

4525

US-264 264W

4525 US-264 264w,
Washington, NC 27889



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CENTURY 21 COMMERCIAL[®]

Triangle Group

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4525

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Washington, NC 27889



PROPERTY INFORMATION

\$2,500,000

Property Address

*4525 US-264 264w,
Washington, NC 27889*

Year Built

1997

Property Size

18,000 Sq. Ft.

Land Size

4.69 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

**CENTURY 21
COMMERCIAL.**

Triangle Group



PROPERTY OVERVIEW

Beaufort Marketplace is a premier retail flex property situated on approximately 4 acres along the highly traveled US Highway 264 corridor in Washington, NC. The property features over 145 month-to-month vendor spaces, providing existing income while offering flexibility for future repositioning or redevelopment. With more than \$1.5 million in infrastructure improvements, a 12,000 SF expansion pad already in place, and exposure to over 22,000 vehicles per day, this property presents an exceptional opportunity for investors seeking a well-positioned commercial asset with significant upside potential.

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PROPERTY PHOTOS

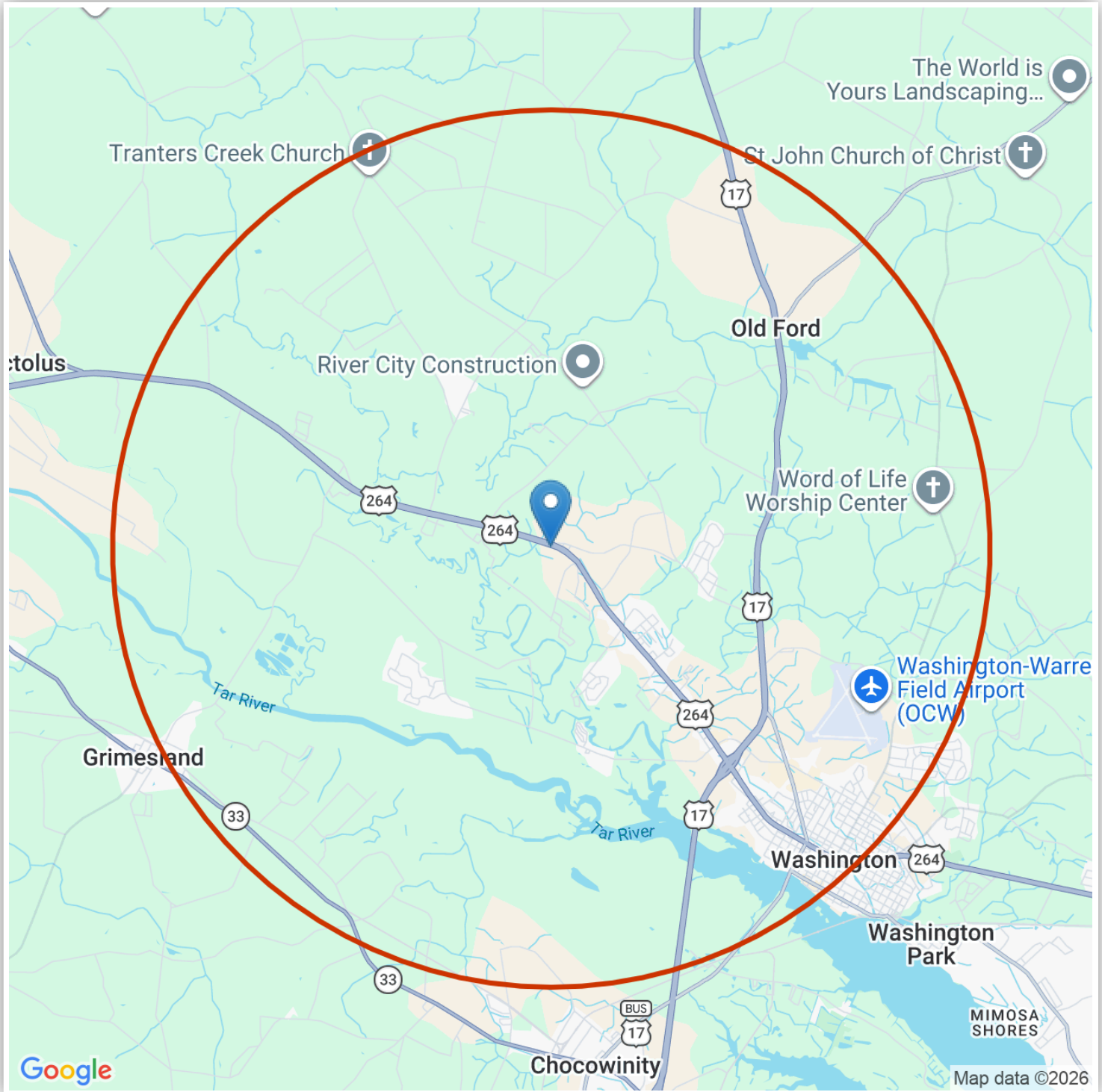


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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

