

# VISIBLE, HIGH TRAFFIC CORRIDOR

## GROUND LEASE



O S. Wesleyan Blvd.,  
Rocky Mount, NC

### ABOUT THE PROPERTY

This exceptional 3.46-acre commercial parcel in Rocky Mount, North Carolina, represents a premier development opportunity. Boasting a highly strategic location, the flat lot is accessible on three sides, including high-traffic corridors of NC 301 Hwy and West Mount Drive. This unparalleled access and visibility make it a perfect fit for a broad spectrum of commercial and service-related businesses, supported by its flexible B-5 zoning. The zoning, which accommodates both traditional commercial and logistics activities, also makes this property an ideal candidate for multiple commercial ground leasing opportunities, allowing for a diverse range of tenants and a flexible investment strategy. The unique combination of superior location, outstanding accessibility, and versatile zoning positions this parcel as a highly attractive and adaptable asset for developers and investors aiming to tap into Rocky Mount's dynamic market.

### PROPERTY FEATURES

- Parcel: 3.46 AC
- Zone: B-5, Commercial
- Uses: Multiple
- Market: Rocky Mount

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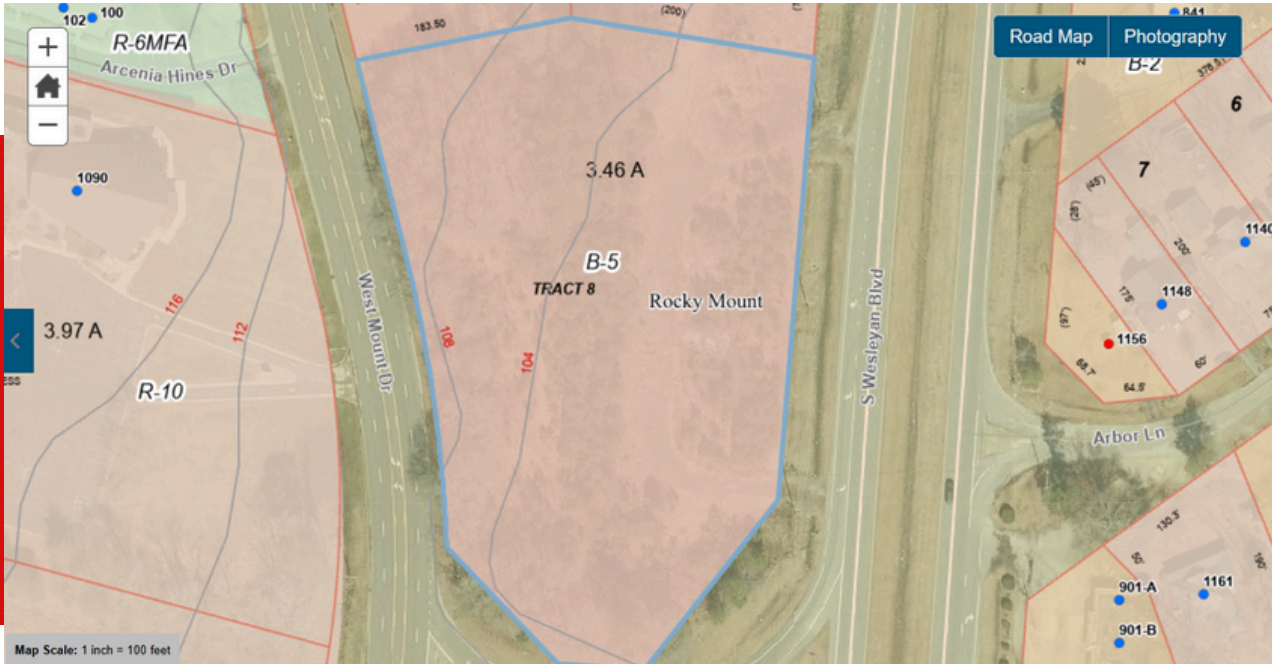


### DIEGO MUNOZ

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## LOCATION OVERVIEW

The property's value is further enhanced by its location within a bustling and growing community. Situated within walking distance of Rocky Mount High School, the River's Edge Shopping Center, and Bethlehem Road, it benefits from significant foot and vehicle traffic. Its proximity to large churches and residential communities provides a stable and expanding customer base.





