

AVAILABLE FOR LEASE

CHARTER
—COMMERCIAL—
PROPERTIES

252-265-0035

+/- 1,280 SF RETAIL SPACE

3330 Airport Blvd NW
Suite 4
Wilson, NC 27896



PROPERTY HIGHLIGHTS

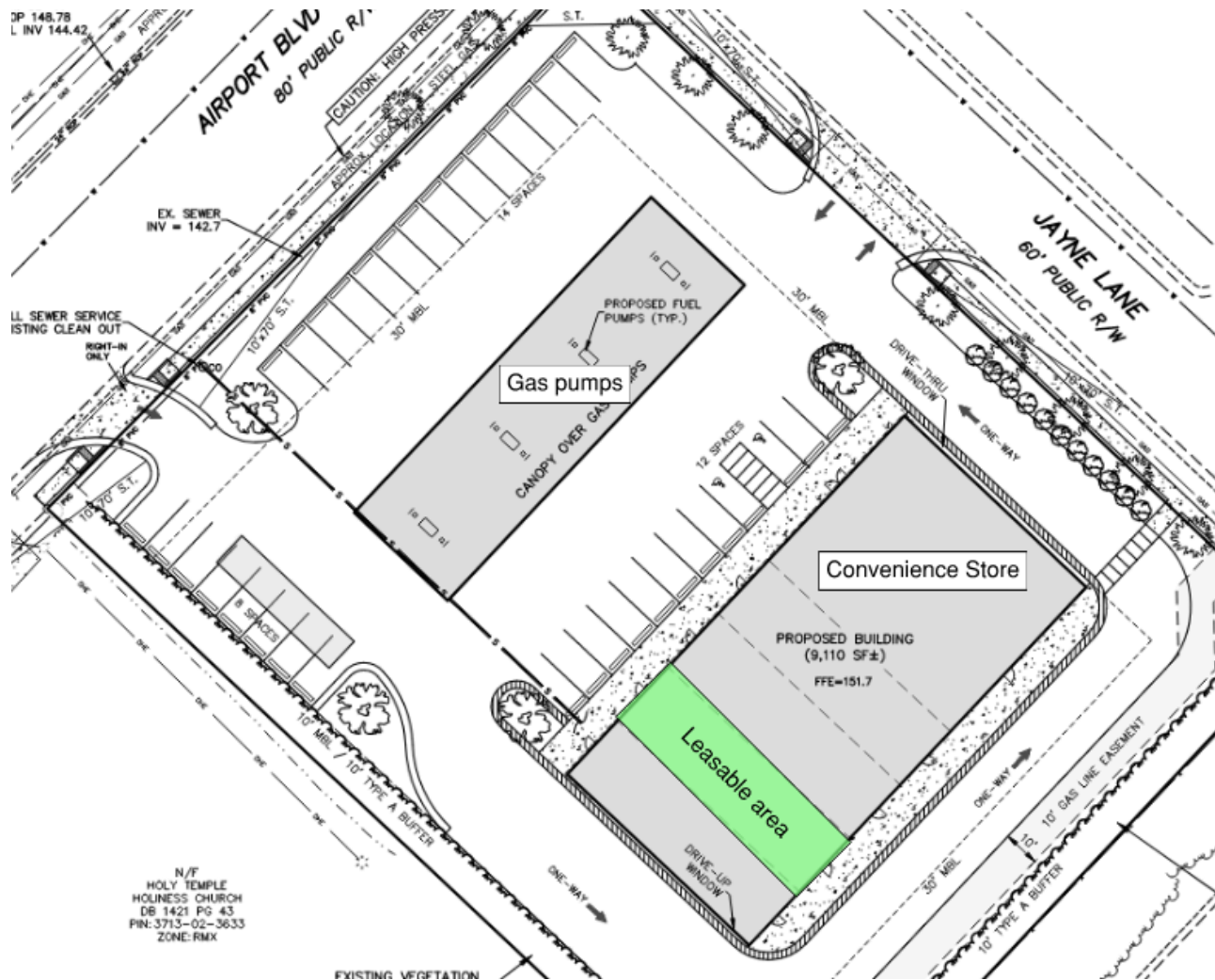
UPDATED PHOTOS COMING SOON! This property is currently under construction and is expected to be complete by mid-June 2026! Seize the opportunity to be among the first tenants in this brand new retail development located at 3330 Airport Blvd NW in Wilson, NC. Positioned along one of Wilson's primary commercial corridors with a traffic count of $\pm 24,000$ vehicles per day, this property offers outstanding visibility and accessibility for any retail or service-oriented business. Delivered as a shell space with a bathroom already in place, this unit provides the perfect blank canvas for tenants to customize the buildout to their exact needs.