12,970

Population

44.9 Median Age



2.32
Average Household Size

5,545
Total Households

EDUCATION



9.4%

No High
School
Diploma



4.53%

High School
Graduate



23.02%

Some College



12.57%

Bachelor's/
Grad

BUSINESS



936

Total Businesses



9,703

Total Employees

EMPLOYMENT

2,450

Retail Trade
Employees

695

Manufacturing
Employees

824

Eating &
Drinking
Employees

529

Finance/Ins/Real
Estate Emp

7%

Unemployment Rate

INCOME



\$46,491

Median Household Income



\$28,948

Per Capita Income



\$103,169

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.35%) ■

The smallest group : \$200,000+ (2.99%) ■

Indicator	Value(%)	
< \$15,000	17.07	■
\$15,000 - \$24,999	12.99	■
\$25,000 - \$34,999	9.95	■
\$35,000 - \$49,999	12.28	■
\$50,000 - \$74,999	19.35	■
\$75,000 - \$99,999	7.95	■
\$100,000 - \$149,999	10.78	■
\$150,000 - \$199,999	6.65	■
\$200,000+	2.99	■



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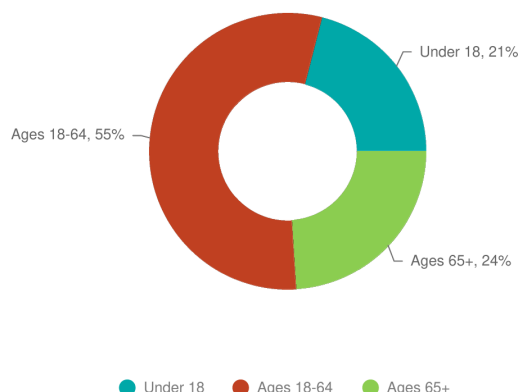
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

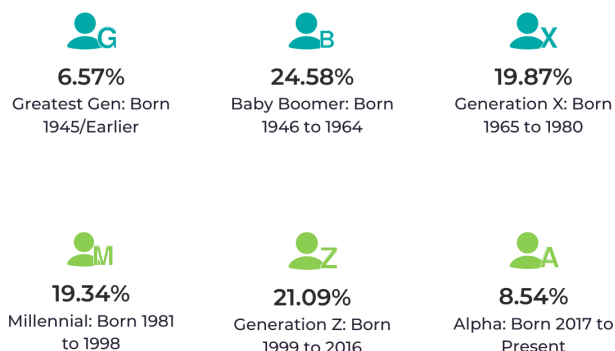
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

12,970 Population	5,520 Households	44.9 Median Age
2.32 Avg Size Household	\$46,491 Median Household Income	\$193,510 Median Home Value
53 Wealth Index	97 Housing Affordability	67.7 Diversity Index

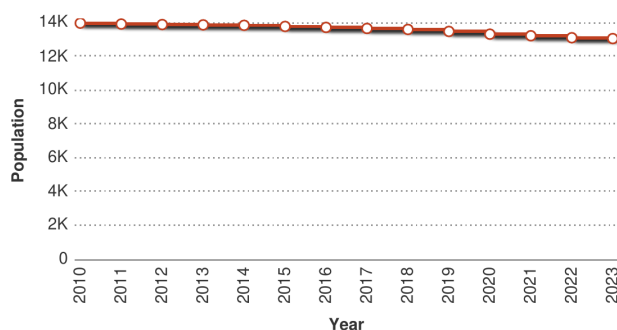
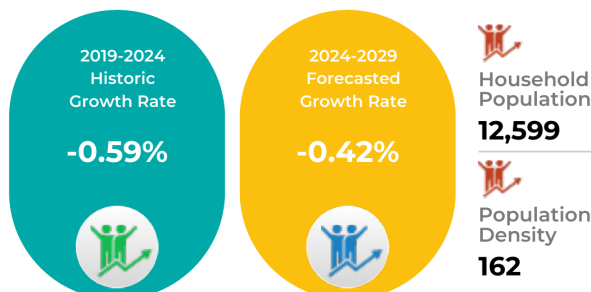
POPULATION BY AGE



