

ROCKY MOUNT DRIVE-THRU QSR

1888 East Raleigh Blvd., Rocky Mount, NC 27801



**CENTURY 21
COMMERCIAL.**
Triangle Group

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Property Info & Disclaimer

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Property Description

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Property Photos

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Resume/Bio

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MOUNT
DRIVE-THRU
QSR



ROCKY MOUNT DRIVE-THRU QSR

PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

1888 East Raleigh Blvd., Rocky Mount, NC 27801

YEAR BUILT

2023

RENTABLE AREA

1,352 Sq. Ft.

1888 East Raleigh Blvd. Rocky Mount, NC 27801

PROPERTY OVERVIEW

1888 E. Raleigh Blvd., Rocky Mount, NC - 27801

±1,352 SF freestanding building

Former Checkers purpose-built QSR layout

Existing double drive-thru infrastructure

High-visibility location

Strong traffic counts & easy access

Established retail and residential corridor



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1888 East Raleigh Blvd., Rocky Mount, NC 27801

PROPERTY DETAILS

Highly visible drive-thru restaurant opportunity in Rocky Mount, NC, near the intersection of US Hwy 64 and E Raleigh Blvd (BUS 64). The site offers strong traffic counts, excellent access, and prominent frontage along a primary commercial corridor.

The existing two-lane drive-thru infrastructure allows for a quick and cost-effective opening. Ideal for QSR, coffee, or fast-casual users seeking exposure to both local and commuter traffic. Rare turnkey second-generation restaurant with existing kitchen equipment, including two hoods and a grease trap.

- 2 Lane Drive-Thru
 - High Visibility
 - Fully equipped kitchen
 - High Traffic Counts
 - Pylon Sign
 - Patio Seating
 - Immediate availability
-

PROPERTY PHOTOS



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PROPERTY PHOTOS

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PROPERTY PHOTOS



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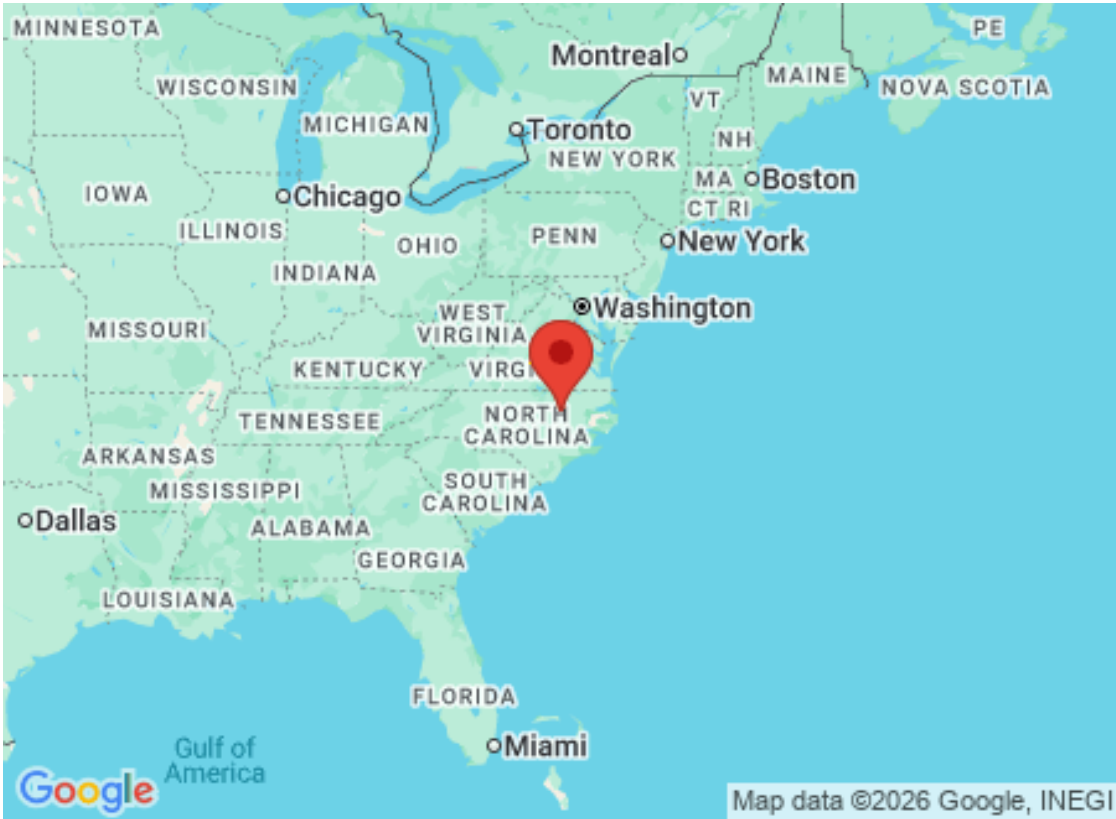
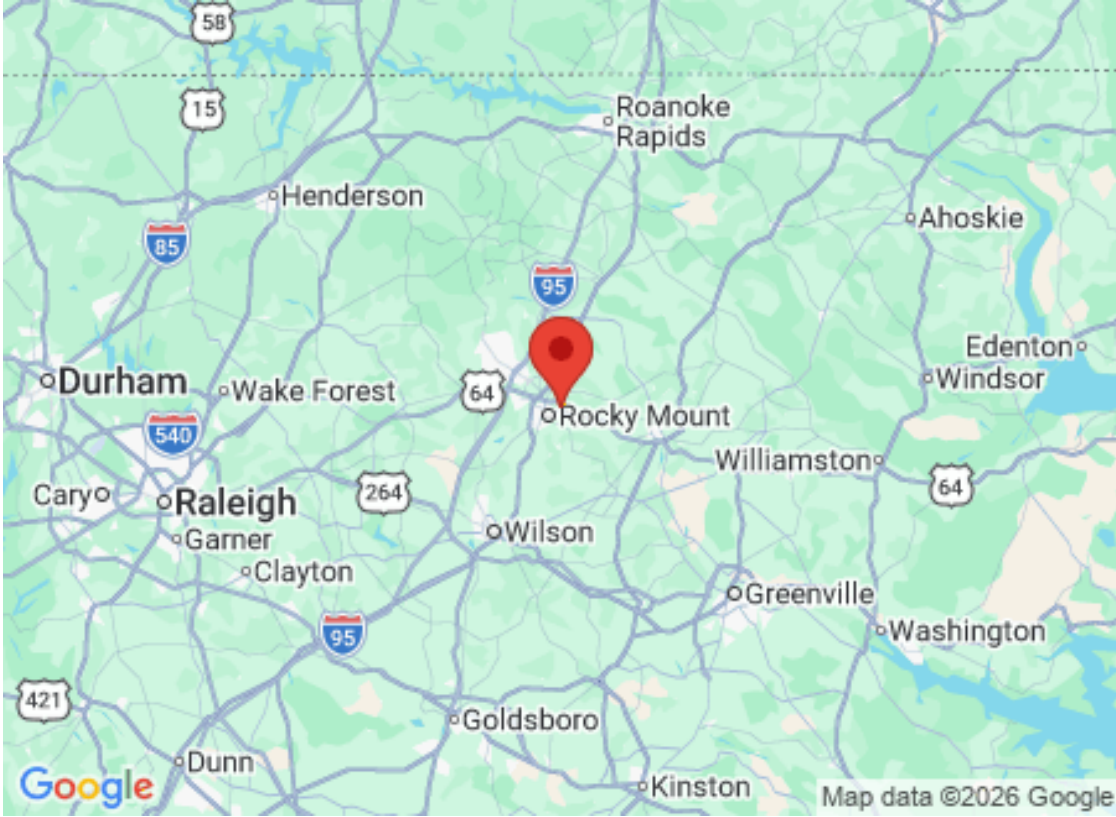


