



Available For Lease

RETAIL / INDUSTRIAL · 12' CLEAR · DIVISIBLE

±34,439 SF

±48,544 SF
12' CLEAR

±52,349 SF
12' CLEAR

E 10th St · 10,500 VPD · ±3 Min to I-95

Becker Village Mall

1620 EAST 10TH STREET · ROANOKE RAPIDS, NC 27870

OLYMPUS
CAPITAL
COMMERCIAL REAL ESTATE

RETAIL / INDUSTRIAL · MINUTES TO I-95

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Property Overview

BECKER VILLAGE MALL · 1620 EAST 10TH ST · ROANOKE RAPIDS, NC

AVAILABLE SPACE

ANCHOR — WEST

±52,349 SF

12' CLEAR · DOCK ACCESS

ANCHOR — EAST

±48,544 SF

12' CLEAR · DOCK ACCESS

FREESTANDING

±34,439 SF

STANDALONE BUILDING

LEASE RATE

Call

BLOCKS COMBINE

THE PROPERTY

SITE AREA ±30 AC	PROPERTY TYPE Retail / Industrial	CLEAR HEIGHT 12'
DOCK DOORS 5	ZONING Commercial	TO I-95 ±3 Min

HIGHLIGHTS

- Excellent warehousing / industrial space — **five dock doors in place**
- Multiple full and **signalized** intersection access points
- **Minutes from I-95** — direct access off E 10th St
- **Sprinklered** throughout
- Portion of site can be **fenced off for outside storage**
- **Build-to-suit pad** available on the east parcel

MAJOR AREA EMPLOYERS

ECU Health North 500+ · HOSPITAL	County of Halifax 500+ · GOVERNMENT	WestRock 250+ · PAPER MILL
Reser's Fine Foods 250+ · FOOD MFG	Kennametal 100+ · MANUFACTURING	AEL Span 100+ · WAREHOUSING

2026 DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	4,898	19,722	27,244
DAYTIME POP.	8,004	21,925	28,579
HOUSEHOLDS	2,407	8,768	12,170
MEDIAN HH INC.	\$50,048	\$53,127	\$50,899

NEARBY RETAIL

Lowe's	Walmart Supercenter	Harbor Freight		
Big Lots	Tractor Supply	Belk	Bealls	Ollie's
Food Lion	Walgreens	Dollar Tree	O'Reilly	
Bojangles	Sheetz	Truist		

Roanoke Rapids is the retail hub for Halifax and Northampton counties, drawing from a 15-minute trade area along the I-95 corridor. Becker Village Mall anchors the north end of the city's primary retail corridor, with frontage on both E 10th St and Becker Dr.

The Industrial Opportunity

SECOND-GENERATION BIG-BOX CONVERSION · 12' CLEAR

ROANOKE RAPIDS, NC · MINUTES TO I-95

The shell is already built. So is the loading.

Column-supported big-box space with **12' clear, five dock doors, full sprinkler coverage**, and ±30 acres of paved yard — at a fraction of what ground-up construction costs in this corridor. Blocks from ±34,439 SF.

12'

