



S.L. NUSBAUM
REALTY CO. | SINCE 1906

FOR LEASE
ROSES PLAZA



830 HALSTEAD BOULEVARD
ELIZABETH CITY, NC 27909

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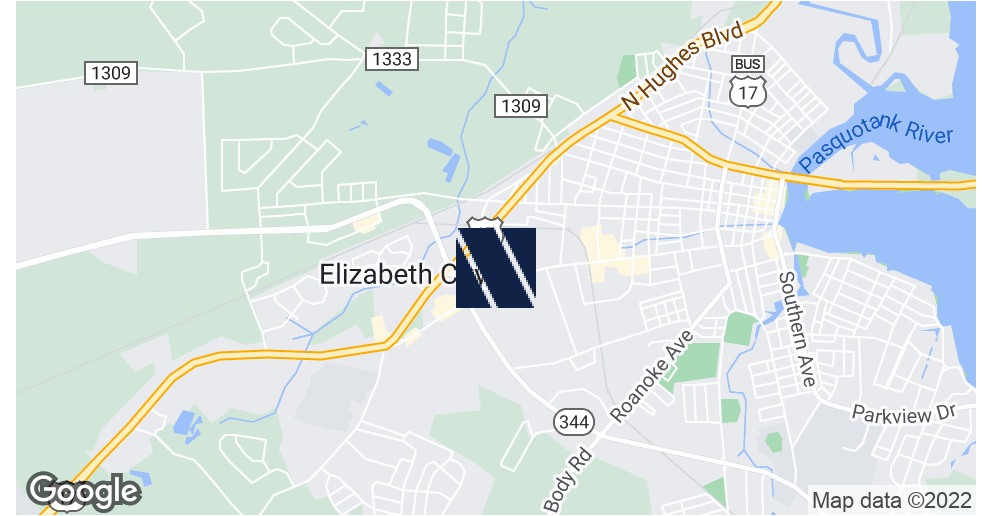




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PROPERTY SUMMARY

830 HALSTEAD BOULEVARD
ELIZABETH CITY, NC 27909



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN; Ground)
Building Size:	95,500 SF
Available SF:	10,000 - 17,000 SF
Traffic Count:	24,000

PROPERTY OVERVIEW

Adjacent to Big Lots and Southgate Mall. In close proximity to Elizabeth City State University, College of the Albemarle, and the Coast Guard Air Station Elizabeth City, the largest U.S. Coast Guard air station on the East Coast.

PROPERTY HIGHLIGHTS

- 17,000 SF retail space available in this 95,500 SF neighborhood center co-anchored by Roses, OfficeMax and CitiTrends
- Up to 10,000 SF outparcel for a 3,000± SF building
- Located at the intersection of Halstead Boulevard (Route 344) and Ehringhaus Street (Route 17)

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RETAILER MAP

830 HALSTEAD BOULEVARD
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ADDITIONAL PHOTOS

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DEMOGRAPHICS

830 HALSTEAD BOULEVARD
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,211	20,633	30,704
Average Age	32.6	31.8	33.4
Average Age (Male)	27.9	29.3	31.4
Average Age (Female)	34.7	33.9	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,695	7,683	11,150
# Of Persons Per HH	2.5	2.7	2.8
Average HH Income	\$33,605	\$45,926	\$52,516
Average House Value	\$130,981	\$158,377	\$180,850

* Demographic data derived from 2020 ACS - US Census

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

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