POPULATION BY GENERATION



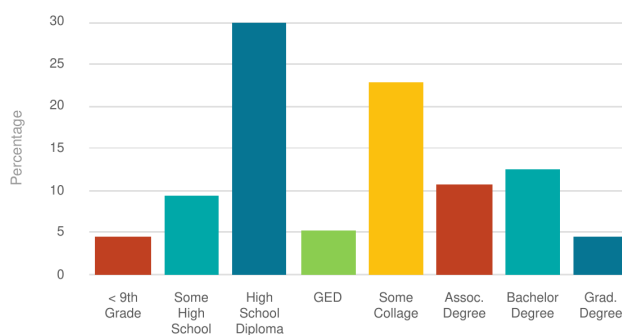
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



12,970
Population
Total

-0.59%
Population
Growth

2.32
Average
HH Size

44.9
Median
Age

67.7
Diversity
Index

\$46,491
Median HH
Income

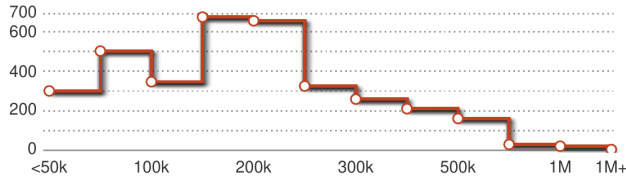
\$193,510
Median Home
Value

20.78%
Under 18

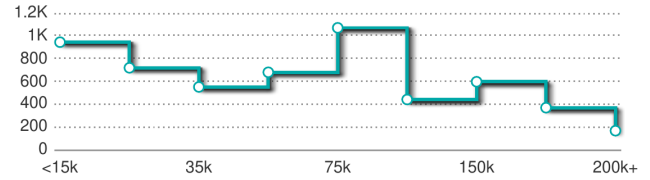
55.32%
Ages 18
to 65

23.89%
Aged 66+

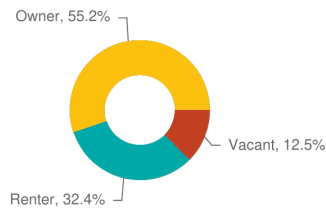
HOME VALUE



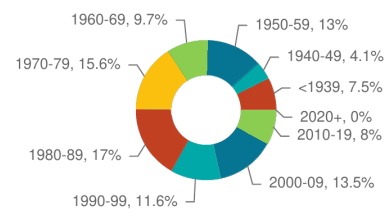
HOUSEHOLD INCOME



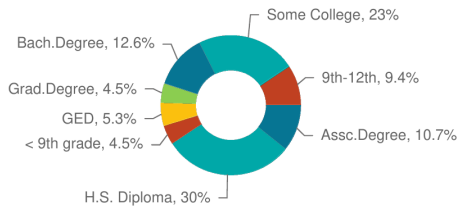
HOME OWNERSHIP



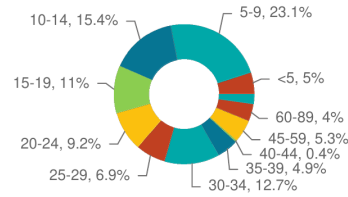
HOUSING: YEAR BUILT



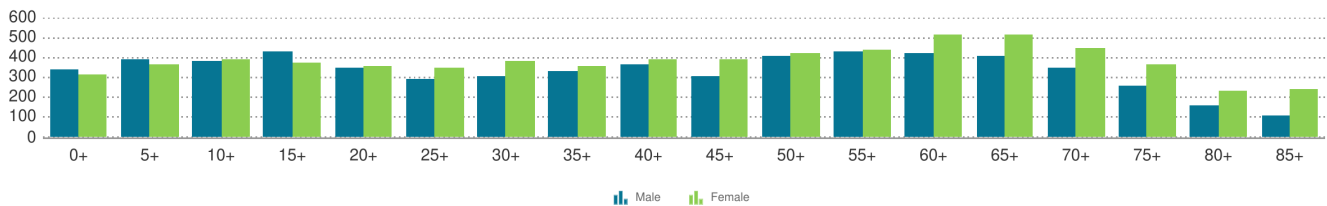
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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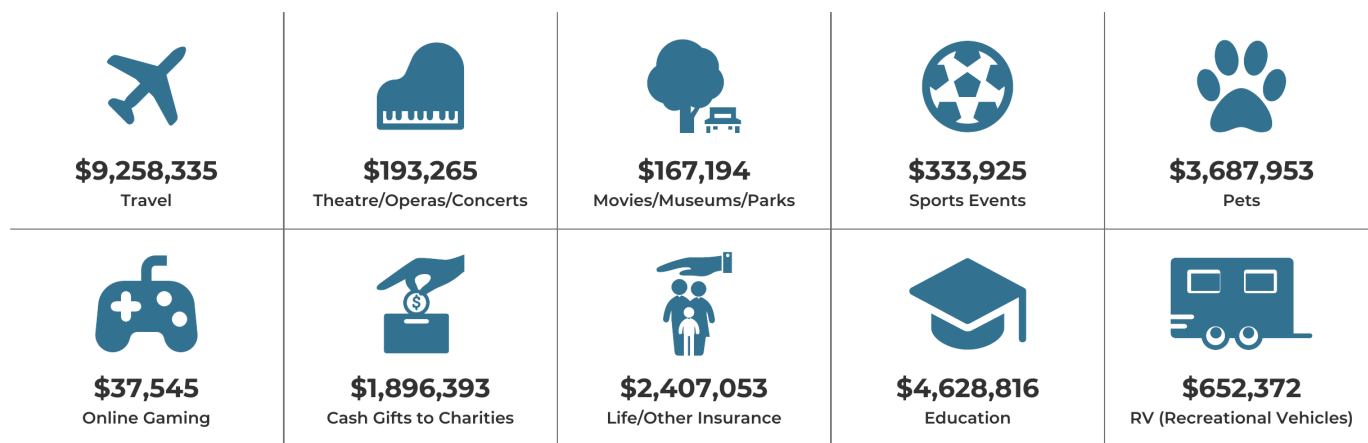
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