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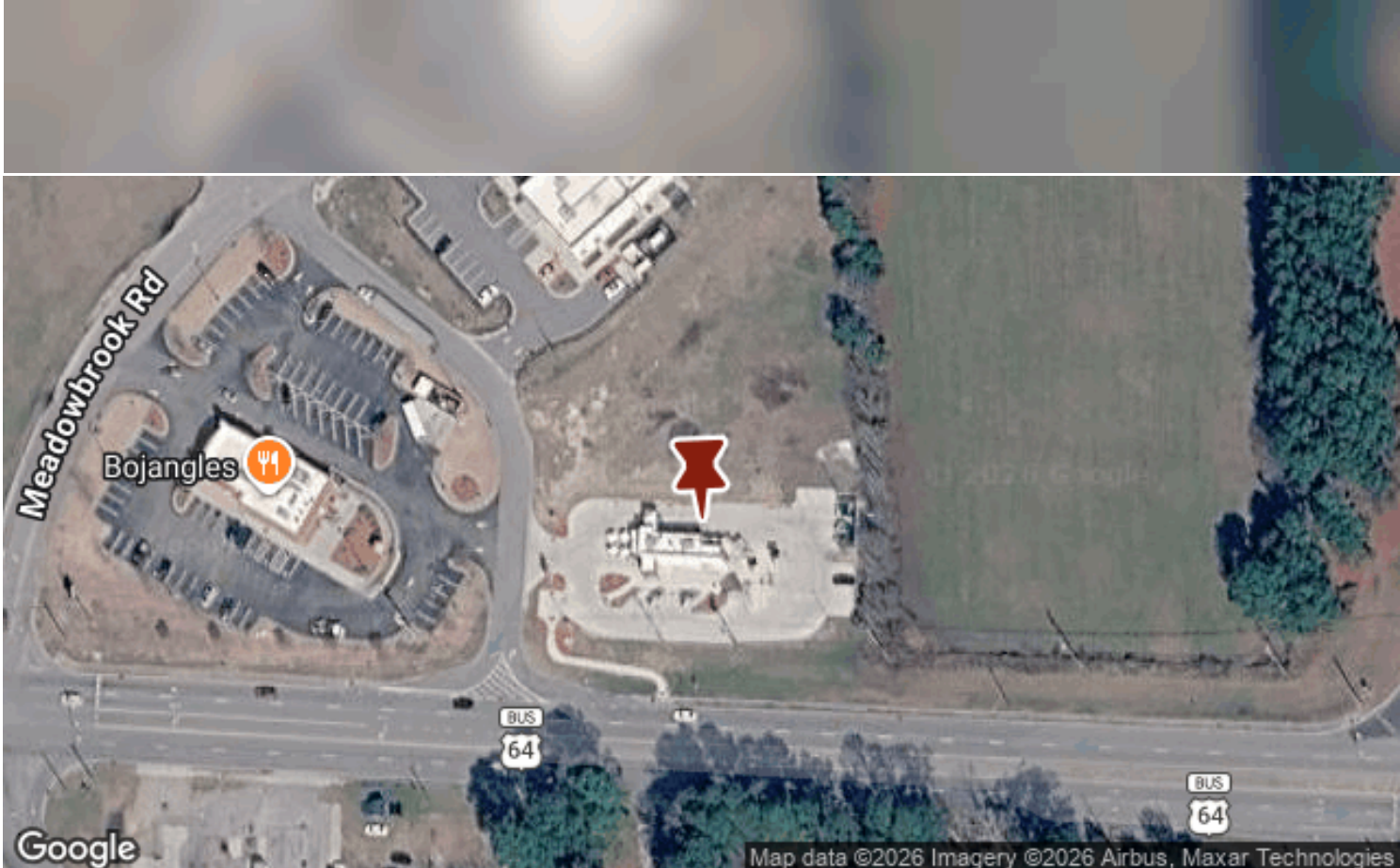
AREA LOCATION MAP



