



**NEW
CONSTRUCTION!**

CENTRO AT PINE NASH

101 PINE STREET W | WILSON, NC 27893

UP TO **7,798 SF**

**FOR
LEASE**

LISTING BROKER:

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PROPERTY HIGHLIGHTS

- » New 75,000+ SF mixed-use project, opened spring 2024
- » 240 multi-family apartment homes
- » ~7,798 SF of retail space available
- » Ample parking with a newly completed deck featuring ~680 parking spaces and street parking
- » Located in the heart of Downtown Wilson
- » Improvements to the public library lawn park, extensive campus green-space and public amenities
- » The campus includes the Wilson Family YMCA, and the Healthcare Foundation of Wilson
- » 10 minute walk to the new \$280M sports entertainment complex with an expected delivery 2026

AVAILABILITY

- » Multiple options from 887 SF up to 7,798 SF
 - » Suite A: 3,412 SF*
 - » Suite B: 2,453 SF*
 - » Suite C: 1,018 SF*
 - » Suite E: 887 SF (built out as cafe space)
- » Delivery in cold dark shell. TI: \$50/SF on 10-year lease term
- » Shared grease trap
- » Shared restrooms (part of CAM)



*(Proposed Floor Plans; spaces can be reconfigured)

ASKING RATE:
\$25.00, + \$6.00 NNN

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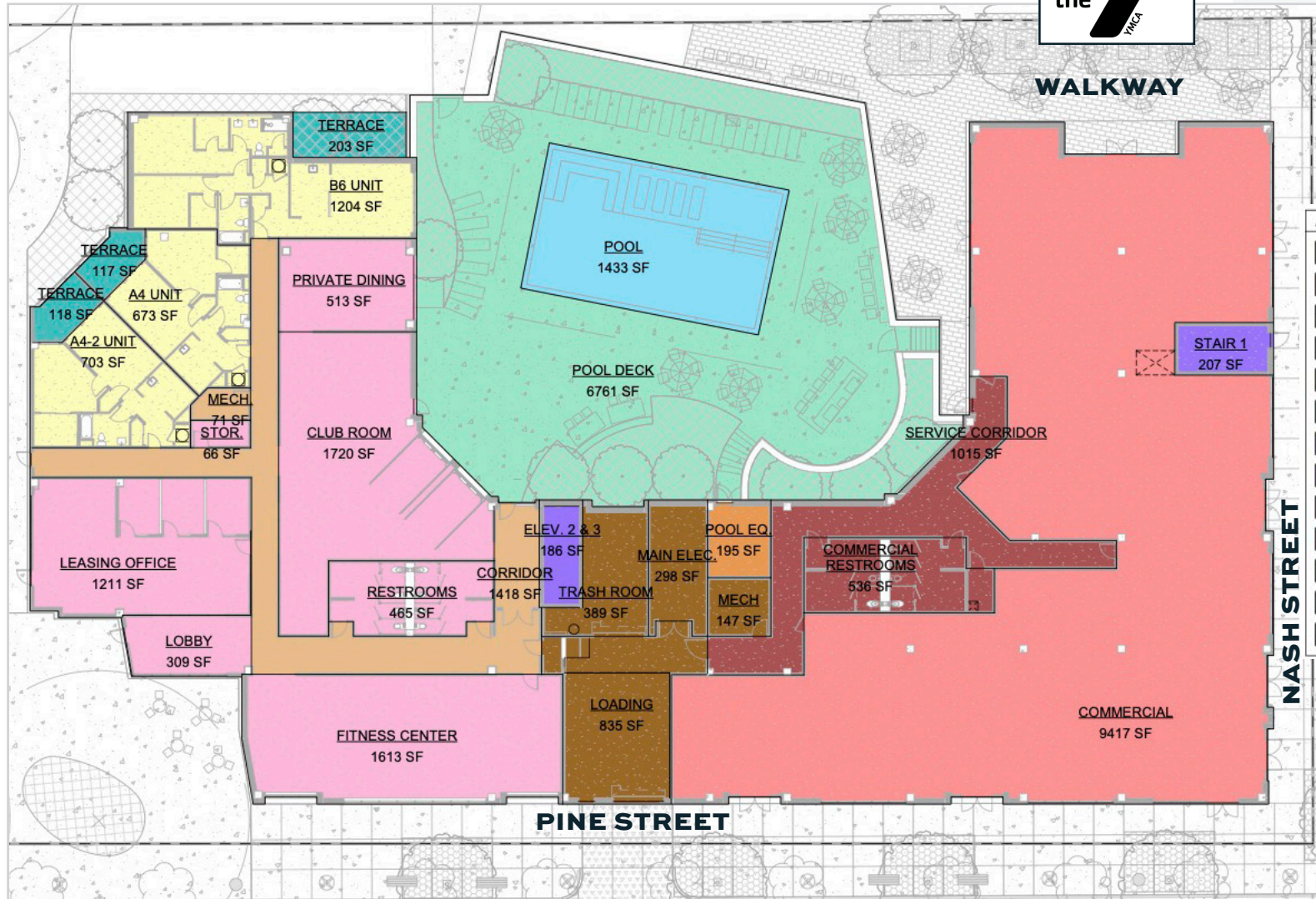
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MASTER PLAN



