



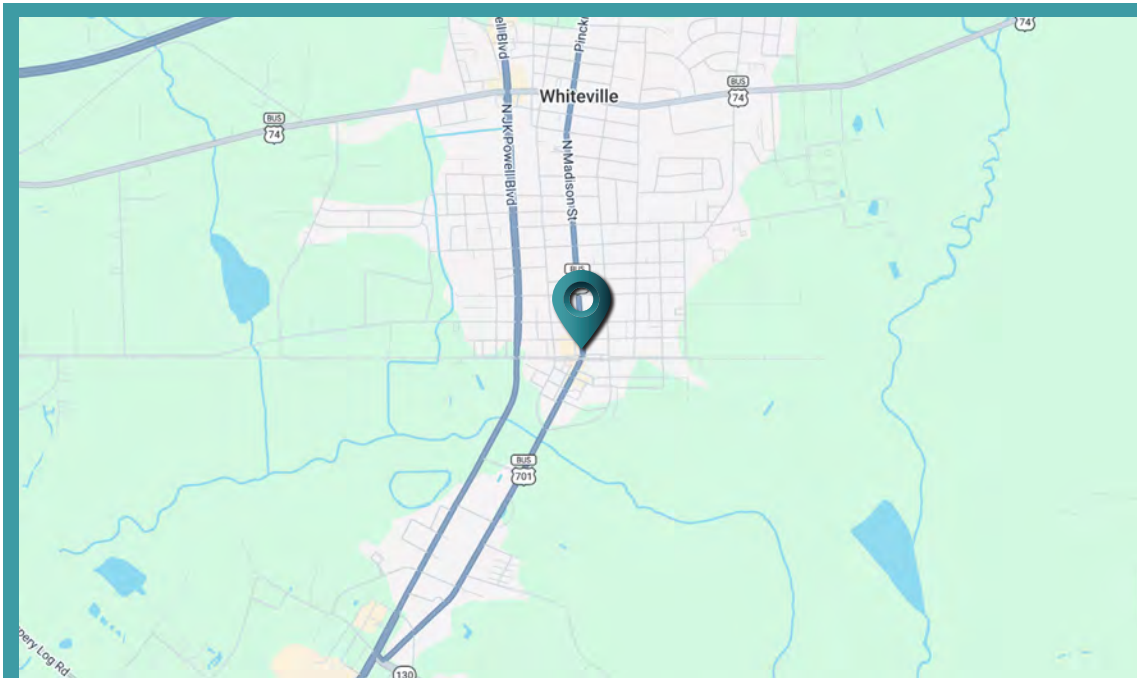
615 S MADISON ST. WHITEVILLE, NC | INVESTMENT PROPERTY

MASON WATKINS
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
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 **Sun Coast
Partners**
COMMERCIAL



615 South Madison Street Whiteville, NC 28472

AVAILABLE SPACE*	3,460± SF
SALE PRICE	\$500,000
RENOVATIONS	2020-2021
CURRENT TENANT	North Carolina Department of Health and Human Services

615 S. Madison St., Whiteville, NC is available for sale. This 3,460± SF historic downtown building is currently leased to the North Carolina Department of Health and Human Services, offering investors a rare opportunity to acquire an asset backed by one of the most creditworthy tenants available. The Tenant is currently within a 7-year initial lease term with approximately two years remaining, along with three (3) additional five-year renewal options.

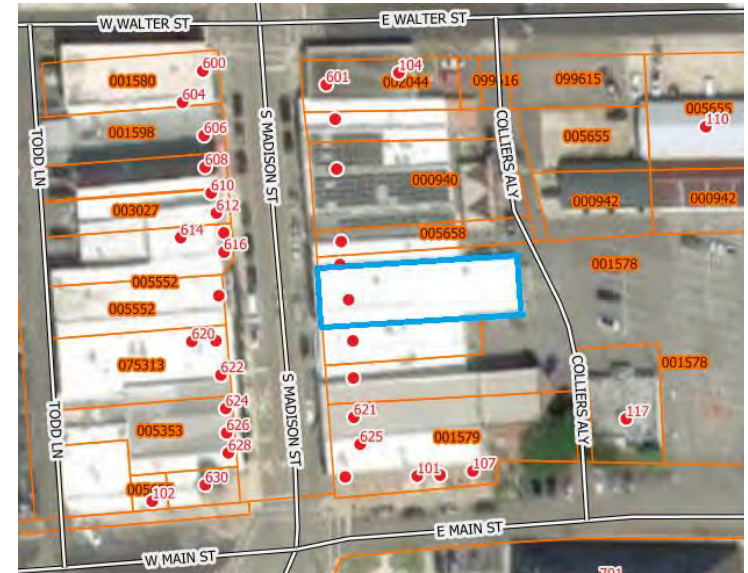
The property underwent extensive renovations in 2020-2021 to accommodate the Tenant's operational needs while preserving the character of the historic structure. The building features dual access points, including a traditional storefront entrance along S. Madison Street and a secondary rear entrance with direct access to the on-site parking area.