CLEAR HEIGHT

5

DOCK DOORS

±30 AC

SITE

Yes

SPRINKLERED

±3 Min

TO I-95

BUILT FOR

Regional distribution & 3PL

Last-mile & e-commerce fulfillment

Light manufacturing & assembly

Building products & contractor supply

Fleet, trailer & outside storage

Records, equipment & overflow storage

WHY IT PENCILS

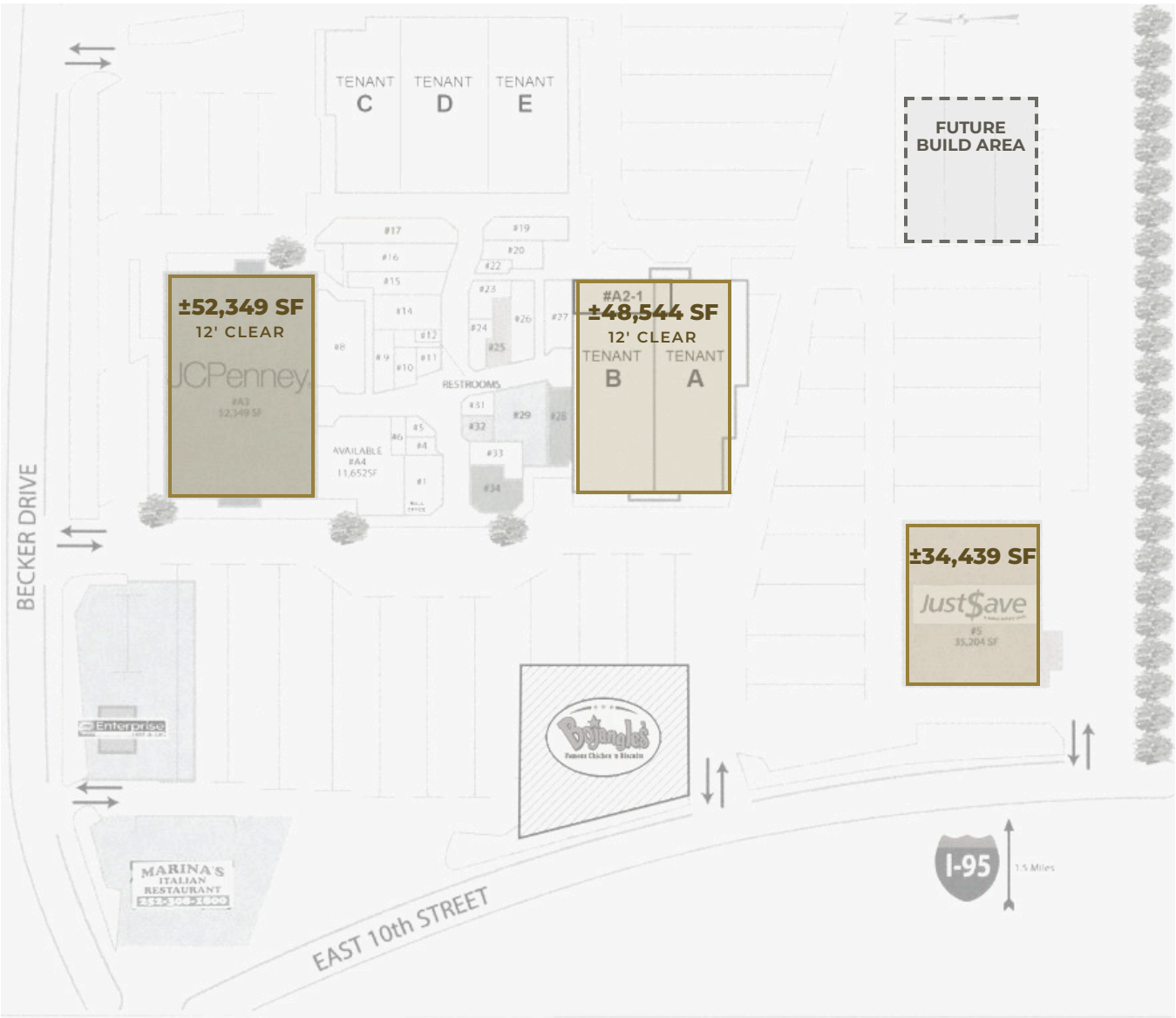
- Second-generation shell — walls, roof, sprinkler and five dock doors already in place
- Portion of the site can be fenced off for outside storage or trailer parking
- Truck circulation around the full perimeter; multiple signalized access points
- Divisible — take a single ±34,439 SF block or combine adjacent blocks
- Roanoke Rapids labor draw at Halifax County occupancy costs

BUILDING SPECS

ANCHOR BLOCKS	±52,349 / ±48,544 SF
FREESTANDING	±34,439 SF
CLEAR HEIGHT	12'
SPRINKLER	Yes
ZONING	Commercial
DOCK DOORS	5
RATE	Call for Pricing

Site Plan & Availability

1620 EAST 10TH STREET • ±30 ACRES



AVAILABLE BLOCKS

SPACE	SIZE
Anchor — West	±52,349 SF
Anchor — East	±48,544 SF
Freestanding	±34,439 SF

SITE NOTES

- Anchor blocks divisible to suit
- 12' clear in both anchor spaces
- Five dock doors on the north and east elevations
- Build-to-suit pad on the east parcel
- Abundant parking; portion can be fenced for outside storage

SITE FACTS

SITE AREA ±30 AC	ZONING Commercial
CLEAR HEIGHT 12'	SPRINKLER Yes
TO I-95 ±3 Min	RATE Call

Existing tenants: Bojangles, Enterprise Rent-A-Car, Taco1.
Plan is schematic — verify all dimensions.