PARKING DECK
↑



AREA PLAN LEGEND	
[Brown Box]	BUILDING SERVICE- COMMON ELEMENT
[Orange Box]	BUILDING SERVICE- RESIDENTIAL
[Light Orange Box]	FLOOR SERVICE- RESIDENTIAL
[Pink Box]	BUILDING AMENITY- RESIDENTIAL
[Yellow Box]	RESIDENTIAL UNIT
[Teal Box]	RESIDENTIAL BALCONY/TERRACE
[Purple Box]	MAJOR VERTICAL PENETRATION- RESI.
[Dark Purple Box]	MAJOR VERTICAL PENETRATION- COM.
[Dark Red Box]	FLOOR SERVICE- COMMERCIAL
[Red Box]	COMMERCIAL
[Light Green Box]	EXTERIOR AMENITY- RESIDENTIAL
[Green Box]	RESIDENTIAL POOL DECK
[Blue Box]	RESIDENTIAL POOL

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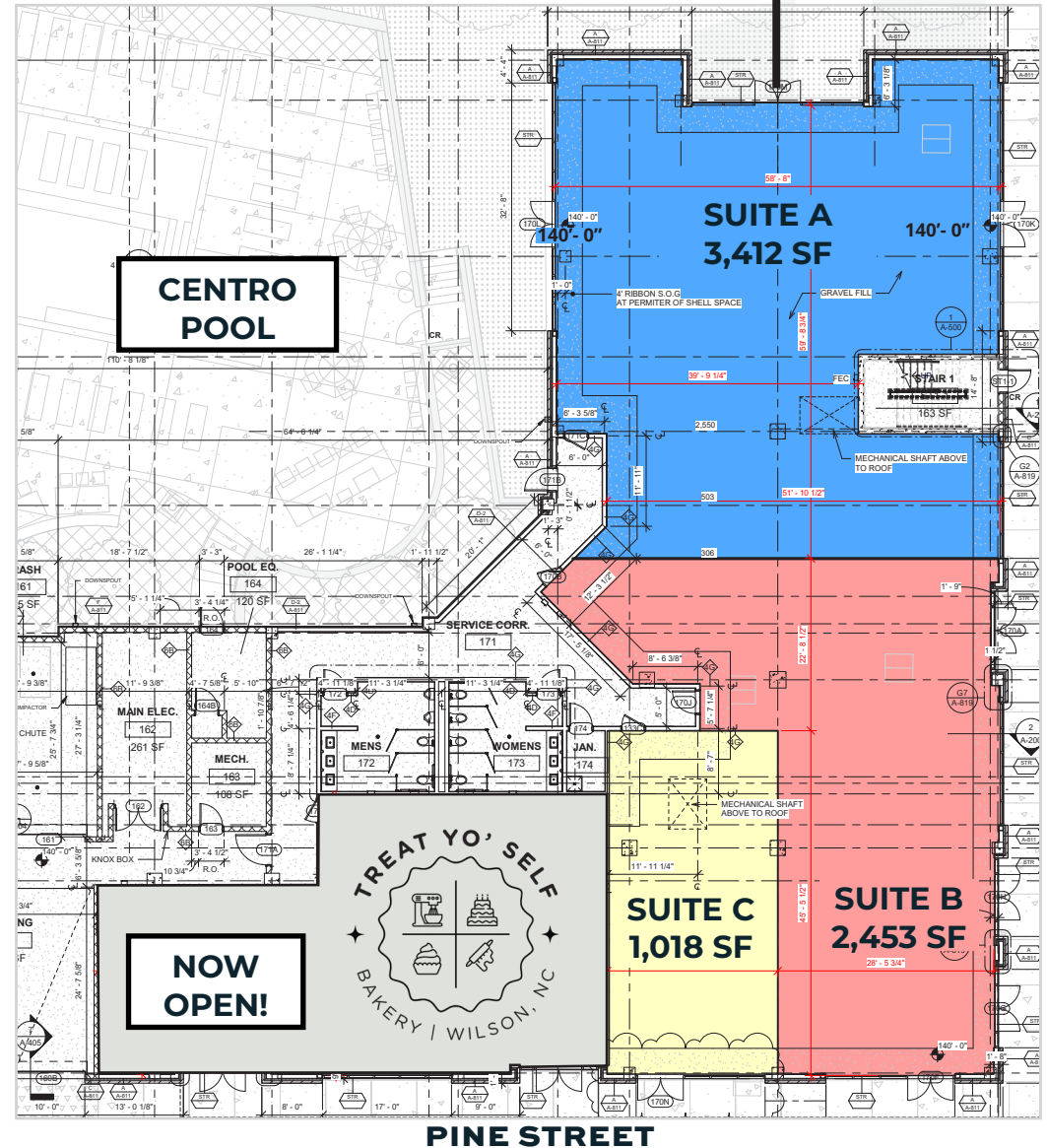
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COMMERCIAL FLOOR PLAN

- » Suite sizes are flexible
- » 887 SF, Suite E, located by the Leasing Office, built out as cafe space (not pictured)
- » Store front visibility at the signalized corner of Pine Street and Nash Street
- » Multiple options from 887 SF up to 7,798 SF
 - » Suite A: 3,412 SF*
 - » Suite B: 2,453 SF*
 - » Suite C: 1,018 SF*
 - » Suite E: 887 SF (built out as cafe space)
- » Delivery in cold dark shell. TI: \$50/SF on 10-year lease term
- » Shared grease trap
- » Shared restrooms (part of CAM)