This offering presents a unique investment opportunity in the heart of downtown Whiteville with stable tenancy and long-term upside potential. The lease is structured as a full-service lease, and additional lease details are available upon request.

Please do not disturb the Tenant. Contact Broker for additional information or to arrange a property tour.

Property will be subject to subdivision from parent parcel prior to closing.

*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.



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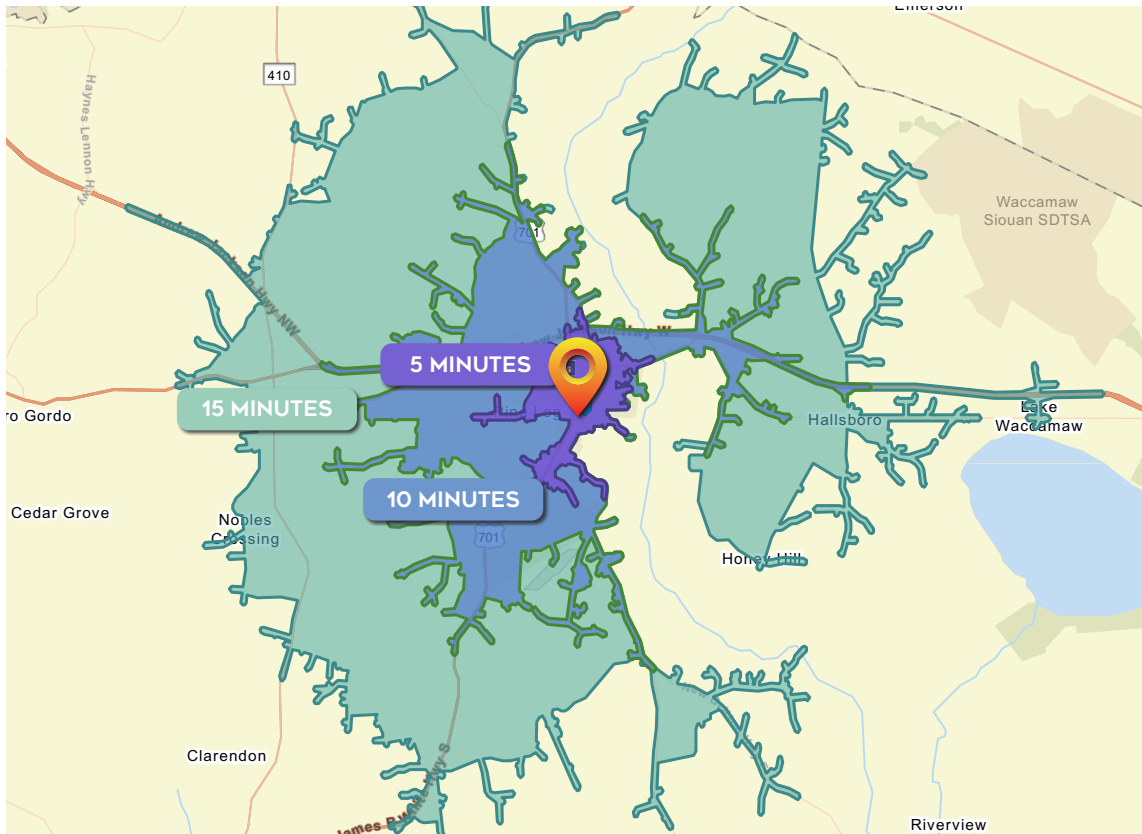


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,409	9,057	19,079
Average Age	42.9	44.3	43.9
Households	1,991	3,985	8,003
Average HH Size	2.08	2.15	2.27
Median HH Income	\$41,647	\$47,799	\$50,099
Average HH Income	\$61,228	\$69,004	\$70,436
Per Capita Income	\$27,514	\$29,723	\$29,636

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

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