

# Commercial Redevelopment | Battleboro, NC

7730-7752 NORTH CAROLINA 48



Offering Memorandum



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## Property Highlights

7730-7752 NC-48 BATTLEBORO, NC  
3 PARCELS | 3.66 ACRES

Address:

7730-7752 NC-48  
Battleboro, NC 27809

Sale Price:

\$5,500,000

Lot Size:

3.66 Acres

Zoning:

B2 & F1

Current Use:

Vacant Land & C-Store

## Property Highlights

### Large Parcel with Strategic Location -

Three-property assemblage totaling approximately 3.66 acres. Includes existing 1,708 SF operating BP-branded convenience store, an additional 2.56-acre vacant parcel with redevelopment potential, and a 6,250 SF commercial building on a third parcel.

### Excellent Frontage and Access -

The property's generous frontage allows for multiple ingress and egress options, providing easy access and visibility for future developments. Expansive land site along NC-48 positioned for strategic commercial development with strong frontage and excellent interstate connectivity.

### High Visibility and Traffic Volume -

Located directly off Interstate 95 in Battleboro, NC, a high-traffic interstate corridor with long-term upside. This redevelopment site enjoys high visibility with over 51,000 vehicles daily on I-95 and 7,000 on NC-4.

### Flexible Development Potential -

Surrounded by hotels and interstate-oriented commercial users. This offering delivers an ideal redevelopment site with strong visibility and direct road access for fuel expansion, QSR, retail, truck parking, or mixed-use concepts.

### Solid Market -

Positioned within the Rocky Mount retail market, with a vacancy rate of 3.7%, and with very little currently under construction. The area within a ten-mile radius of the property has a population of nearly 75,000, with an average household income of over \$77,000.

# Additional Photos



# Aerial Map



**INTERSTATE 95 51,000+ VPD**

**NC 4 7,600+ VPD**

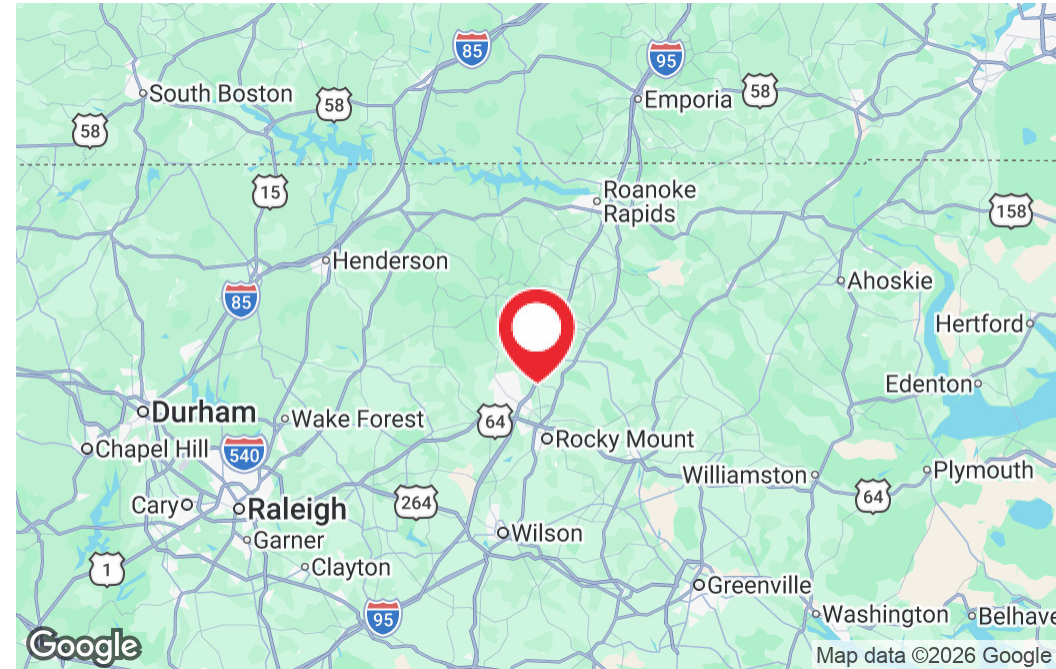
**NC 48 4,700+ VPD**

# Market Overview

## About Battleboro, NC

Battleboro is a community in eastern North Carolina that is now considered part of the greater Rocky Mount area, spanning both Edgecombe and Nash counties. The local economy reflects the broader character of eastern North Carolina, where agriculture, logistics, healthcare, manufacturing, and regional retail continue to play important roles. Nearby Rocky Mount provides access to major employers, medical facilities, shopping centers, and educational institutions. The community also benefits from its strategic location between Raleigh and the North Carolina coast, making it accessible for regional travel and commerce.

Battleboro is known for its affordable housing, spacious properties, and slower pace of life compared to larger North Carolina cities. The proximity to major highways and Rocky Mount allows residents to enjoy both rural living and access to regional services and employment opportunities.



## Demographics

	3 Mile	5 Mile	10 Mile
Population	1,281	10,070	74,486
Population 5-Year Forecast	1,331	10,373	76,881
Households	529	4,055	31,300
Median Home Value	\$221,717	\$197,550	\$199,040
Household Average Income	\$119,467	\$97,787	\$77,905
Median Age	46.6	41.8	42.5

# Contact



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