

# Downtown Dunn Retail Building For Sale

121 N. WILSON AVE | DUNN, NC 28334

UP TO **100%**  
FINANCING

**CITYPLAT**  
COMMERCIAL REAL ESTATE



# Table Of Contents

---

3	<i>Property Dashboard</i>
4	<i>Location Map</i>
5	<i>Parcel Map</i>
6	<i>Photos</i>
11	<i>Aerial Map</i>
12	<i>Market Overview</i>
13	<i>Demographics</i>

# Property *Dashboard*

6,750 SF

Building Size

\$495,000

*Asking Price*

Retail

*Use*

Multi

*Tenancy*

1920

*Year Built*

**OWNER FINANCING**

## DEMOGRAPHICS

	2-MILE	5-MILE	10-MILE
<u>2022 POPULATION</u>	10,365	23,698	56,606
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$45,948	\$51,137	\$55,331

## PROPERTY HIGHLIGHTS

- Suite 121 | 2,250 SF
- Suite 123 | 2,500 SF
- Suite 125 | 2,500 SF
- Potential for high return on investment due to the popularity and demand for retail spaces in downtown areas, especially as revitalization efforts continue
- Located in beautifully revitalized downtown Dunn
- Close proximity to both shopping & entertainment
- Situated on a corner lot in a highly visible location & free street parking

## IDEAL FOR:

*Dance Studio*

*Insurance Office*

*Real Estate Office*

*Vape Shop*



**Location Map**

51 MINUTES AWAY

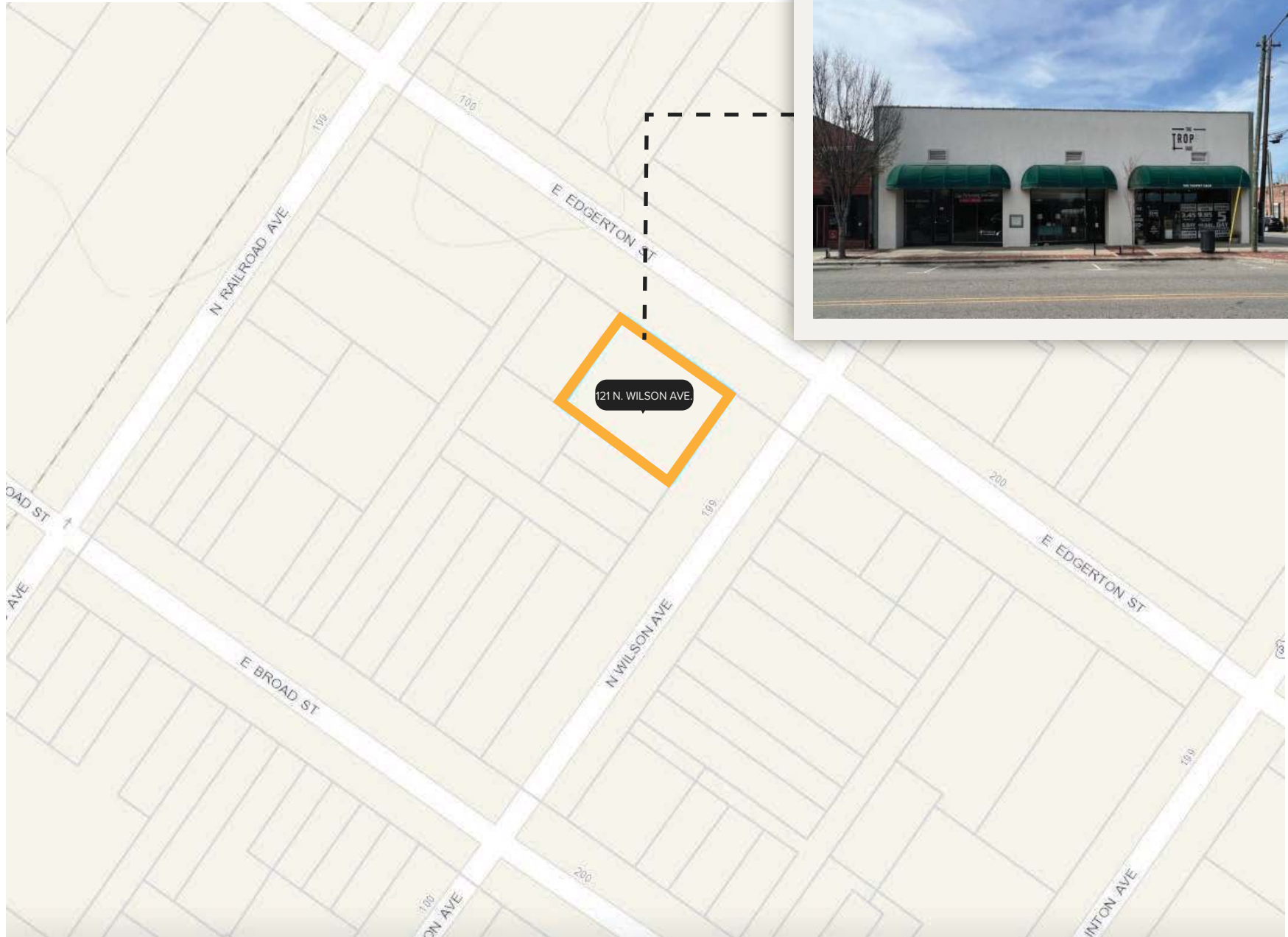
121 N WILSON AVE.