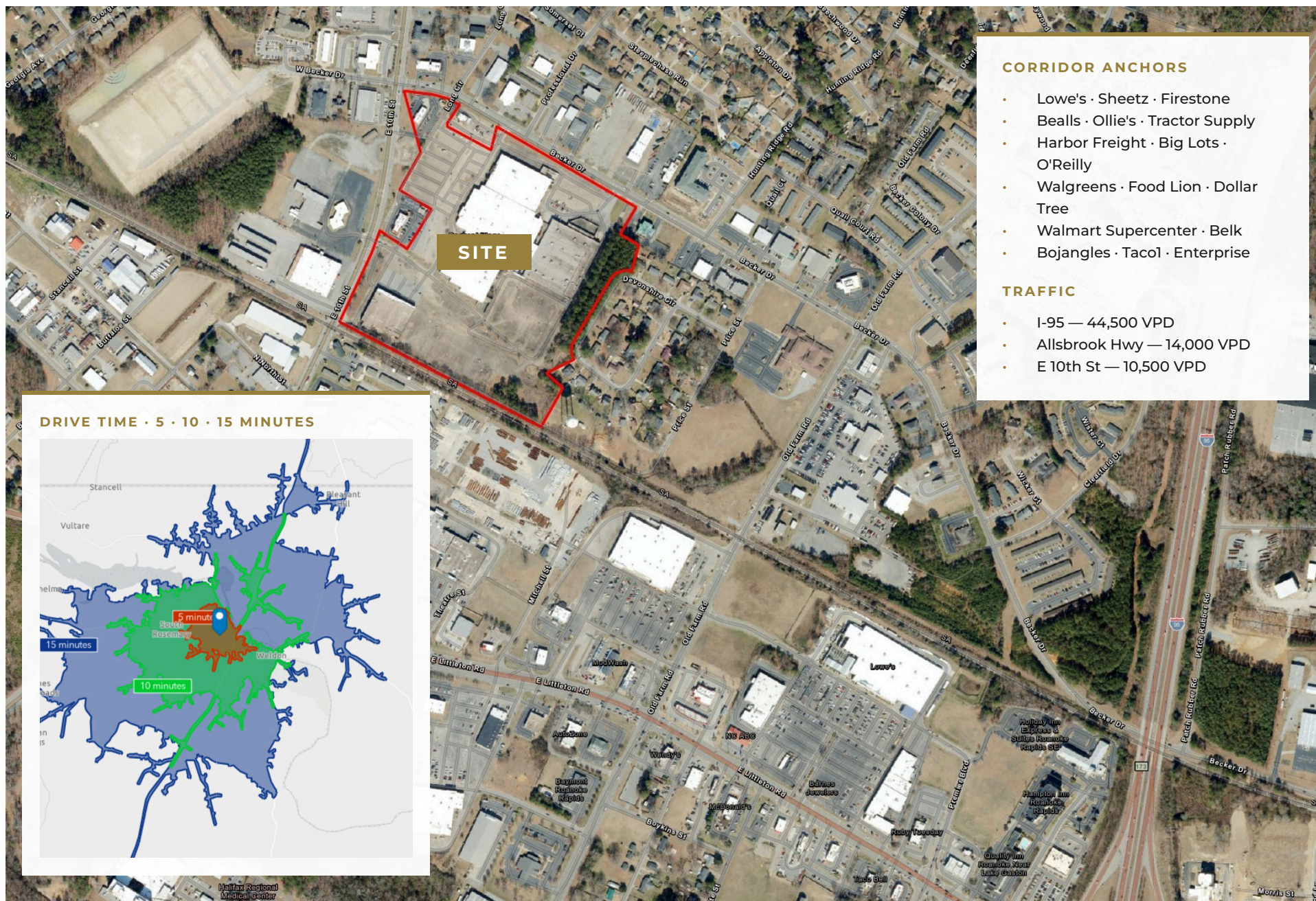
±30 ACRES · MULTIPLE SIGNALIZED ACCESS POINTS



Market Aerial

ROANOKE RAPIDS RETAIL CORRIDOR

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Property Photos

AERIAL & ELEVATION

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SITE LOOKING NORTH



FRONT ELEVATION · E 10TH ST



NORTH PARCEL & PARKING FIELD

Loading & Industrial Access

DOCK DOORS • YARD • OUTSIDE STORAGE POTENTIAL

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DOCK DOORS • EAST ELEVATION



REAR SERVICE DRIVE



NORTH DOCK DOORS