

FOR LEASE

812 Saint Paul Road

BELHAVEN, NC 27810

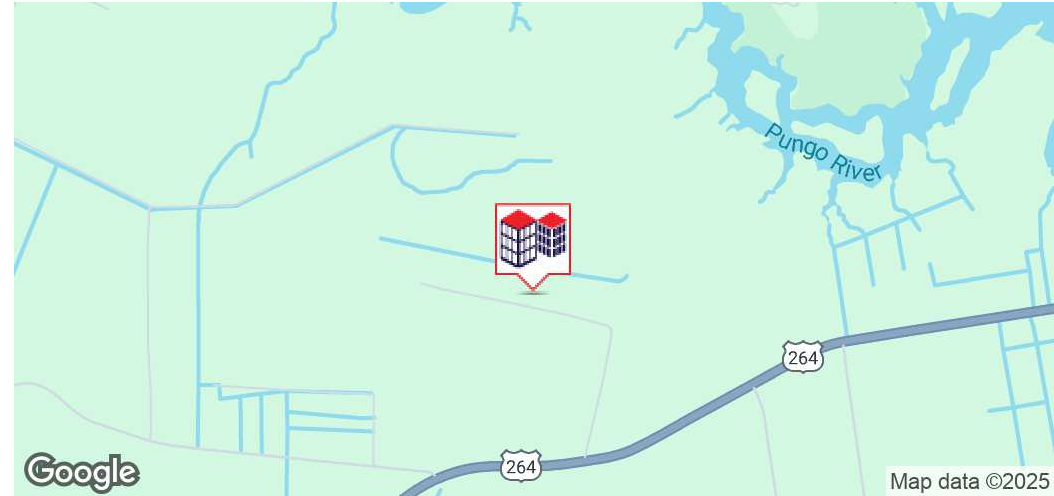
MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR LEASE

812 Saint Paul Road

BELHAVEN, NC 27810



OFFERING SUMMARY

Lease Rate:	\$750.00 per month (NNN)
Building Size:	2,000 SF
Available SF:	2,000 SF
Lot Size:	4.01 Acres
Year Built:	2005
Zoning:	Commercial
Market:	Eastern North Carolina

PROPERTY OVERVIEW

Warehouse & Land Opportunity in Belhaven. This property comes with +/- 2,000 SF of warehouse/storage space and +/- 4.27 Acres of land. The property also has a heavy duty truck scale on site. There is an additional 4+ acres in the rear of the property that could be used for lay-down yard or be developed.

MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR LEASE

812 Saint Paul Road

BELHAVEN, NC 27810



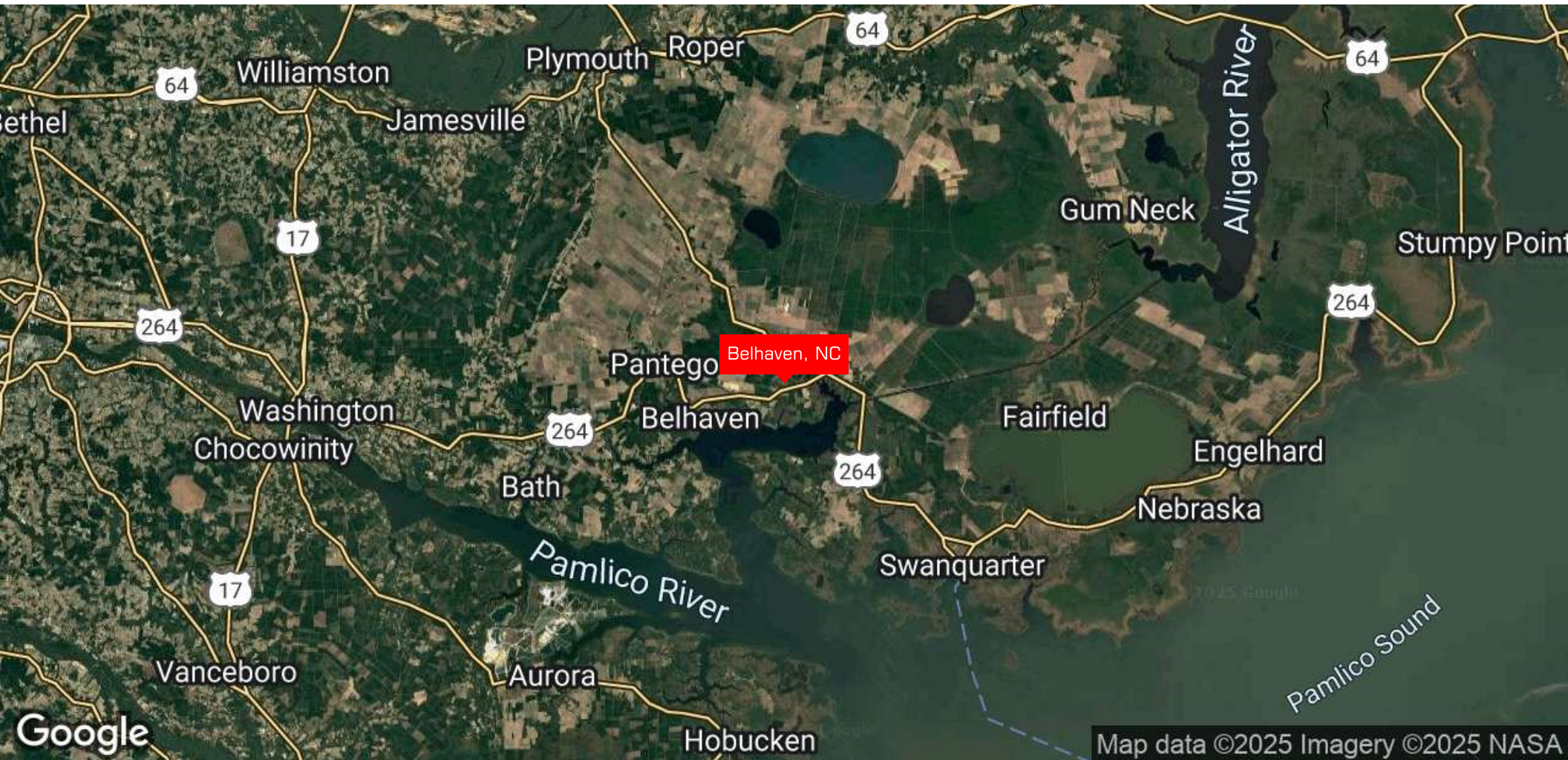
MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR LEASE