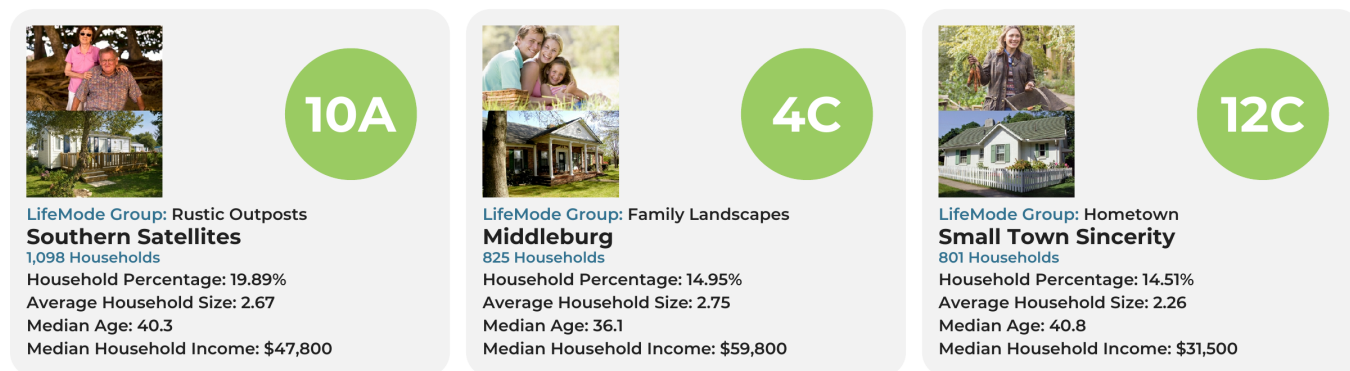
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

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



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	13,299	13,026	12,878
Total Households	5,545	5,572	5,598
Family Households	3,498	3,423	3,412
Average Household Size	2.36	2.30	2.27
Owner Occupied Housing Units	3,418	3,474	3,588
Renter Occupied Housing Units	2,127	2,098	2,010
Median Age	44.4	44.8	45.5

Trends 2025 - 2030	Area	State	National
Population	-0.2%	0.8%	0.4%
Households	0.1%	1.1%	0.6%
Family Population	-0.1%	0.9%	0.5%
Owner Occupied Housing Units	0.6%	1.2%	0.0%
Median Household Income	1.8%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	696	5.2%	653	5.0%	654	5.1%
5-9	834	6.3%	703	5.4%	636	4.9%
10-14	850	6.4%	784	6.0%	707	5.5%
15-19	866	6.5%	762	5.8%	684	5.3%
20-24	621	4.7%	751	5.8%	648	5.0%
25-29	690	5.2%	668	5.1%	793	6.2%
30-34	716	5.4%	749	5.8%	697	5.4%
35-39	725	5.5%	752	5.8%	793	6.2%
40-44	732	5.5%	720	5.5%	747	5.8%
45-49	797	6.0%	724	5.6%	734	5.7%
50-54	808	6.1%	822	6.3%	722	5.6%
55-59	945	7.1%	821	6.3%	860	6.7%
60-64	1,053	7.9%	907	7.0%	807	6.3%
65-69	907	6.8%	969	7.4%	868	6.7%
70-74	849	6.4%	841	6.5%	914	7.1%
75-79	515	3.9%	674	5.2%	695	5.4%
80-84	359	2.7%	387	3.0%	528	4.1%
Age 85+	334	2.5%	341	2.6%	391	3.0%



