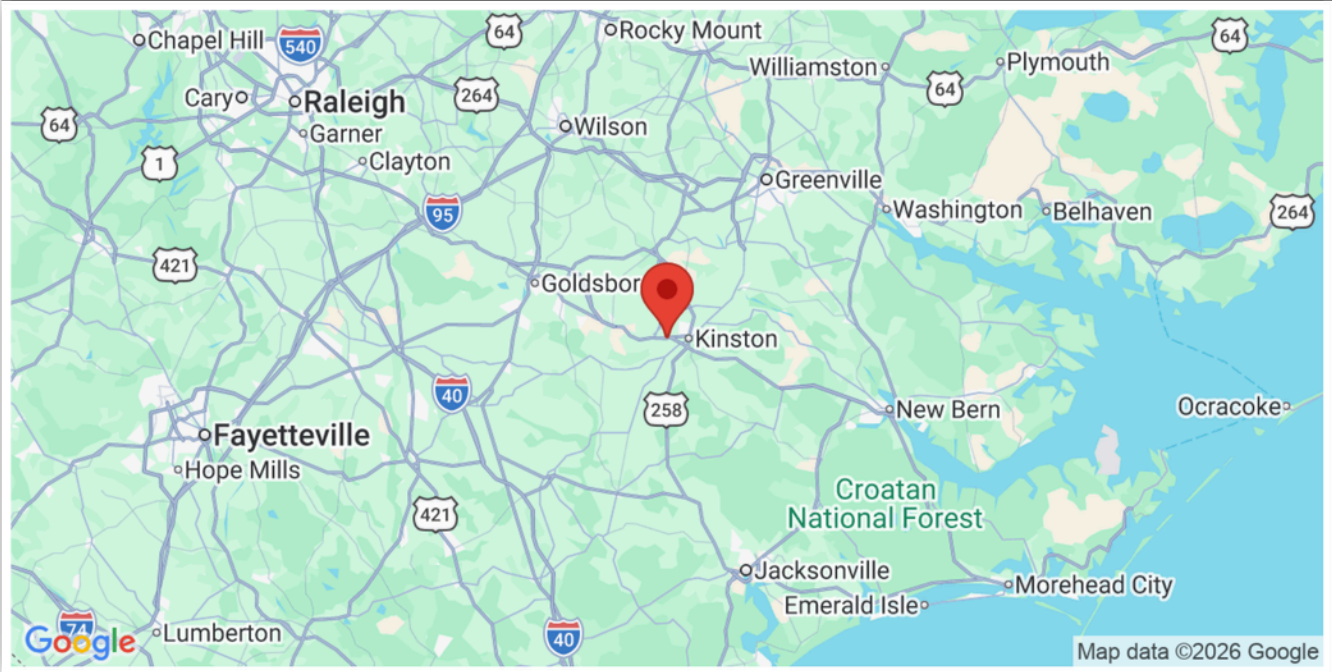
# SHOP/STORAGE W VERNON - KINSTON

3802 W Vernon Ave, Kinston, NC, 28504

## AREA LOCATION MAP

# Shop/Storage W Vernon - Kinston

3802 W Vernon Ave, Kinston, NC, 28504



**Michelle Waite**  
Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty.sites.c21.homes>  
1111 Haynes St 109, Raleigh NC 27604



# SHOP/STORAGE W VERNON - KINSTON

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AERIAL ANNOTATION MAP

## Shop/Storage W Vernon - Kinston

3802 W Vernon Ave, Kinston, NC, 28504



### Michelle Waite

Phone: 919-230-1525

Email: remichellewaite@gmail.com

License: 357092



### MJ Bartlett

Phone: 910-890-0353

Email: mjbartlett.realtor@gmail.com

License: 239352



### Michelle Waite

Century 21-TriangleGroup  
Phone: 919-230-1525  
License: 357092  
Email: remichellewaite@gmail.com  
<https://michellewaite.realty.sites.c21.homes>  
1111 Haynes St 109, Raleigh NC 27604