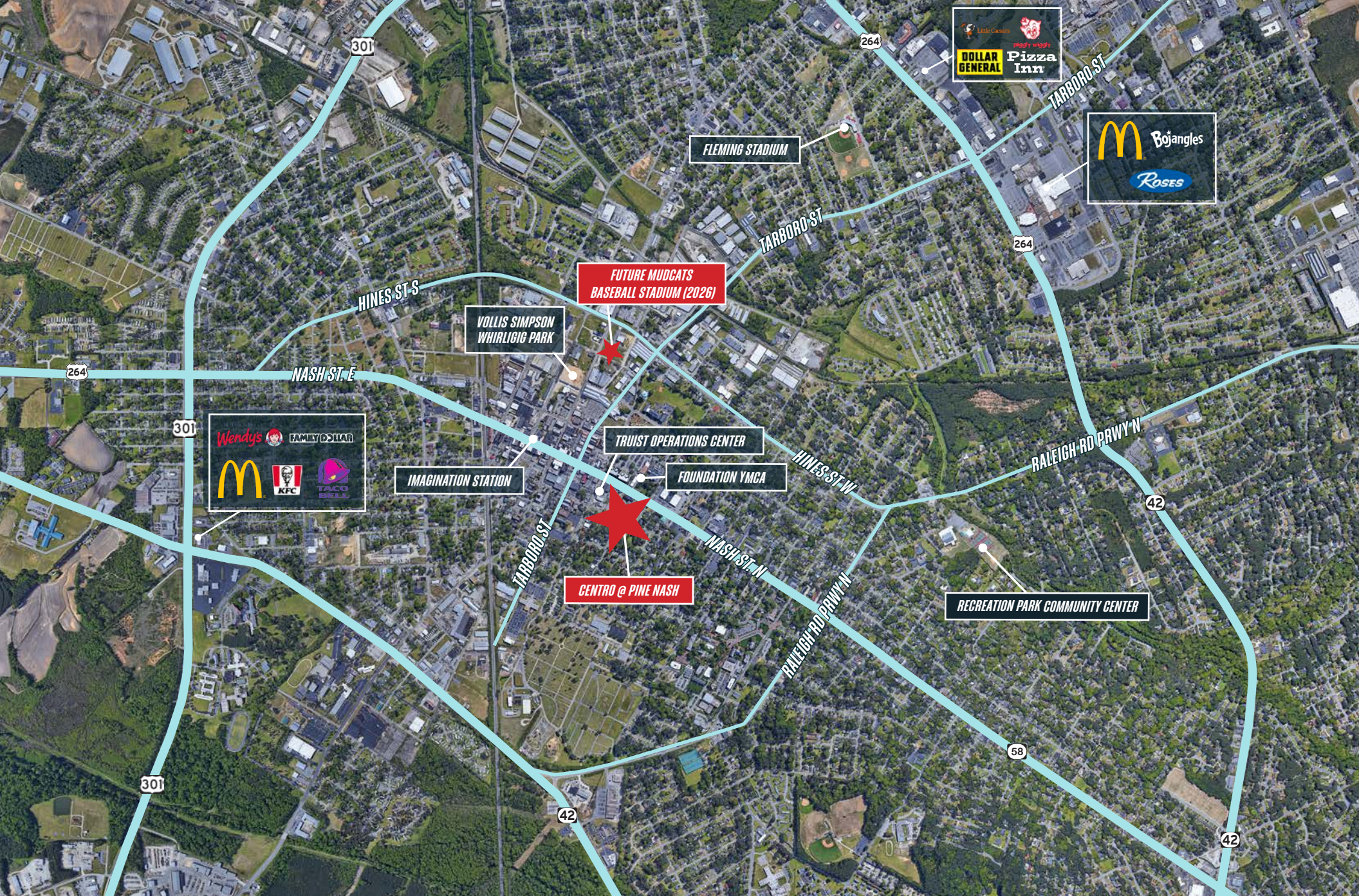
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FUTURE MUDCATS BASEBALL STADIUM

- » \$63.6M, 4,000-seat sports venue
- » ~250,000 SF of office and retail
- » 100-room hotel
- » The completion of the new entertainment complex, alongside Centro @ Pine Nash, will provide Wilson with 1,500 brand-new residential units, including condos, multifamily homes, and townhomes.
- » Expected to be completed for the 2026 Mudcats Season Opener
- » \$280M total project cost
- » 10 minute walk to Centro @ Pine Nash