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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	315	5.7%	264	4.7%
\$10,000-14,999	520	9.3%	507	9.1%
\$15,000-19,999	407	7.3%	365	6.5%
\$20,000-24,999	339	6.1%	290	5.2%
\$25,000-29,999	390	7.0%	367	6.6%
\$30,000-34,999	233	4.2%	212	3.8%
\$35,000-39,999	218	3.9%	194	3.5%
\$40,000-44,999	233	4.2%	218	3.9%
\$45,000-49,999	226	4.1%	202	3.6%
\$50,000-59,999	678	12.2%	660	11.8%
\$60,000-74,999	495	8.9%	501	8.9%
\$75000-99999	466	8.4%	494	8.8%
\$100,000-124,999	260	4.7%	298	5.3%
\$125,000-149,999	234	4.2%	286	5.1%
\$150000-199999	384	6.9%	516	9.2%
\$200,000-249,999	76	1.4%	104	1.9%
\$250,000-299,999	43	0.8%	53	0.9%
\$300,000-399,999	23	0.4%	29	0.5%
\$400,000-499,999	8	0.1%	7	0.1%
\$500,000+	23	0.4%	30	0.5%

Median Household Income	\$47,773	-	\$52,314	-
Average Household Income	\$64,381	-	\$72,193	-
Per Capita Income	\$28,068	-	\$31,991	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,972	52.4%	6,744	51.8%	6,460	50.2%
Black Alone	4,674	35.1%	4,529	34.8%	4,550	35.3%
American Indian	45	0.3%	48	0.4%	48	0.4%
Asian Alone	74	0.6%	86	0.7%	94	0.7%
Pacific Islander	4	0.0%	4	0.0%	4	0.0%
Some Other Race	886	6.7%	933	7.2%	1,002	7.8%
Two or More Races	645	4.8%	683	5.2%	721	5.6%
Hispanic (Any Race)	1,297	9.8%	1,368	10.5%	1,460	11.3%



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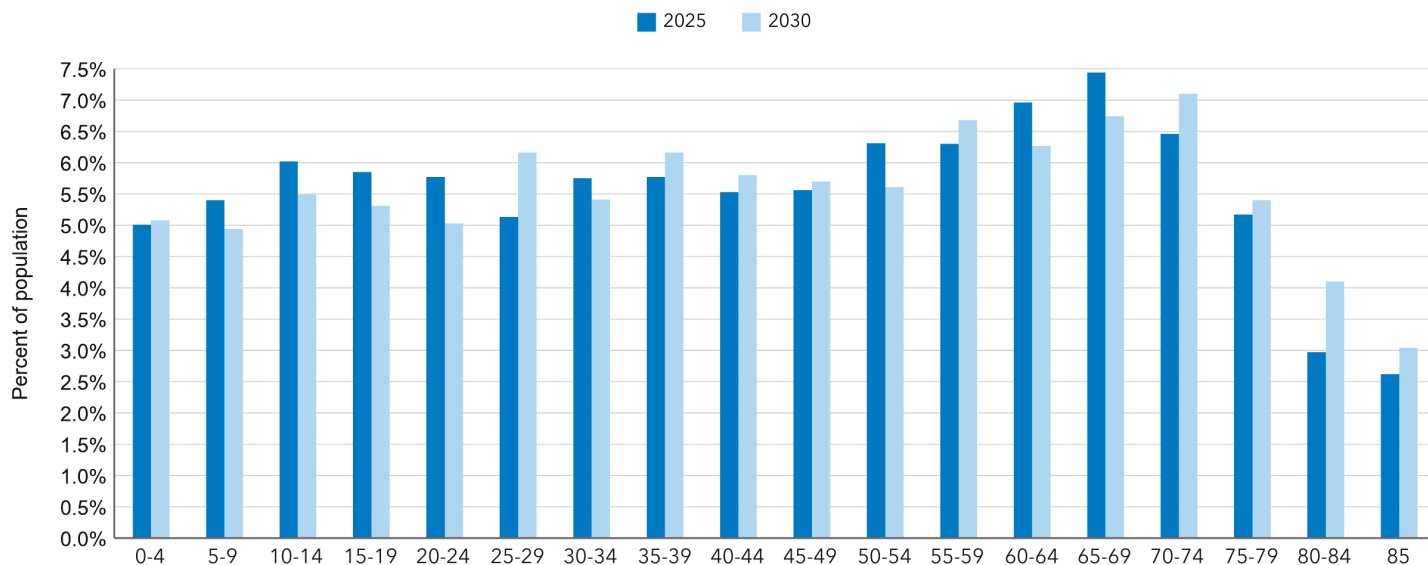
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2025 - 2030 Annual Rate