ROCKY MOUNT DRIVE-THRU QSR

1888 EAST RALEIGH BLVD., ROCKY MOUNT, NC, 27801

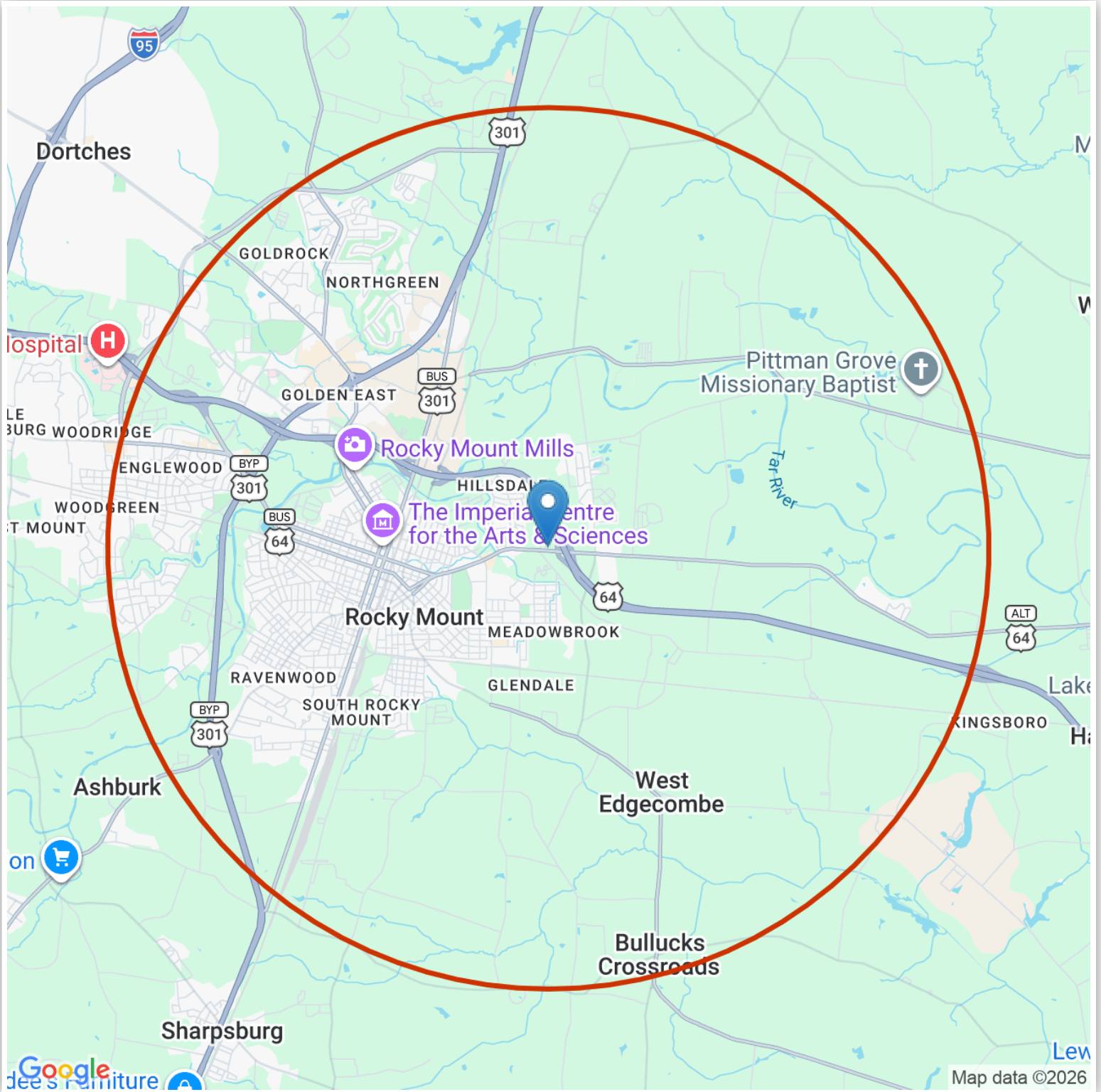
AERIAL ANNOTATION MAP



Rocky Mount Drive-thru QSR

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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



ROCKY MOUNT DRIVE-THRU QSR

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

45,426
Population

40.9 Median Age

2.28
Average Household Size

19,842
Total Households

EDUCATION

9.4%
No High School Diploma

6.48%
High School Graduate

18.96%
Some College

16.06%
Bachelor's/ Grad

BUSINESS

2,071
Total Businesses

26,049
Total Employees

EMPLOYMENT

1,905
Manufacturing Employees

6,576
Retail Trade Employees

2,588
Eating & Drinking Employees

1,628
Finance/Ins/Real Estate Emp

7.8% Unemployment Rate

INCOME

\$45,450
Median Household Income

\$27,756
Per Capita Income

\$54,520
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (16.57%) ■
The smallest group : \$200,000+ (2.45%) ■

Indicator	Value(%)	
< \$15,000	15.71	■
\$15,000 - \$24,999	10.37	■
\$25,000 - \$34,999	11.84	■
\$35,000 - \$49,999	15.89	■
\$50,000 - \$74,999	16.57	■
\$75,000 - \$99,999	11.04	■
\$100,000 - \$149,999	13.09	■
\$150,000 - \$199,999	3.05	■
\$200,000+	2.45	■



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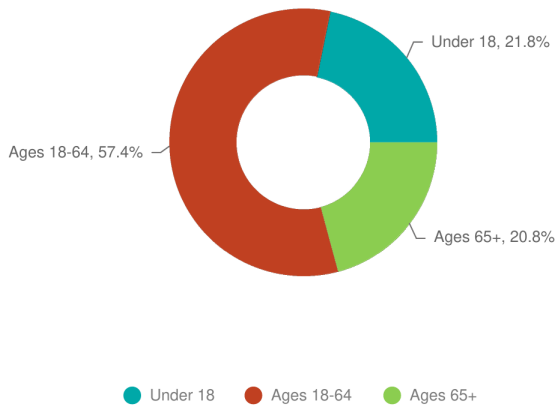
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

