

1473 N. WESLEYAN BLVD.

ROCKY MOUNT, NC 27804

Retail For Lease



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

AVAILABLE

- 24,244 SF
- Lease rate: Contact brokers
- TICAM: ~\$1.21*/SF

*Insurance subject to change based on occupancy

LOCATION DESCRIPTION

Situated along N. Wesleyan Boulevard, one of Rocky Mount's primary commercial corridors, the property offers outstanding visibility and convenient access for customers and employees. The surrounding area is home to a strong mix of national retailers, restaurants, hotels, and service businesses, creating consistent daily traffic and a well-established commercial environment. Its location provides quick access to US Highway 64 and Interstate 95, making it easily accessible from throughout eastern North Carolina. With limited availability of large commercial spaces in the market, this property presents a rare leasing opportunity in a proven retail corridor.

PROPERTY HIGHLIGHTS

- » Zoning: B-2 Commercial Corridor District, *View Zoning Use Table*
- » Building class: B
- » Column spacing: 38' x 27'
- » Clear height: Showroom - 11'
Warehouse - 16'
- » Loading: (2) Dock high doors, 8' x 10'
(1) Drive-in door, 8' x 8'

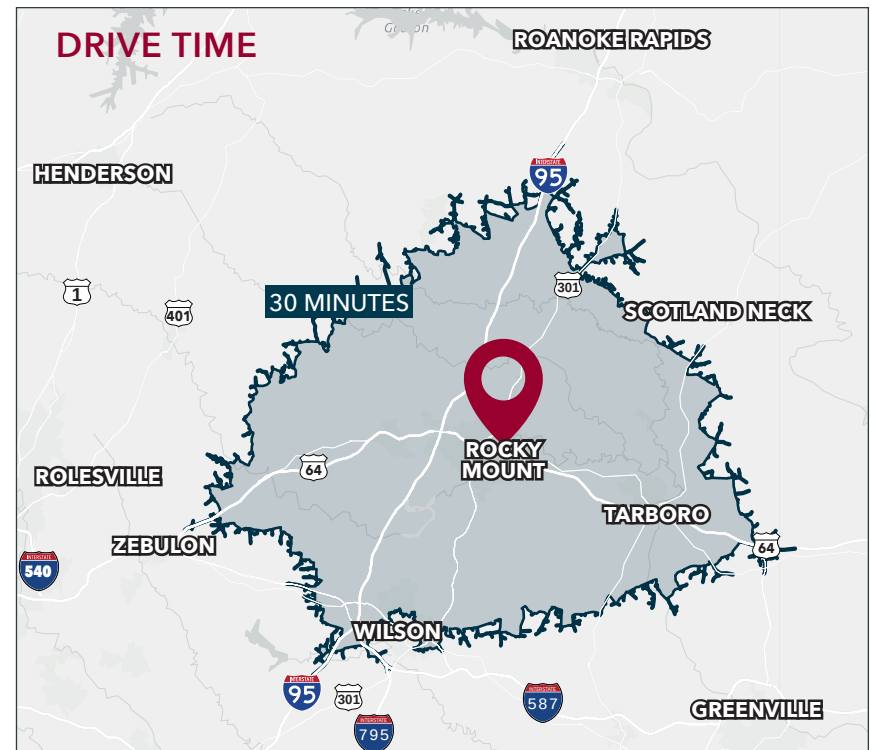
TRAFFIC COUNTS

- » 18,000 VPD on N. Wesleyan Blvd.