812 Saint Paul Road

BELHAVEN, NC 27810



MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR LEASE

812 Saint Paul Road

BELHAVEN, NC 27810



MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR LEASE

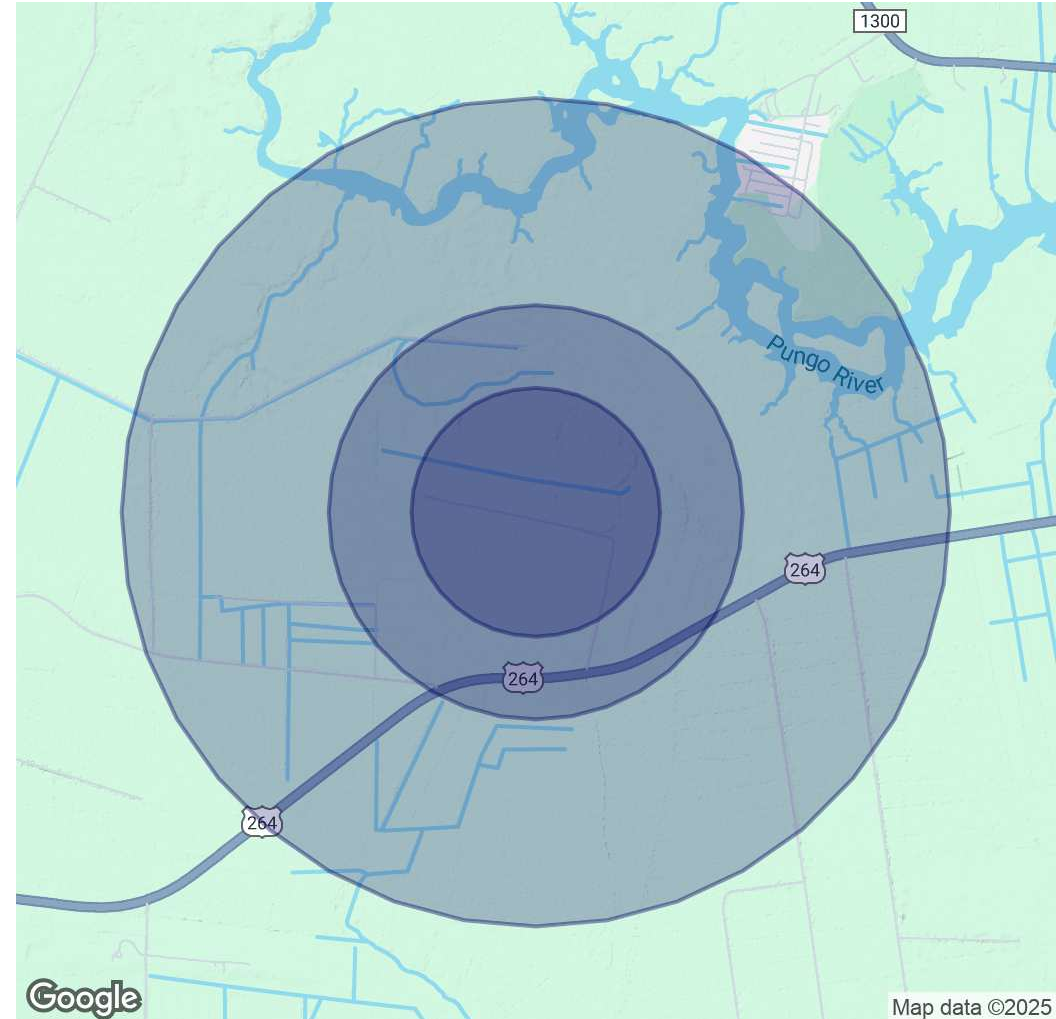
812 Saint Paul Road

BELHAVEN, NC 27810

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	3	23
Average Age	46	47	47
Average Age (Male)	47	47	46
Average Age (Female)	46	47	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	1	11
# of Persons per HH		3	2.1
Average HH Income	\$68,807	\$72,046	\$72,747
Average House Value	\$162,719	\$180,394	\$202,225

Demographics data derived from AlphaMap



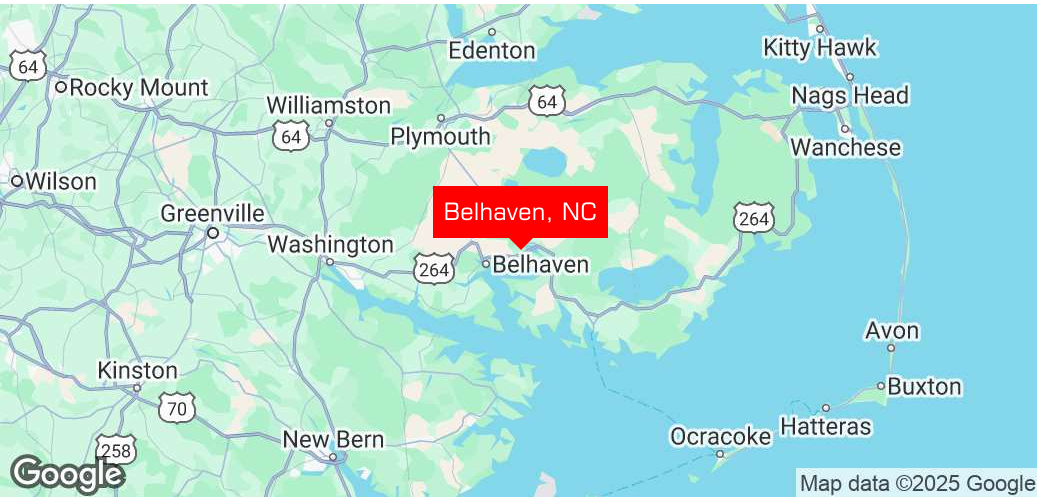
MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



FOR LEASE

812 Saint Paul Road

BELHAVEN, NC 27810



LOCATION DESCRIPTION

This site is located in Beaufort county, near Washington. Washington, North Carolina offers a unique blend of historic charm and modern appeal. Its vibrant downtown serves as a hub for residents across Eastern North Carolina, drawing visitors with its picturesque waterfront, charming streets, and rich history. Food lovers can enjoy fresh seafood and a variety of unique eateries, creating a culinary scene that caters to the whole family.

In the past five years, Washington has experienced significant growth and development, with its waterfront location serving as a major attraction. The town's natural beauty, relaxed coastal lifestyle, and welcoming community continue to draw retirees and new residents from across the country, making it a sought-after destination for those looking to enjoy the best of North Carolina's coastal living.

Washington is part of the Greenville-Washington MSA, which has a total population of approximately 220,000 residents. As part of this growing MSA, Washington benefits from regional economic development, access to a skilled workforce, and connectivity to larger markets while maintaining its small-town charm. The proximity to Greenville, home to East Carolina University and a thriving healthcare sector, further enhances Washington's appeal as both a residential and business destination.

LOCATION DETAILS

Market	Eastern North Carolina
County	Beaufort

MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET