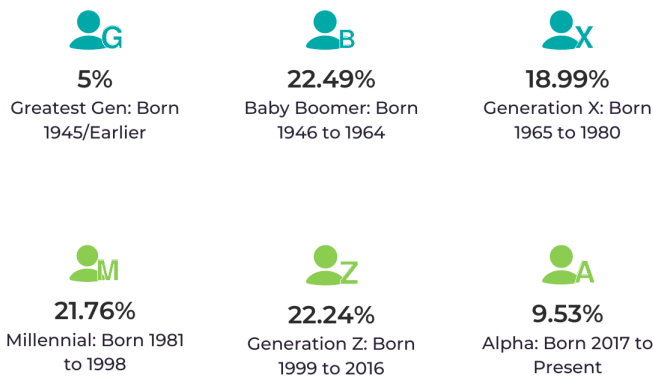
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

45,426 Population	19,732 Households	40.9 Median Age
2.28 Avg Size Household	\$45,450 Median Household Income	\$133,600 Median Home Value
46 Wealth Index	135 Housing Affordability	54.5 Diversity Index

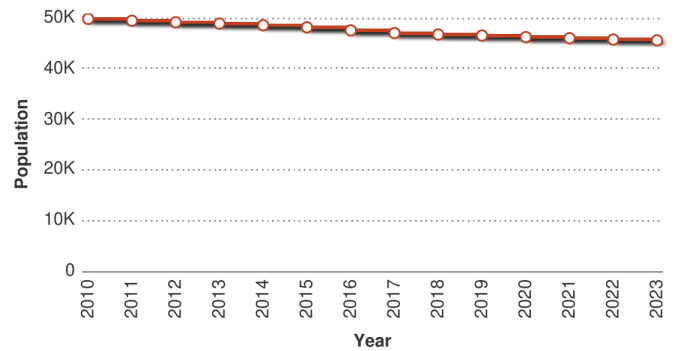
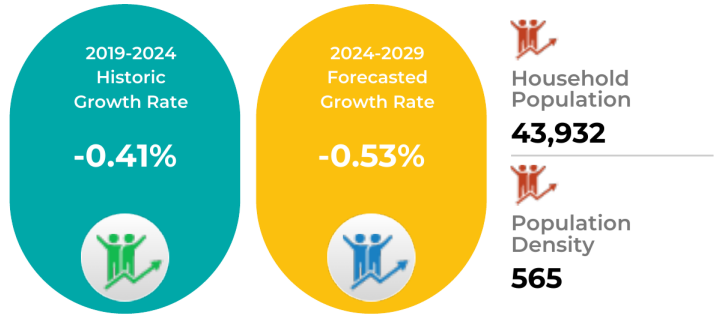
POPULATION BY AGE



POPULATION BY GENERATION



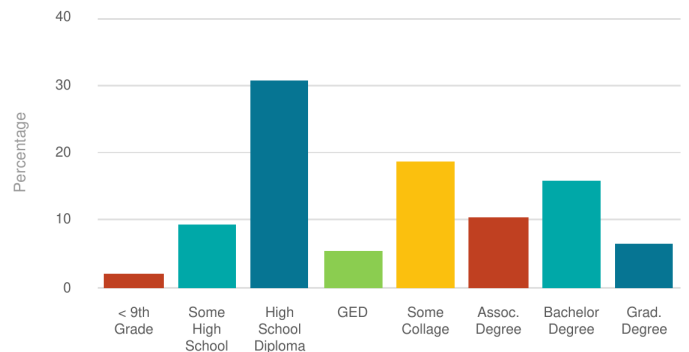
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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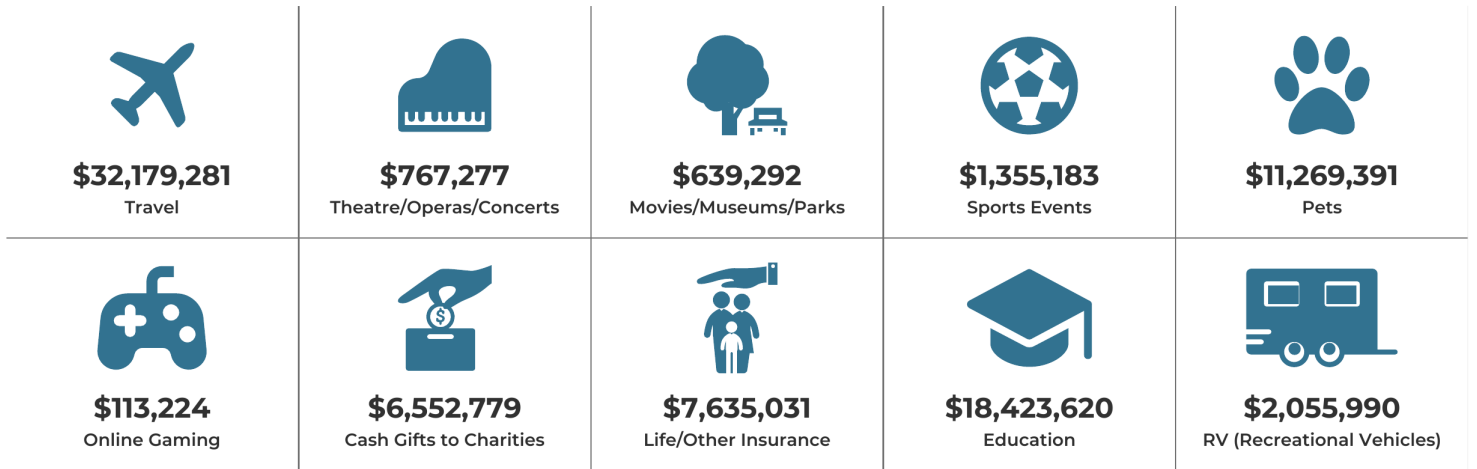
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