For more information, contact:

Scott Garner, Broker
919-971-3841

Scott@TheCharterCompanies.com
www.CharterCommercialProperties.com

PROPERTY DETAILS



- +/- 1,280 SF retail space
- Zoned General Commercial
- Delivered as warm shell with bathroom
- +/- 4/1,000 SF shared parking
- 10' clear height
- 20' storefront frontage
- Airport Blvd sees +/- 24,000 VPD
- Corner lot property (Airport Blvd & Jayne Lane)
- Construction expected to be complete by mid-June 2026
- **Lease rate: \$23/SF/year NNN**

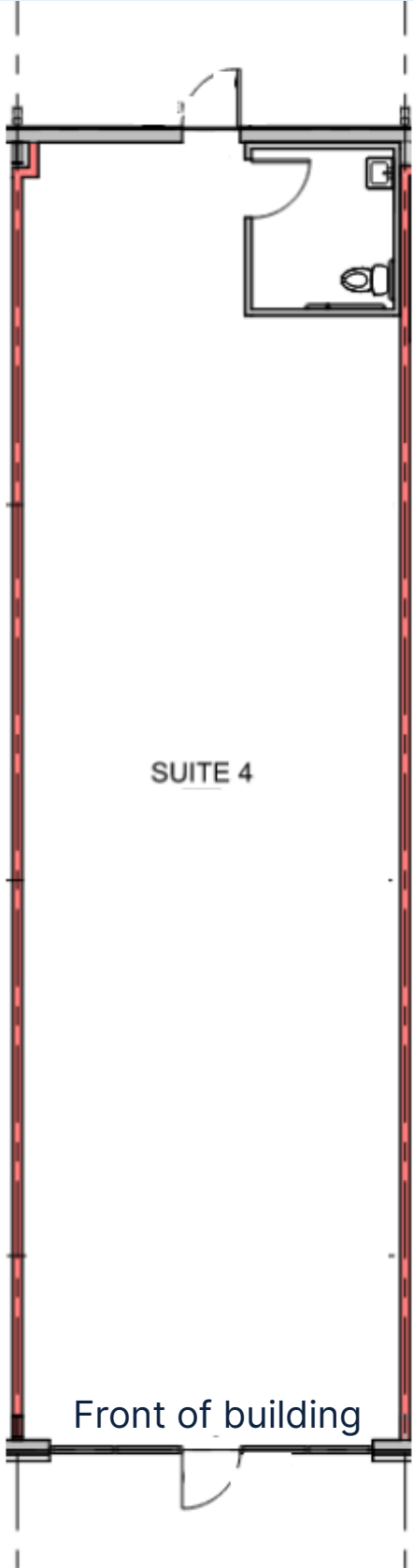


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LAYOUT



SUITE 4

Front of building



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PHOTOS



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DEMOGRAPHICS

1 Mile Radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	7,272	7,363	7,301	7,293
Total Households	2,862	3,053	3,173	3,249
Family Population	5,998	-	5,966	5,928
Average Household Size	2.51	2.41	2.30	2.24
Owner Occupied Housing Units	4,254	-	1,770	1,875
Renter Occupied Housing Units	2,938	-	1,403	1,375
Median Age	35.9	-	40.4	41.8

3 Mile Radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	32,348	32,616	32,270	32,194
Total Households	13,077	13,795	14,165	14,427
Family Population	25,767	-	25,574	25,386
Average Household Size	2.42	2.35	2.26	2.22
Owner Occupied Housing Units	19,506	-	8,405	8,779
Renter Occupied Housing Units	12,120	-	5,760	5,648
Median Age	38.7	-	43.3	44.3

5 Mile Radius

Summary	Census 2010	Census 2020	2025	2030
Total Population	51,978	50,671	50,125	50,025
Total Households	20,815	21,148	21,715	22,138
Family Population	40,418	-	38,585	38,315
Average Household Size	2.42	2.35	2.27	2.22
Owner Occupied Housing Units	26,900	-	11,595	12,161
Renter Occupied Housing Units	23,538	-	10,120	9,977
Median Age	37.9	-	42.4	43.4

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.



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INCOME REPORT

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Median Household Income			
2025 Median Household Income	\$64,467	\$63,103	\$53,723
2030 Median Household Income	\$72,040	\$69,009	\$59,785
2025-2030 Annual Rate	2.25%	1.81%	2.16%
Average Household Income			
2025 Average Household Income	\$82,970	\$84,408	\$74,550
2030 Average Household Income	\$90,864	\$91,384	\$80,694
Per Capita Income			
2025 Per Capita Income	\$35,963	\$37,234	\$32,261
2030 Per Capita Income	\$40,383	\$41,164	\$35,666
2025-2030 Annual Rate	2.35%	2.03%	2.03%



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