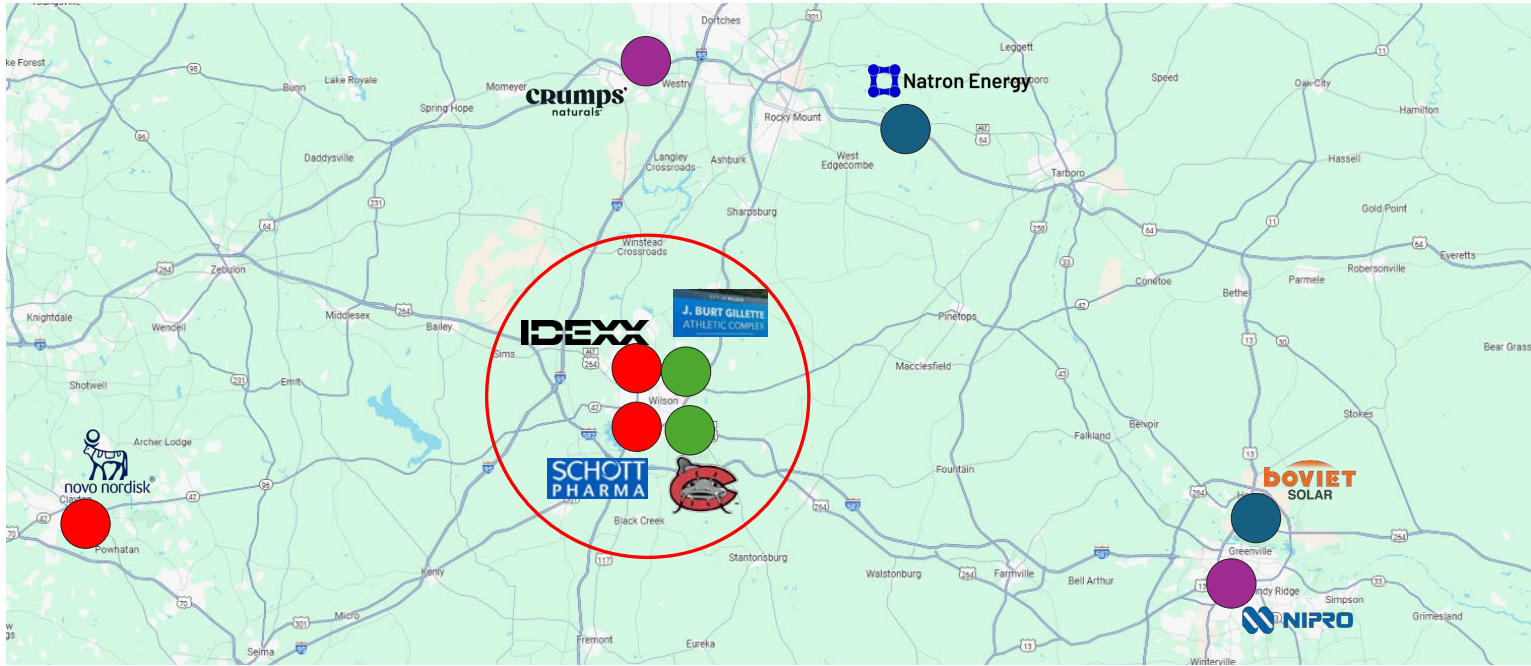


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WILSON ECONOMIC DEVELOPMENT ANNOUNCEMENTS



Total Investment \$7B; Total Jobs 3,700

- **Novo Nordisk** – Clayton, NC up to \$4.0B; 500-800 jobs
- **Carolina Mudcats Baseball** – Wilson, NC \$280M
- **Natron Energy** – Kingsboro, NC \$1.4B; 1,062 jobs
- **IDEXX Laboratories** – Wilson, NC \$147M; 275 jobs
- **Nipro** – Greenville, NC \$400M; 232 jobs
- **The Crump Group** – Nashville, NC \$85M; 160 jobs
- **Schott Pharma (Phase I)** – Wilson, NC \$371M (total of \$1B); 400 jobs
- **Gillette Athletic Complex** – Wilson, NC \$4.2M
- **Boviet Solar** – Greenville, NC \$300M; 900 jobs
- **Biotech Training Facility** – Wilson, NC