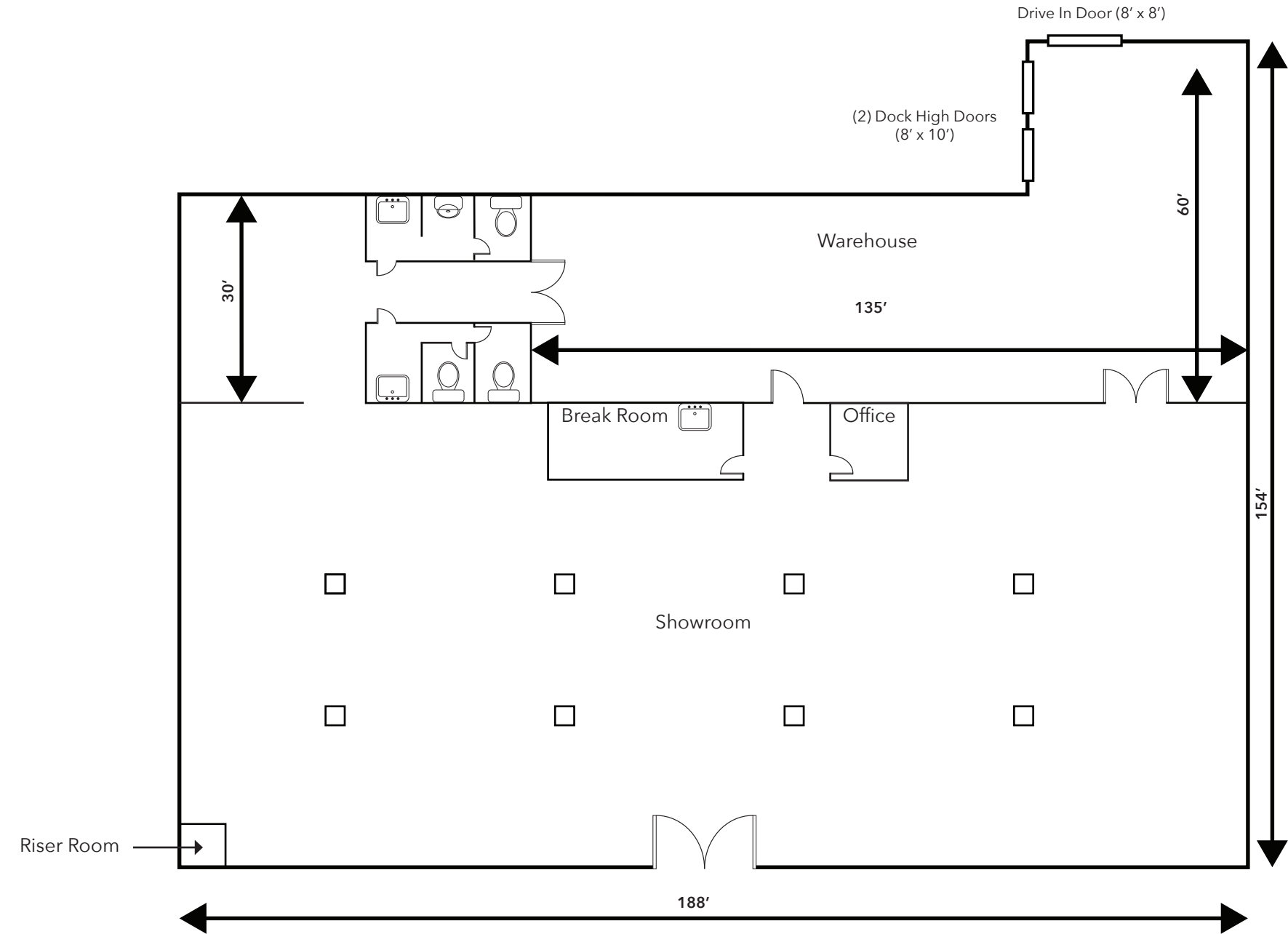
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,654	23,986	53,224
Avg. HH Income	\$65,733	\$71,463	\$78,247
No. of Businesses	279	1,497	2,359
No. of Employees	3,770	20,526	31,770
Total Daytime Population	3,953	31,529	61,752