Population by Age



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



\$47,773

Median Household
Income



\$102,601

Median Net
Worth



48

Esri Wealth
Index



86

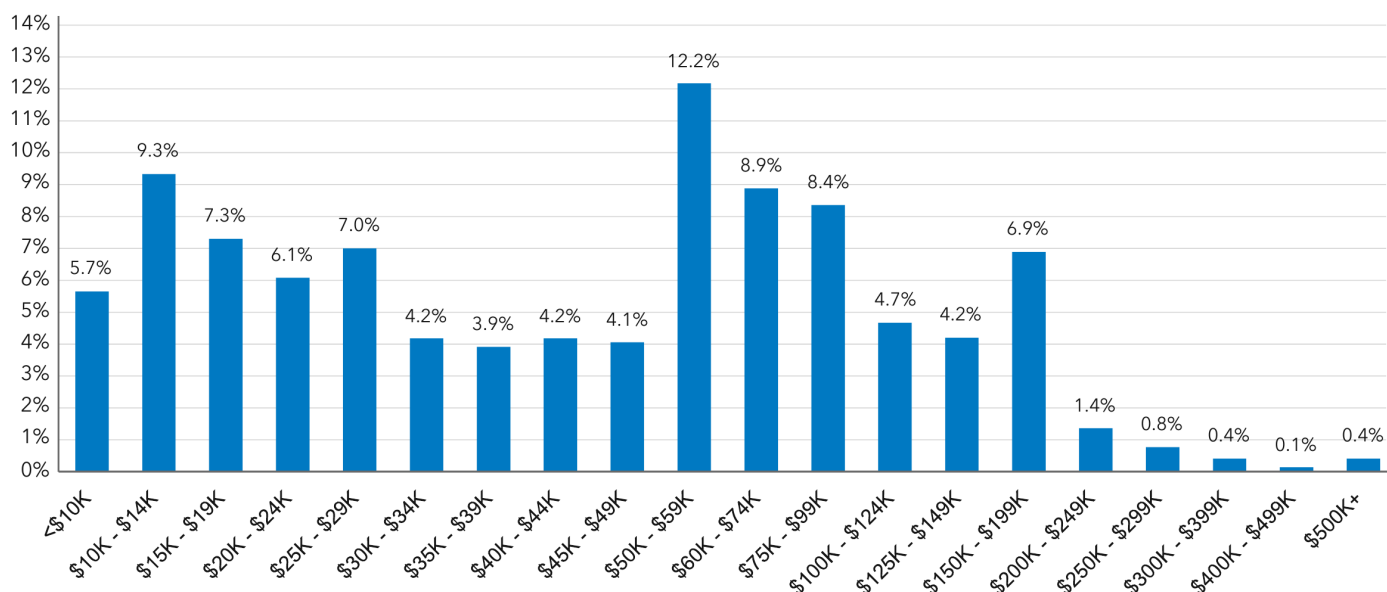
Esri Housing
Affordability Index



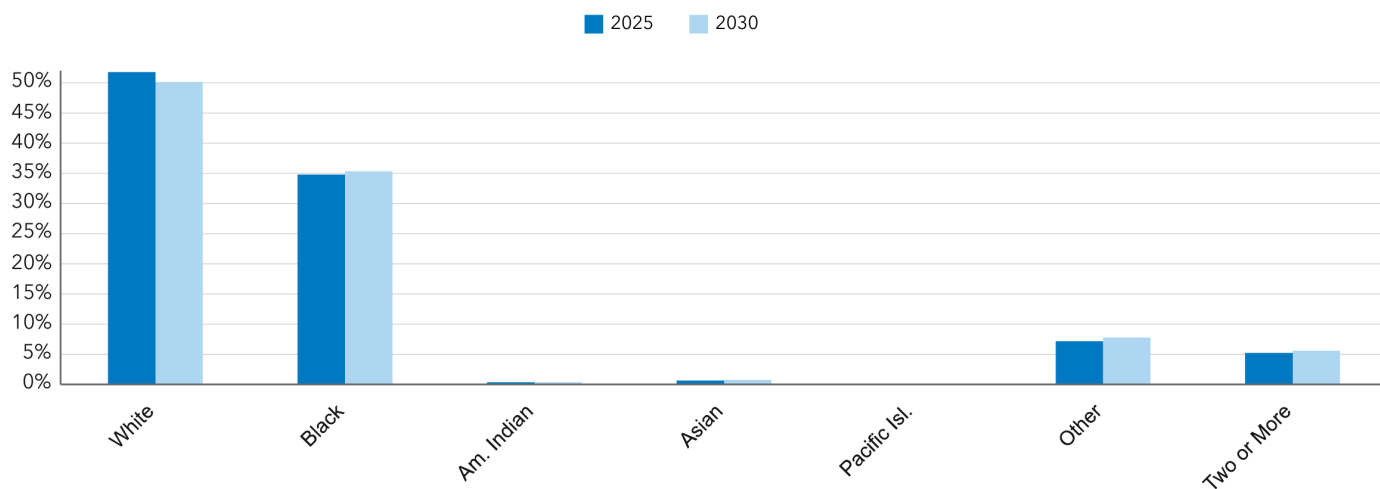
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Esri Diversity
Index

Households by Income for 2025



Population by Race



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	13,299	2025 Median Household Income	\$47,773
2025 Total Population	13,026	2030 Median Household Income	\$52,314
2030 Total Population	12,878	2025-2030 Annual Rate	1.83%
2025-2030 Annual Rate	-0.23%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,297	100.0%	6,373	100.0%	6,421	100.0%
Occupied	5,545	88.1%	5,572	87.4%	5,598	87.2%
Owner	3,418	61.6%	3,474	62.4%	3,588	64.1%
Renter	2,127	38.4%	2,098	37.6%	2,010	35.9%
Vacant	747	11.9%	801	12.6%	823	12.8%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	3,474	100.0%	3,588	100.0%
<\$50,000	294	8.5%	146	4.1%
\$50,000-\$99,999	438	12.6%	196	5.5%
\$100,000-\$149,999	295	8.5%	134	3.7%
\$150,000-\$199,999	671	19.3%	426	11.9%
\$200,000-\$249,999	654	18.8%	581	16.2%
\$250,000-\$299,999	351	10.1%	461	12.8%
\$300,000-\$399,999	338	9.7%	644	17.9%
\$400,000-\$499,999	212	6.1%	378	10.5%
\$500,000-\$749,999	167	4.8%	443	12.3%
\$750,000-\$999,999	35	1.0%	153	4.3%
\$1,000,000-\$1,499,999	18	0.5%	26	0.7%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$202,943	\$283,677