● BioPharma ● Energy ● Athletics ● Manufacturing

***Within 60 minute drive of Wilson, population 2M people**

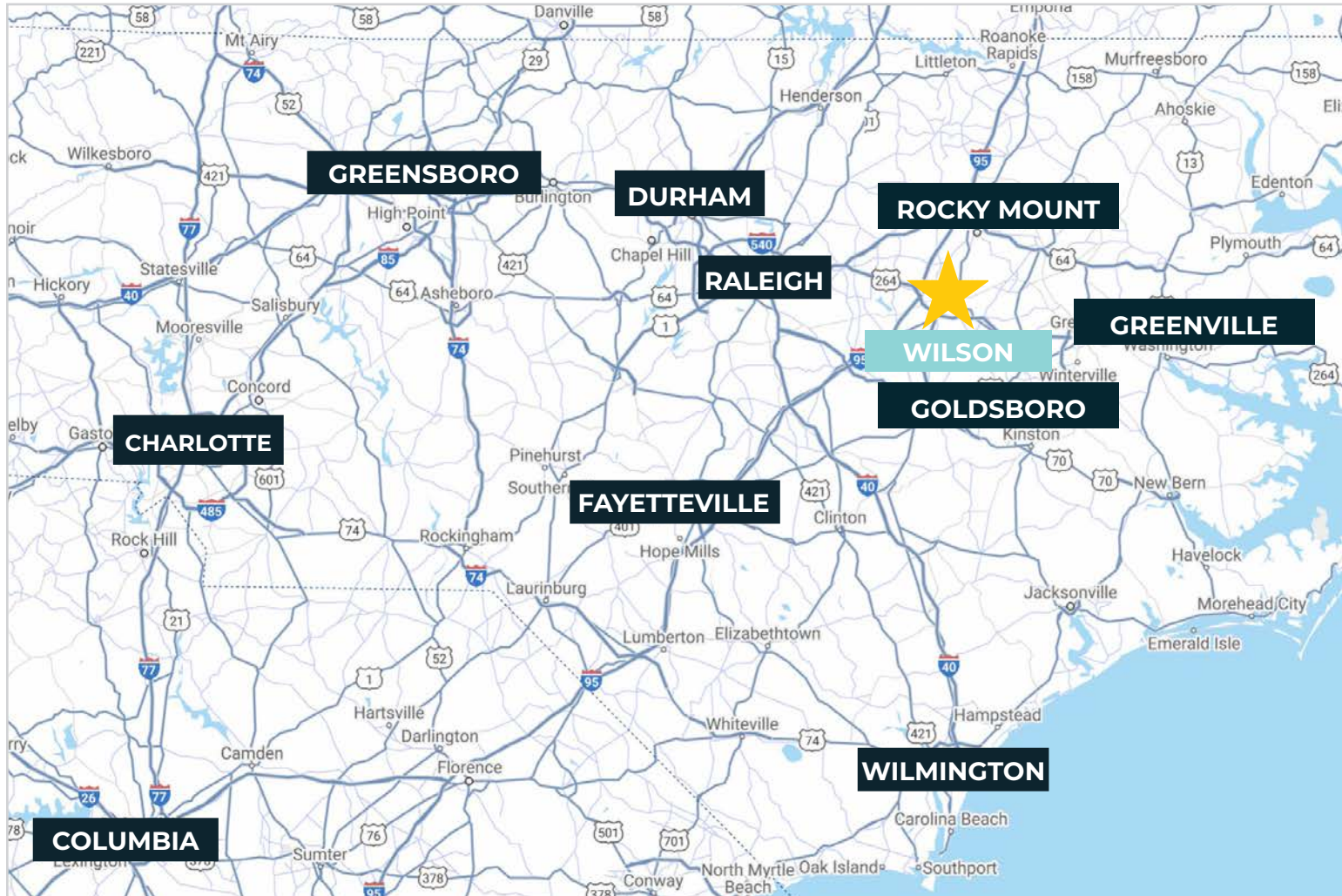
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LOCATION MAP



DRIVE TIME

1. **ROCKY MOUNT**
27 MINUTES
2. **GOLDSBORO**
30 MINUTES
3. **GREENVILLE**
45 MINUTES
4. **RALEIGH**
53 MINUTES
5. **DURHAM**
1 HOUR & 14 MINTUES
6. **FAYETTEVILLE**
1 HOUR & 16 MINUTES
7. **CHAPEL HILL**
1 HOURS & 30 MINUTES
8. **GREENSBORO**
2 HOURS
9. **CHARLOTTE**
3 HOURS & 26 MIN