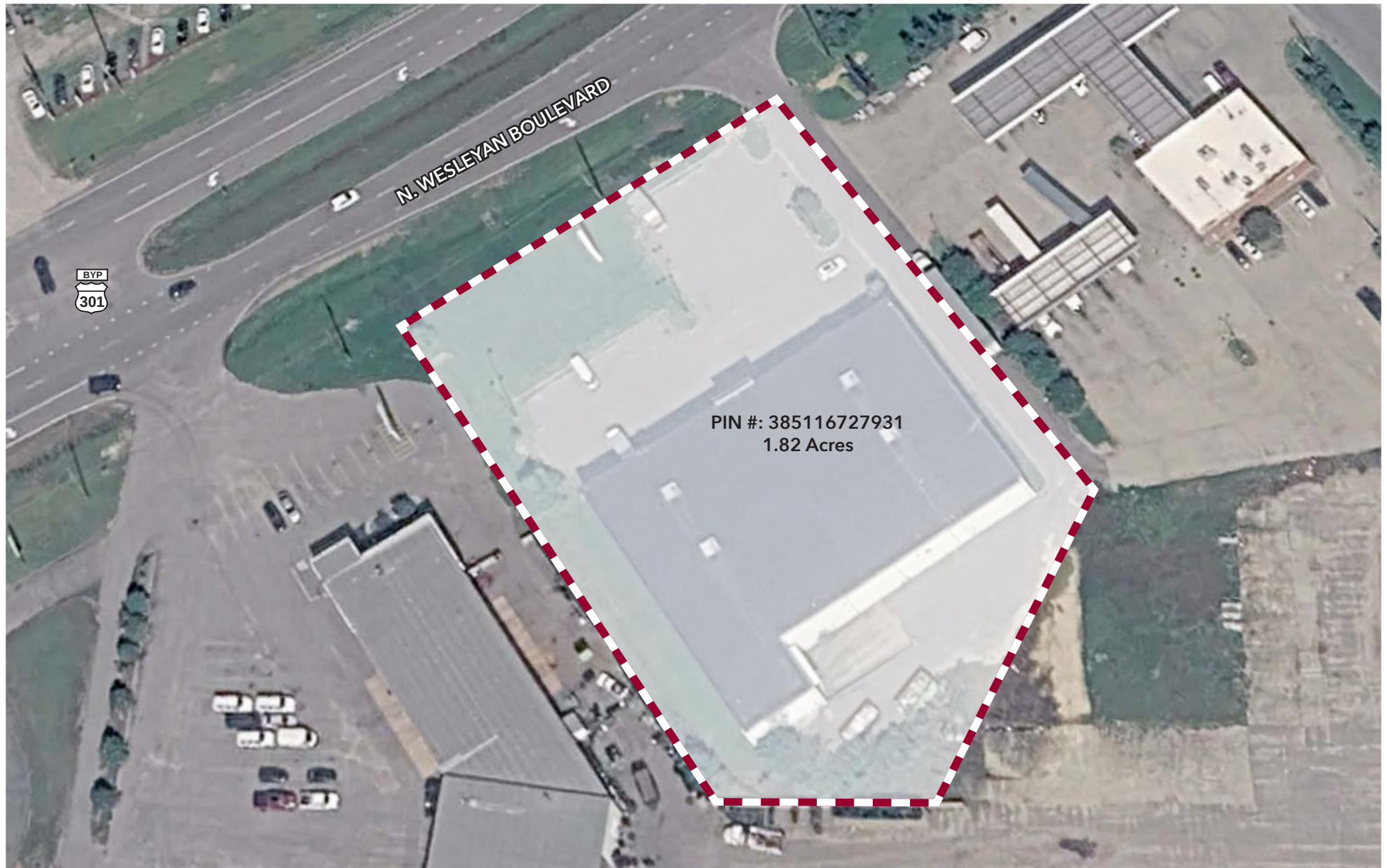
Source: ESRI 2026



FLOOR PLAN



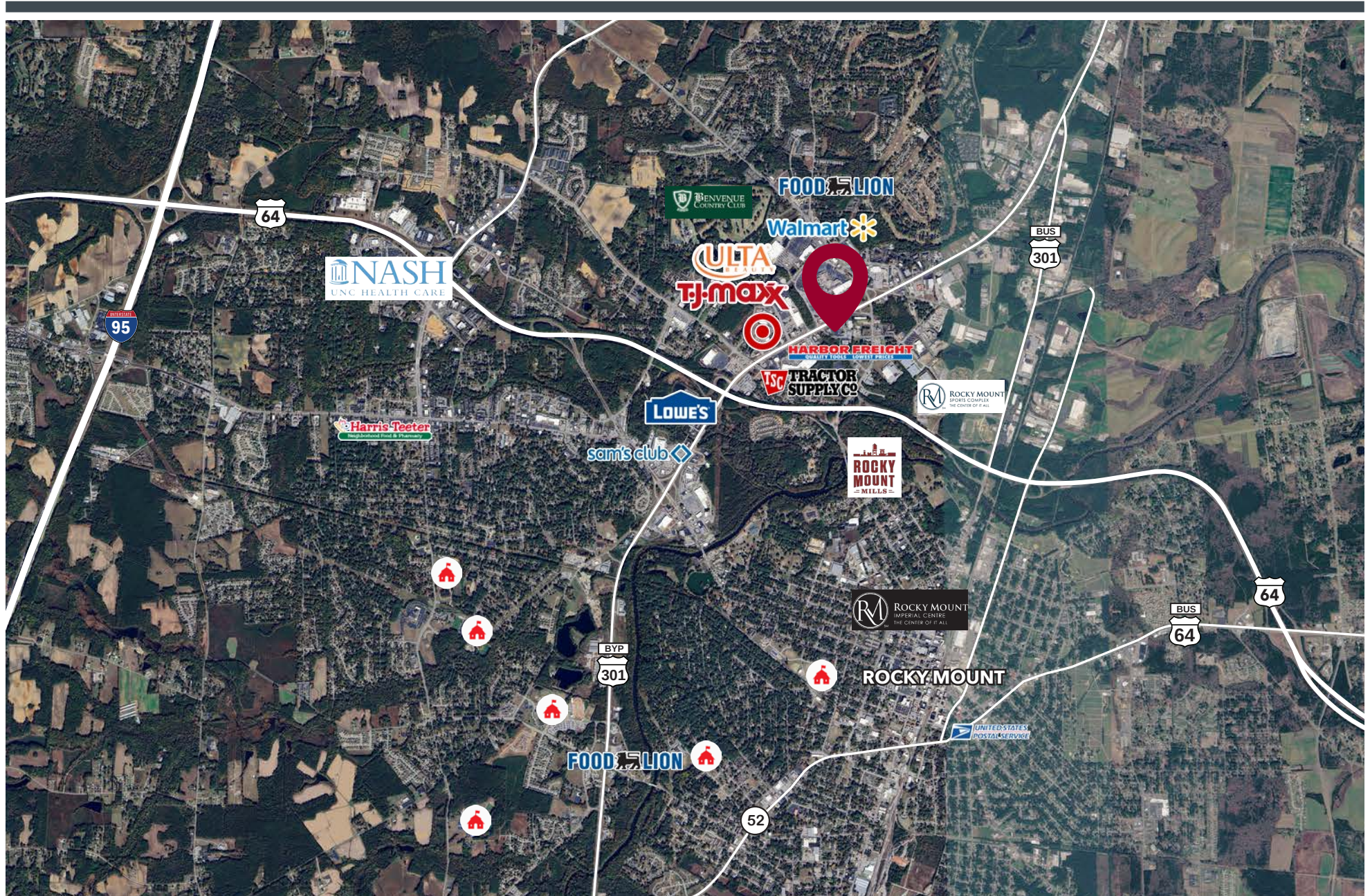
SITE PLAN



PHOTOS



AREA OVERVIEW



Presented by:

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