Average Value	\$233,012	\$336,348

Data Note: Persons of Hispanic Origin may be of any race.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Total	6,277	100.0%
Urban Housing Units	3,819	60.6%
Rural Housing Units	2,478	39.4%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	3,418	100.0%
Owned with a Mortgage/Loan	1,916	56.1%
Owned Free and Clear	1,503	44.0%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	747	100.0%
For Rent	194	26.0%
Rented- Not Occupied	23	3.1%
For Sale Only	54	7.2%
Sold - Not Occupied	43	5.8%
Seasonal/Recreational/Occasional Use	121	16.2%
For Migrant Workers	0	0.0%
Other Vacant	312	41.8%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	5,545	3,418	61.6%
15-24	153	39	1.1%
25-34	622	260	7.6%
35-44	763	388	11.3%
45-54	946	609	17.8%
55-59	570	387	11.3%
60-64	616	397	11.6%
65-74	1,072	749	21.9%
75-84	603	443	13.0%
85+	198	145	4.2%

Data Note: Persons of Hispanic Origin may be of any race.



HOUSING PROFILE (RING: 5 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	5,545	3,418	61.6%
White Alone	3,199	2,341	68.5%
Black/African American Alone	1,866	787	23.0%
American Indian/Alaska Native Alone	16	7	0.2%
Asian Alone	14	11	0.3%
Pacific Islander Alone	1	1	0.0%
Other Race Alone	242	151	4.4%
Two or More Races	206	120	3.5%
Hispanic Origin	345	222	6.5%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	5,545	3,418	61.6%
1-Person	1,786	914	26.7%
2-Person	1,844	1,310	38.3%
3-Person	839	533	15.6%
4-Person	610	386	11.3%
5-Person	280	161	4.7%
6-Person	111	71	2.1%
7+ Person	76	44	1.3%