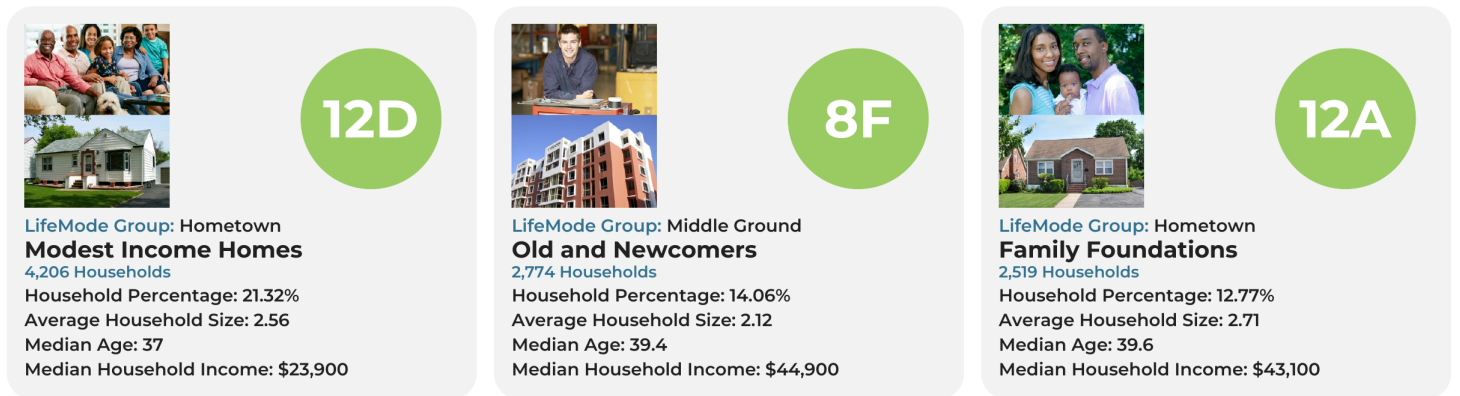
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

ROCKY MOUNT DRIVE-THRU QSR

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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	46,230	45,994	45,540
Total Households	19,842	20,263	20,414
Family Households	11,770	11,639	11,588
Average Household Size	2.30	2.25	2.21
Owner Occupied Housing Units	9,020	9,333	9,788
Renter Occupied Housing Units	10,822	10,930	10,626
Median Age	40.8	41.4	42.3

Trends 2025 - 2030	Area	State	National
Population	-0.2%	0.8%	0.4%
Households	0.1%	1.1%	0.6%
Family Population	-0.1%	0.9%	0.5%
Owner Occupied Housing Units	1.0%	1.2%	0.0%
Median Household Income	1.7%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,765	6.0%	2,626	5.7%	2,581	5.7%
5-9	2,907	6.3%	2,715	5.9%	2,474	5.4%
10-14	3,031	6.6%	2,843	6.2%	2,665	5.8%
15-19	2,914	6.3%	2,871	6.2%	2,710	6.0%
20-24	2,753	6.0%	2,831	6.2%	2,808	6.2%
25-29	2,954	6.4%	2,675	5.8%	2,788	6.1%
30-34	2,808	6.1%	2,970	6.5%	2,561	5.6%
35-39	2,544	5.5%	2,763	6.0%	2,895	6.4%
40-44	2,584	5.6%	2,592	5.6%	2,798	6.1%
45-49	2,607	5.6%	2,608	5.7%	2,603	5.7%
50-54	2,904	6.3%	2,672	5.8%	2,625	5.8%
55-59	3,230	7.0%	2,794	6.1%	2,572	5.7%
60-64	3,343	7.2%	3,034	6.6%	2,690	5.9%
65-69	3,079	6.7%	3,111	6.8%	2,894	6.3%
70-74	2,416	5.2%	2,699	5.9%	2,772	6.1%
75-79	1,573	3.4%	2,055	4.5%	2,342	5.1%
80-84	923	2.0%	1,212	2.6%	1,590	3.5%
Age 85+	895	1.9%	923	2.0%	1,171	2.6%

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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	2,167	10.7%	2,076	10.2%
\$10,000-14,999	1,164	5.7%	1,080	5.3%
\$15,000-19,999	945	4.7%	804	3.9%
\$20,000-24,999	806	4.0%	686	3.4%
\$25,000-29,999	917	4.5%	762	3.7%
\$30,000-34,999	801	4.0%	736	3.6%
\$35,000-39,999	869	4.3%	790	3.9%
\$40,000-44,999	914	4.5%	858	4.2%
\$45,000-49,999	1,094	5.4%	1,045	5.1%
\$50,000-59,999	1,965	9.7%	1,960	9.6%
\$60,000-74,999	2,273	11.2%	2,429	11.9%
\$75000-99999	2,099	10.4%	2,222	10.9%
\$100,000-124,999	1,901	9.4%	2,083	10.2%
\$125,000-149,999	814	4.0%	971	4.8%
\$150000-199999	904	4.5%	1,101	5.4%
\$200,000-249,999	260	1.3%	343	1.7%
\$250,000-299,999	60	0.3%	78	0.4%
\$300,000-399,999	124	0.6%	172	0.8%
\$400,000-499,999	17	0.1%	13	0.1%
\$500,000+	169	0.8%	204	1.0%
Median Household Income	\$51,987	-	\$56,587	-
Average Household Income	\$68,970	-	\$75,541	-
Per Capita Income	\$30,320	-	\$33,797	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,921	25.8%	11,346	24.7%	10,803	23.7%
Black Alone	30,417	65.8%	30,437	66.2%	30,313	66.6%
American Indian	258	0.6%	272	0.6%	273	0.6%
Asian Alone	574	1.2%	651	1.4%	706	1.6%
Pacific Islander	20	0.0%	24	0.1%	25	0.1%
Some Other Race	1,308	2.8%	1,417	3.1%	1,489	3.3%
Two or More Races	1,732	3.8%	1,847	4.0%	1,931	4.2%
Hispanic (Any Race)	2,135	4.6%	2,320	5.0%	2,426	5.3%