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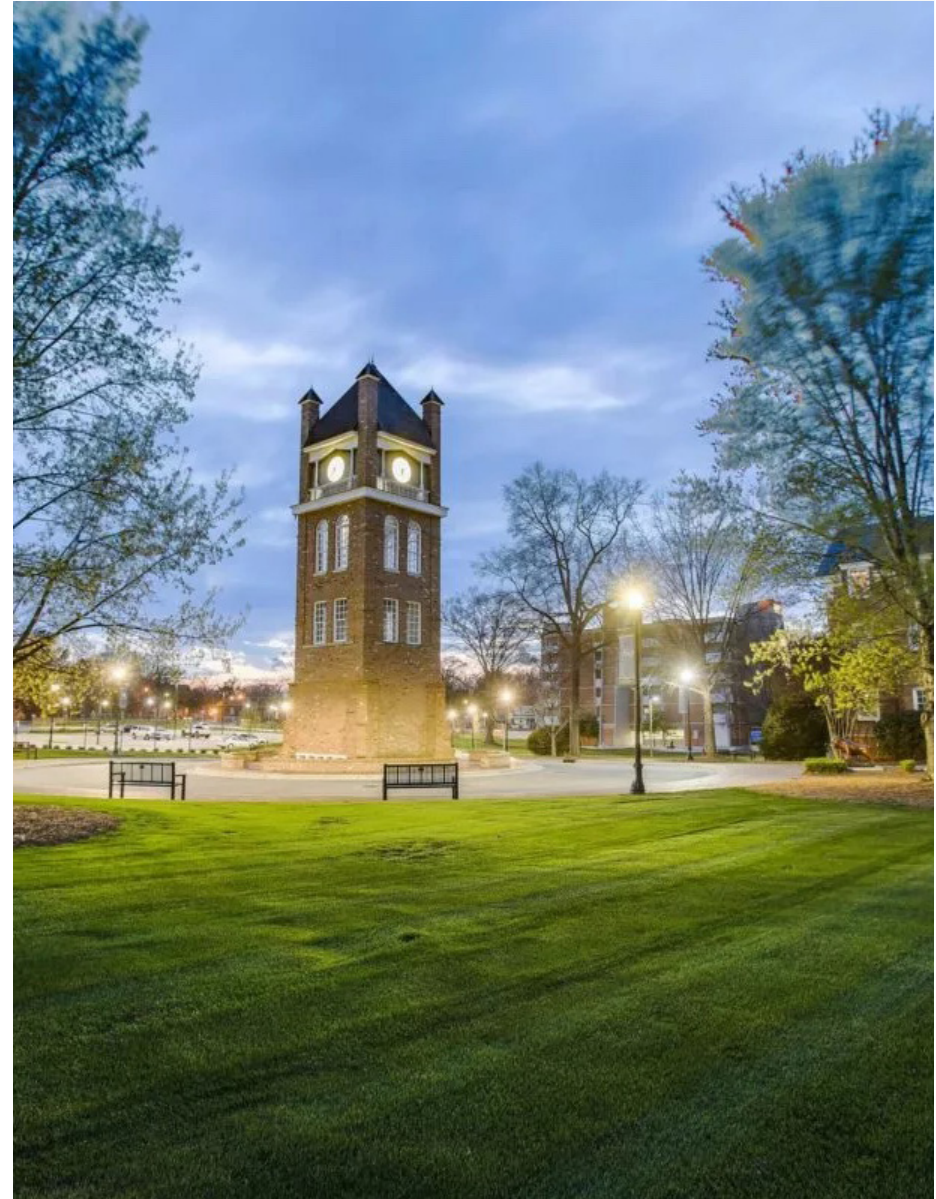
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WHY (DOWNTOWN) WILSON?

Perfectly situated along I-95 just east of Raleigh and along route 264, Wilson has a vibrant and diverse community and economy.