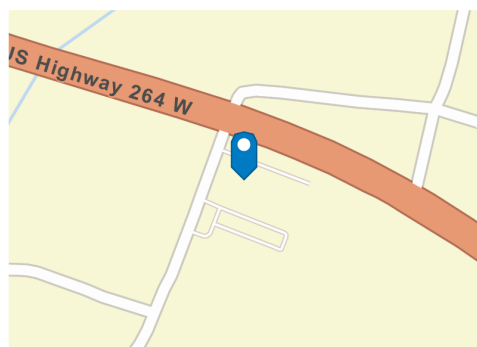
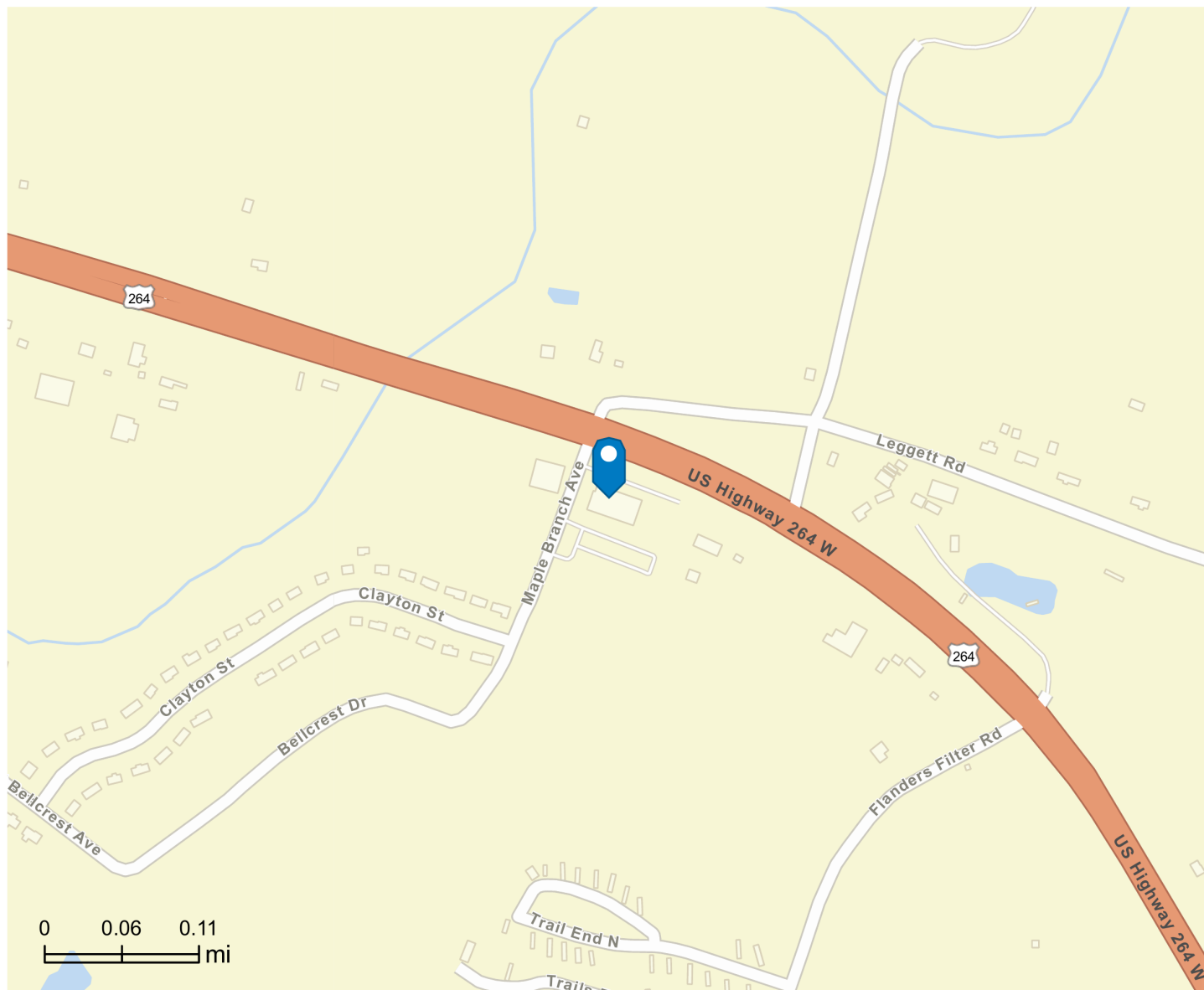
2025 Housing Affordability

Housing Affordability Index	86
Percent of Income for Mortgage	26.6%

Data Note: Persons of Hispanic Origin may be of any race.



TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





CENTURY 21 COMMERCIAL.

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