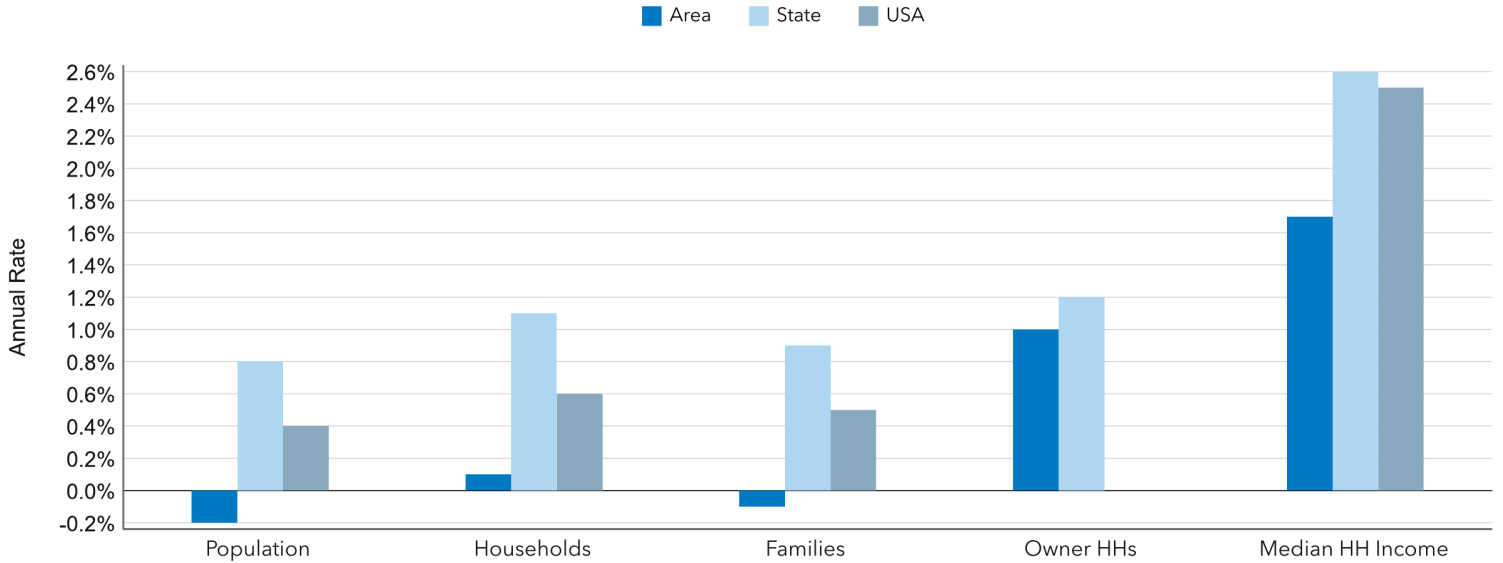
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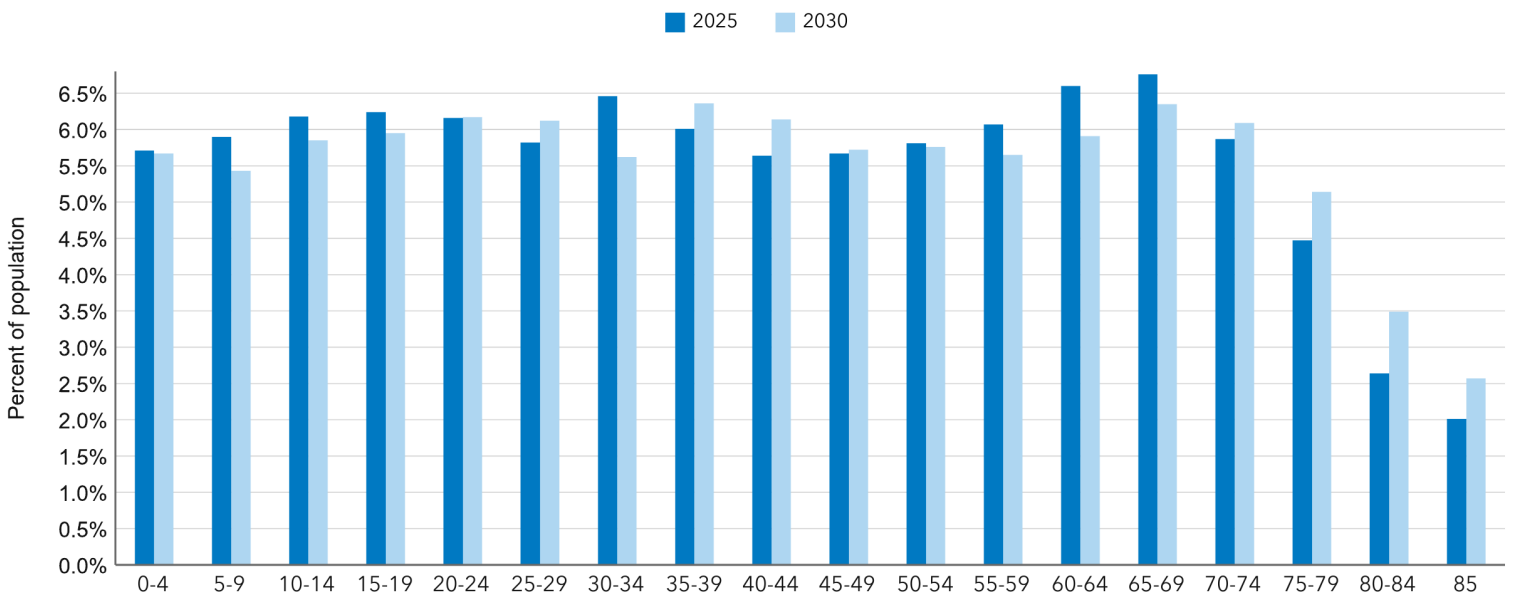
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2025 - 2030 Annual Rate