- » **Multiple museums including Whirligig Park, Imagination Station, NC Baseball Museum, Iconostar Art and The Edge Wilson**
- » **County library lawn is the future site of park/public entertainment area**
- » **5,000 people working in downtown**
- » **City, State and County government offices all within walking distance of the site**
- » **Truist Bank is the largest employer in the city of Wilson with over 2,000 employees with 600 located downtown in the Truist Bank Operations Center**
- » **Bridgestone Americas plant employees more than 1,800 people in Wilson and recently completed a \$250M renovation of the plant**
- » **Wilson Medical Center is a 330 bed hospital with over 1,300 employees**
- » **Other notable companies in the area include S.T. Wooten, Smithfield Packing Company, and Kidde Aerospace**
- » **75,000 SF Wilson YMCA featuring Olympic sized pool was recently completed**

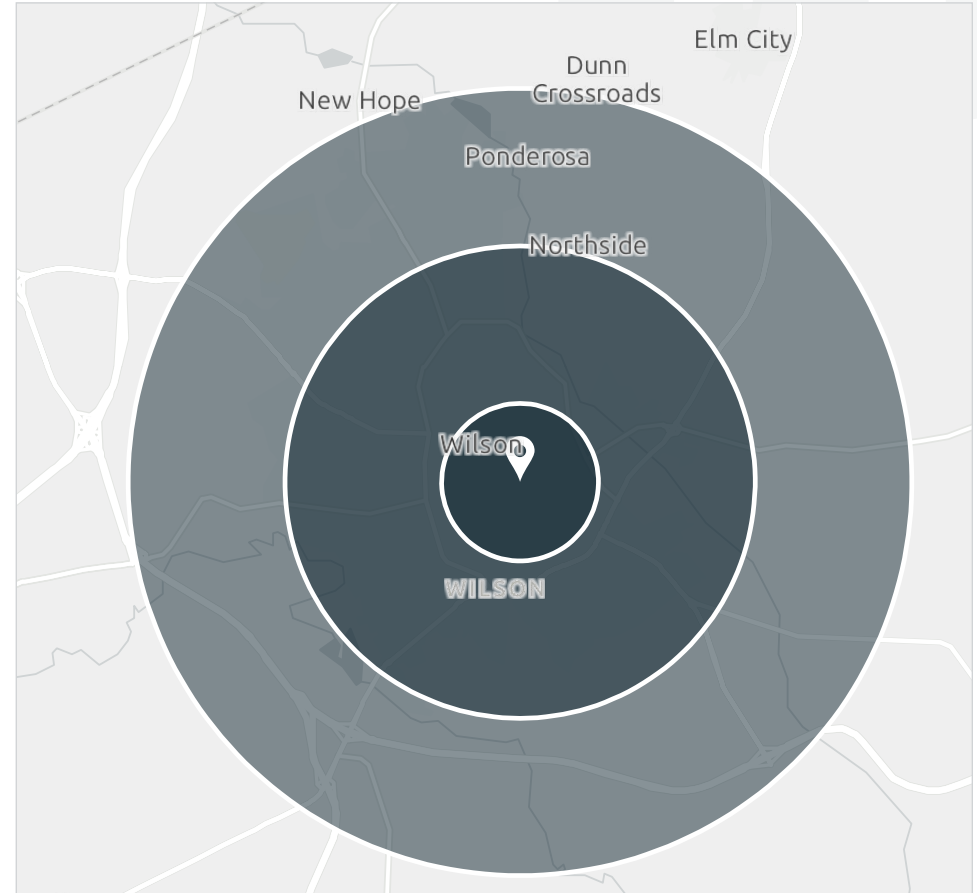


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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
2024 POPULATION	8,684	34,973	51,401
2029 POPULATION (PROJECTED)	9,016	34,567	50,863
2024 HOUSEHOLDS	3,611	14,762	21,691
2029 HOUSEHOLDS (PROJECTED)	3,809	14,834	21,831
OWNER-OCCUPIED HOUSING UNITS	1,184	7,427	11,850
RENTER-OCCUPIED HOUSING UNITS	2,427	7,335	9,841
2024 AVERAGE HOUSEHOLD INCOME	\$46,443	\$70,840	\$75,187
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$53,160	\$80,159	\$85,553



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