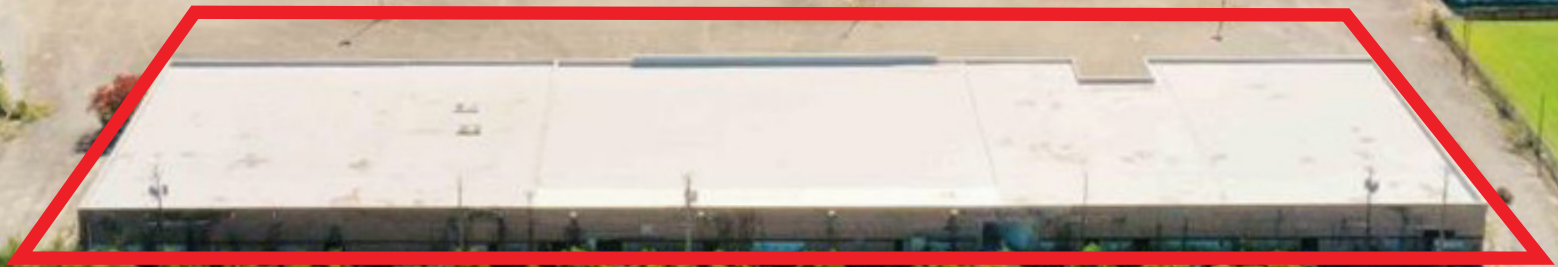


834 Hardee Rd

KINSTON, NC 28504

FOR LEASE



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PROPERTY DESCRIPTION

The Kinston Mall is located off W Vernon Ave, (Hwy 258) in Kinston, NC. Highway 258 is 2.5 miles from Interstate 70. The Mall is anchored by Belk and benefits from the business's positioned on the outparcels around the mall, which consist of Circle K, Burger King, Truist Bank, Wells Fargo Bank, and Lenoir County Public Schools office. The Mall is undergoing expansive renovations as the owners plan to revitalize the Mall and attract business to the area.

HIGHLIGHTS

- Belk's Anchored Shopping Center
- Located off Hwy 258
- Less than 2.5 miles from I-70

LEASE INFORMATION

Lease Rate	\$6.00 SF/yr (NNN)
Building Size	448,513 SF
Year Built	1969
Property Type	Retail



LOCATION DESCRIPTION

Kinston, North Carolina is home to The North Carolina Global TransPark (NCGTP), which is a unique aerospace asset in southeastern North Carolina. This 2,500-acre multimodal industrial park and airport has access to an 11,500 ft. runway.

This multimodal transportation and industrial complex is designed to meet domestic and global commerce's present and emerging needs. The park offers unparalleled access to air, rail, highways, and North Carolina's two international ports. In addition, the NCGTP boasts a pro-business climate aimed at growing the aerospace, logistics, manufacturing, emergency services, defense contracting, and supporting industries. The NCGTP is master-planned to eventually encompass 15,300 acres and provide a full range of business amenities.

REGIONAL INDUSTRIES

- Aerospace & Aviation
- Advanced Manufacturing
- Logistics & Distribution
- Military & Defense
- Agribusiness

TRANSPORTATION

One of the longest runways in the Eastern US, access to rail and interstates.

EXPERIENCED WORKFORCE

Diverse, highly trained labor pool more than 450,000+ strong.

PORTS

Convenient Access to deep water ports – Morehead City, Wilmington, Norfolk, and Charleston.

ADDITIONAL FEATURES

- Attracting Aerospace/Defense Sector Operations
- Recruiting Advanced Manufacturing to Support DOD Sector
- Creating a Diverse Labor Pool to Serve Aerospace and Advanced Manufacturing



BUILDING A UNITS		
Unit #	Size	Status
A1	10,800 SF	Available
A2	1,260 SF	Available
A3	7,990 SF	Available
A4	23,377 SF	Available
A5	2,500 SF	Available
A6	4,200 SF	Available
A7	6,250 SF	Available
A8	1,600 SF	Available
A9	2,400 SF	Available
A10	985 SF	Available



FOR LEASE

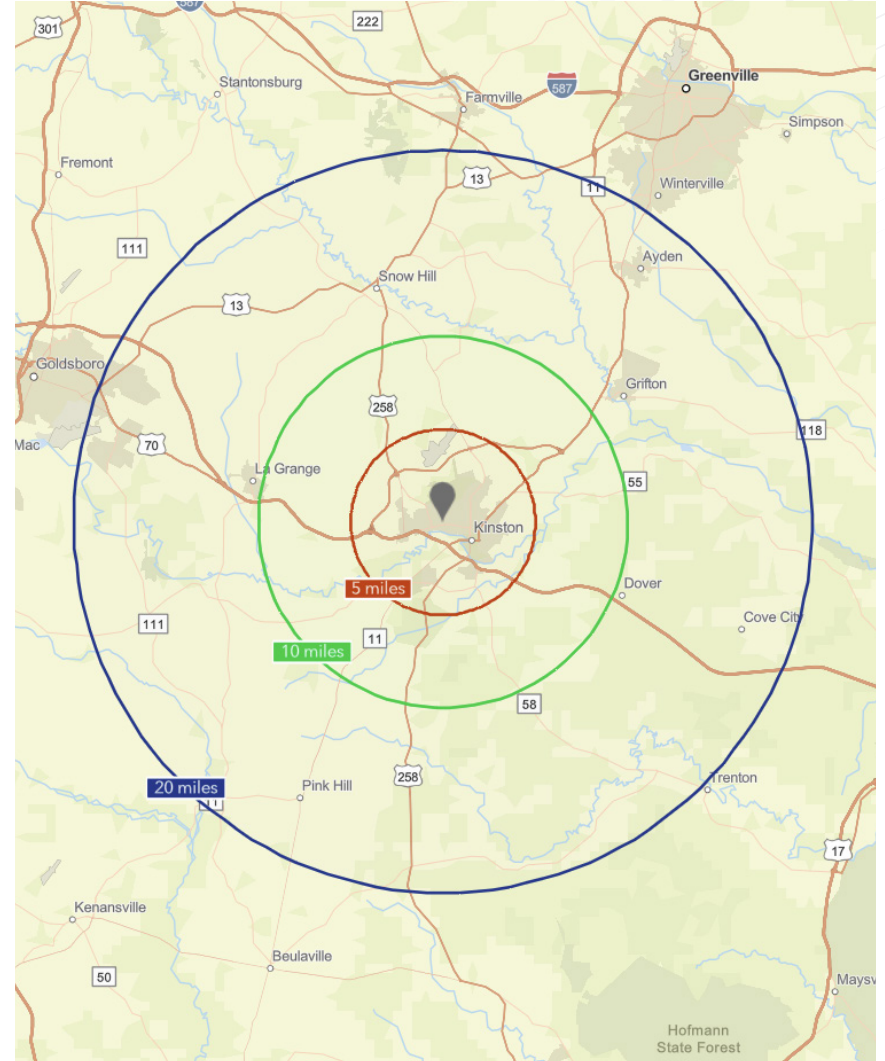
AERIAL PHOTO



Population	5 Miles	10 Miles	20 Miles
Total Population	28,421	44,865	126,661
Median Age	44.2	43.8	42.2

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	12,245	19,095	50,984
# of Persons per HH	2.24	2.29	2.39
Average HH Income	\$63,107	\$67,800	\$71,518
Average Home Value	\$165,815	\$174,548	\$195,529

Demographics data derived from ESRI (2024)



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