Population by Age



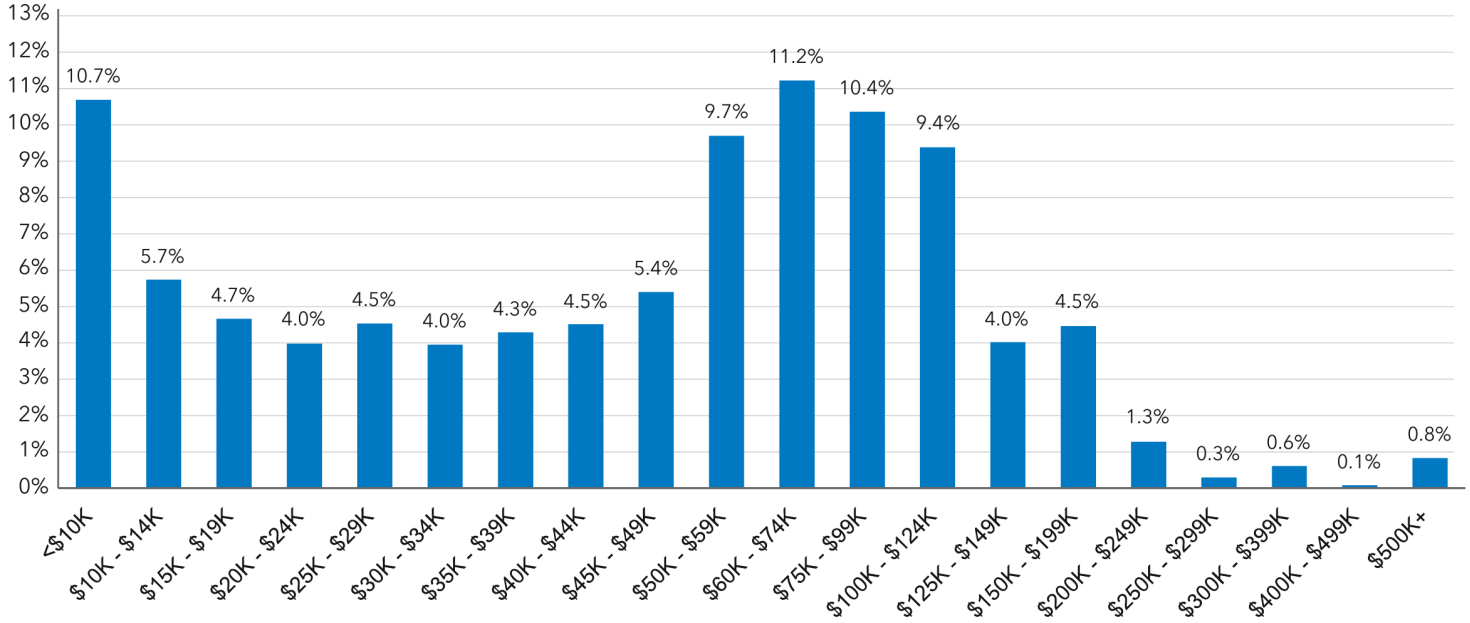
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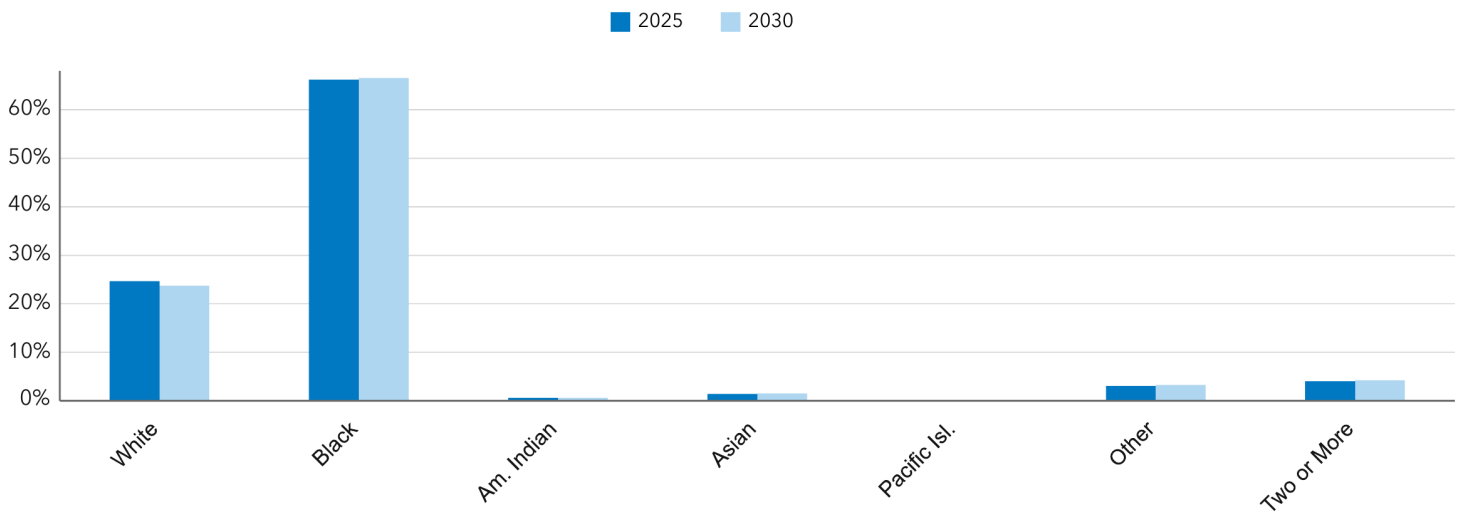
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Households by Income for 2025