4 MINUTES AWAY

The map displays a network of roads and towns in North Carolina. A dashed line indicates a travel route from Fayetteville in the southwest to Raleigh in the northeast. The address 121 N Wilson Ave. is located in Erwin, which is marked with a black star and an orange label. The map shows various towns such as Morrisville, Apex, White Oak, and Goldsboro, along with highways like 55, 210, and 96.



# Parcel Map



























E EDGERTON ST

N WILSON AVE (VPD 22,000)





# Market Overview - *Dunn, NC*



Dunn is a small town in Harnett County, North Carolina. It is located approximately 30 miles south of Raleigh. Dunn is known for its rural atmosphere and accessible downtown shopping district. The town is served by several military bases, and some of the top employers in the area include Sara Lee, General Electric, and Tyson Foods. The town is home to two institutions of higher education, Campbell University and Wake Technical Community College. Visitors to Dunn can explore the popular Little River Park to enjoy a variety of outdoor activities, such as fishing, camping, and hiking.

---

Home to the annual North  
Carolina Cotton Festival

Received the Great Places in  
North Carolina Award in 2017  
for its downtown revitalization efforts

Named one of America's  
50 Best small towns  
by News Max in 2018

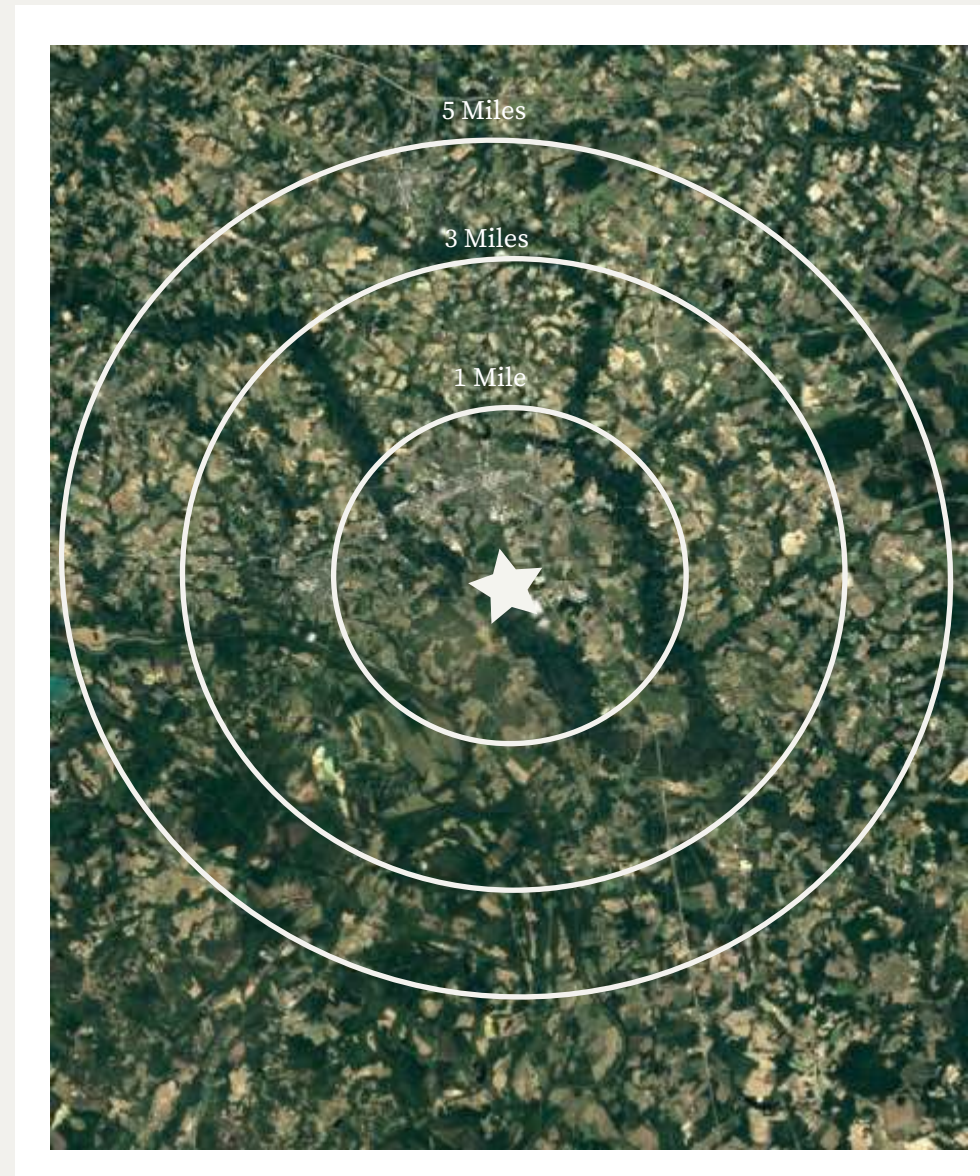
Dunn is home to Campbell University,  
which has been ranked as  
one of the best universities in the South  
by U.S. News & World Report



# Surrounding *Demographics*

2022 Summary	2 Mile	5 Miles	10 Miles
Population	10,365	23,698	56,606
Households	4,334	9,605	21,686
Families	1,527	15,927	41,351
Average Household Size	2.3	2.4	2.5
Owner Occupied Housing Units	2,431	6,194	15,157
Renter Occupied Housing Units	2,163	3,982	8,390
Median Age	40	40.3	38.7
Median Household Income	\$28,573	\$33,921	\$39,331
Average Household Income	\$45,948	\$51,137	\$55,331

2027 Summary	2 Mile	5 Mile	10 Mile
Population	11,007	25,150	61,512
Households	4,594	10,176	23,548
Families	1,645	17,351	44,992
Average Household Size	2.3	2.4	2.5
Owner Occupied Housing Units	2,413	6,194	15,157
Renter Occupied Housing Units	2,163	3,982	8,390
Median Age	40	40.3	38.7
Median Household Income	\$ 28,573	\$33,921	\$39,331
Average Household Income	\$45,948	\$51,137	\$55,331





# CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.





# CITYPLAT

COMMERCIAL REAL ESTATE

NIKITA ZHITOV

Broker

919.888.1285

*Nikita@CityPlat.com*

107 FAYETTEVILLE ST.  
SUITE 400  
RALEIGH, NC 27601

WWW.CITYPLAT.COM