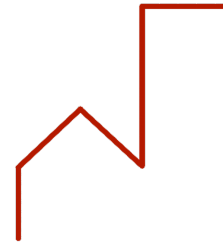


# FOR SALE

## Owner Occupant Opportunity

103 Impact Blvd.  
Elizabeth City, NC



**AFO REALTY**  
Commercial | Residential | Investments



For more information:

David Tunnicliffe  
757.580.2991  
david@aforealty.com

Co-Listed with:

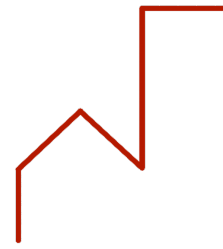
Claire Campbell  
757.284.8248  
claire@kw-elite.com

AFO Realty, LLC

601 N. Mechanic St, Ste 201,  
Franklin, VA 23851  
(757) 250 2053



# Site Info



**AFO REALTY**  
Commercial | Residential | Investments



## 103 Impact Blvd.:

- 19,000 SF (+/- 3,000 SF of office space)
- 17' - 28' Ceiling Heights in warehouse
- 12' - 14'9" Ceiling Heights in office
- 2 Grade level docks (16'H x 14'W)
- Constructed in 2007
- 3.87 Acres
- Zoning: C-1 - [Allowable Uses](#)
- Immediate access to Route 17
- Located in Pasquotank County



# Interior Pictures





# Quick Rte. 17 Access



**AFO REALTY**  
Commercial | Residential | Investments



North to Chesapeake, VA

Business Rte. 17 to Elizabeth City

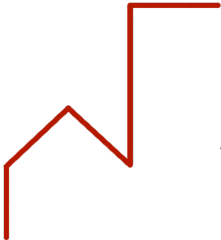


Southern Access to Bypass 17





# Aerial



# AFO REALTY

Commercial | Residential | Investments



Walmart

HOBBY LOBBY

Rte. 344 - 20,000 VPD

TRACTOR SUPPLY CO

Panera

FOOD LION

LOWES

ROSES

17

103 Impact Blvd.

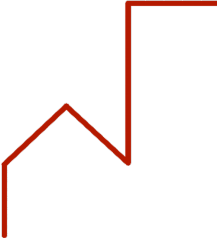
11,000 VPD

14,500 VPD

USCG - EC  
USCG Air Station  
EC Regional Airport  
EC State University



# Regional Draw

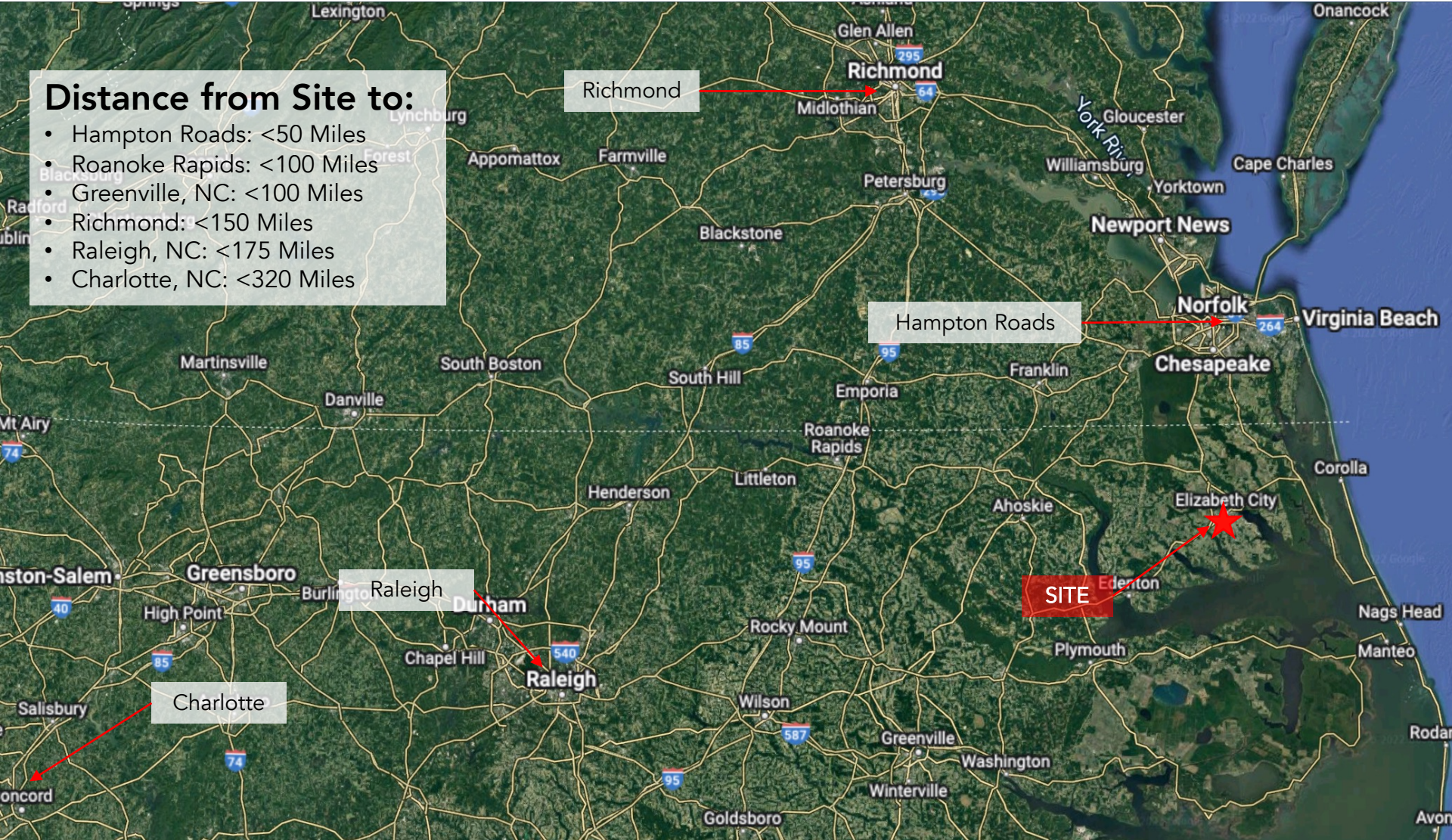


# AFO REALTY

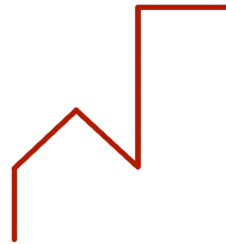
Commercial | Residential | Investments

## Distance from Site to:

- Hampton Roads: <50 Miles
- Roanoke Rapids: <100 Miles
- Greenville, NC: <100 Miles
- Richmond: <150 Miles
- Raleigh, NC: <175 Miles
- Charlotte, NC: <320 Miles







# AFO REALTY

Commercial | Residential | Investments

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