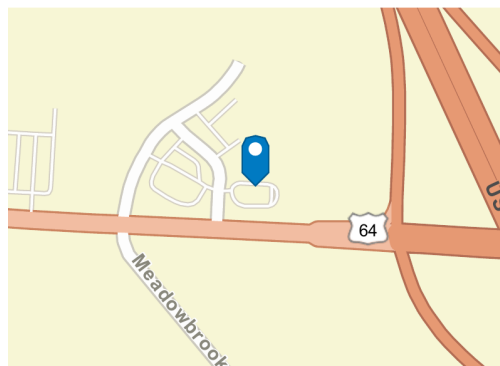
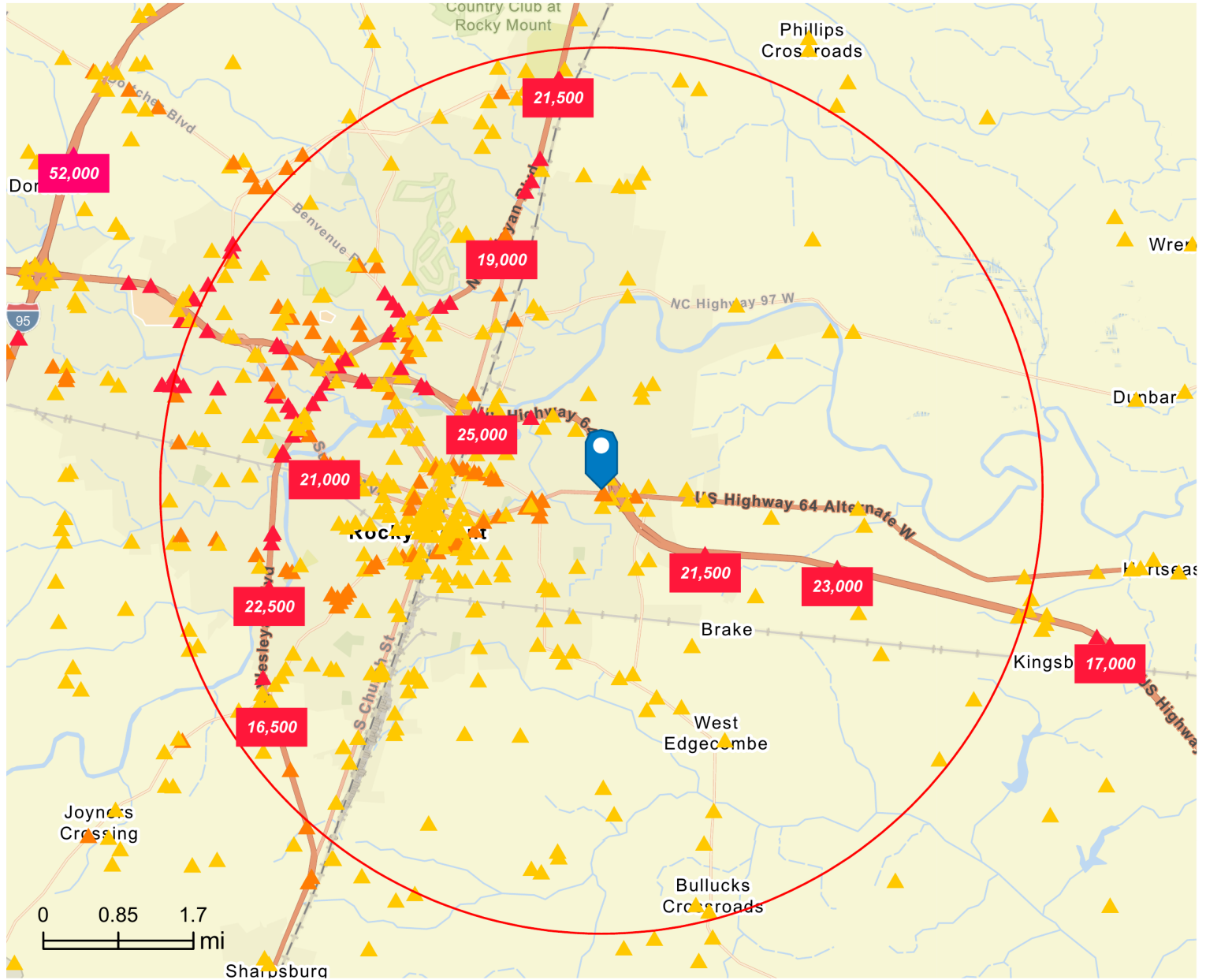
Population by Race



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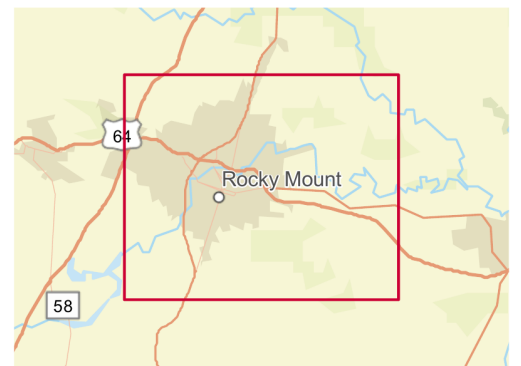
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TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



ROCKY MOUNT DRIVE-THRU QSR

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Ravi Sharma works with entrepreneurs and owner-operators who are ready to take control of their future through commercial real estate ownership. With a strong analytical background in physics and mathematics, he helps business owners evaluate opportunities with clarity—so decisions are based on disciplined analysis, not guesswork.

Whether acquiring a franchise location, purchasing a standalone retail building, or securing space for expansion, Ravi focuses on the fundamentals that matter most to small business owners: cash flow sustainability, realistic growth projections, lease structure, operating costs, and long-term equity potential. He also assists clients navigating transactions involving SBA financing by helping ensure that property selection and deal structure align with typical lender expectations from the outset.

While Ravi provides data-driven real estate analysis and market insight, he is not a financial advisor or financial consultant. Clients are encouraged to consult with their CPA, lender, or financial professional for tax, accounting, or investment advice.

Ravi believes real estate should strengthen a business—not strain it. By combining analytical precision with practical market knowledge, he helps entrepreneurs move confidently from opportunity to ownership. Fluent in English, Hindi, and Gujarati, he is committed to making the process straightforward, transparent, and aligned with each client’s long-term goals.



CONTACT



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