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Schedule A Tour!!

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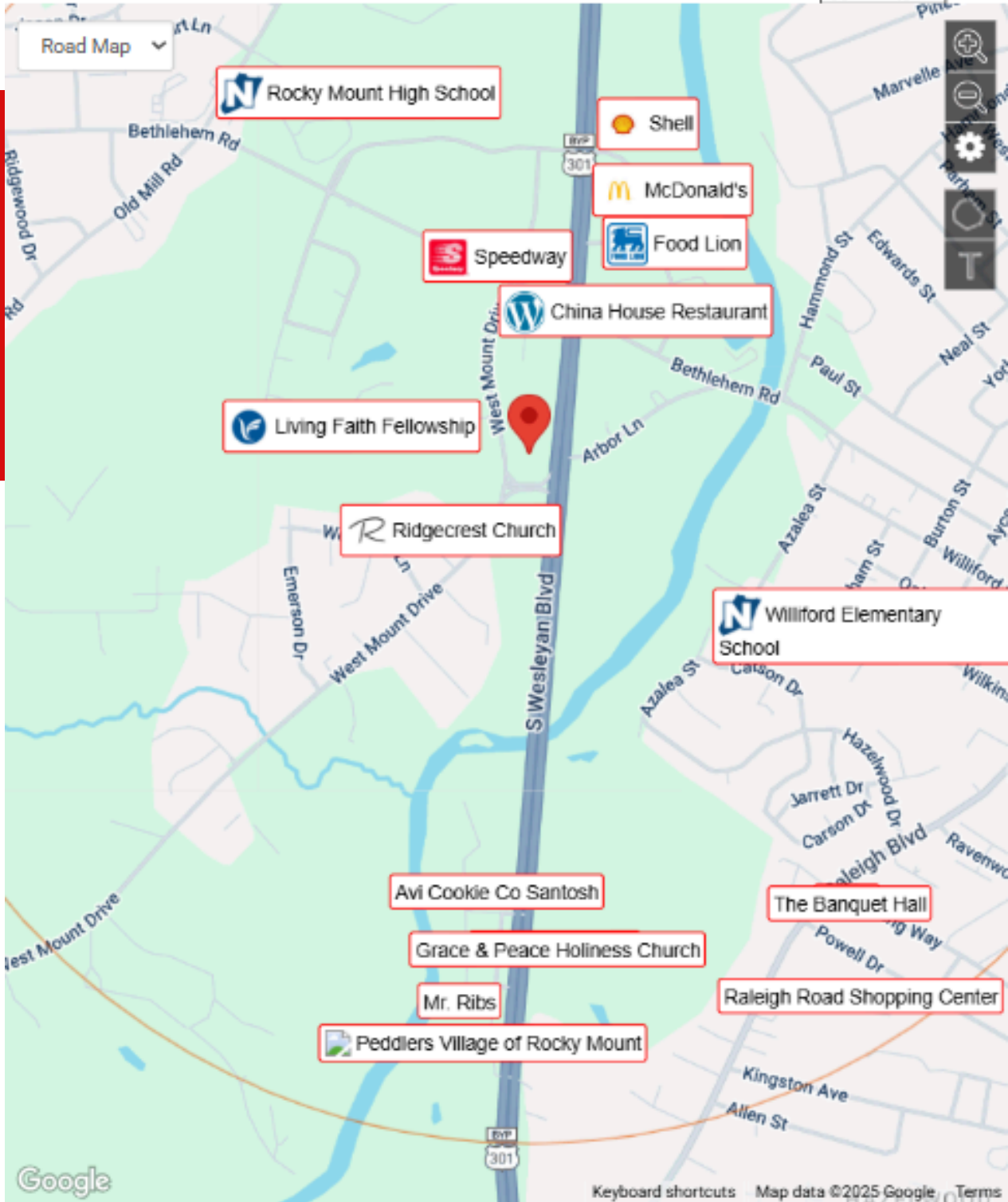
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NEARBY BUSINESSES



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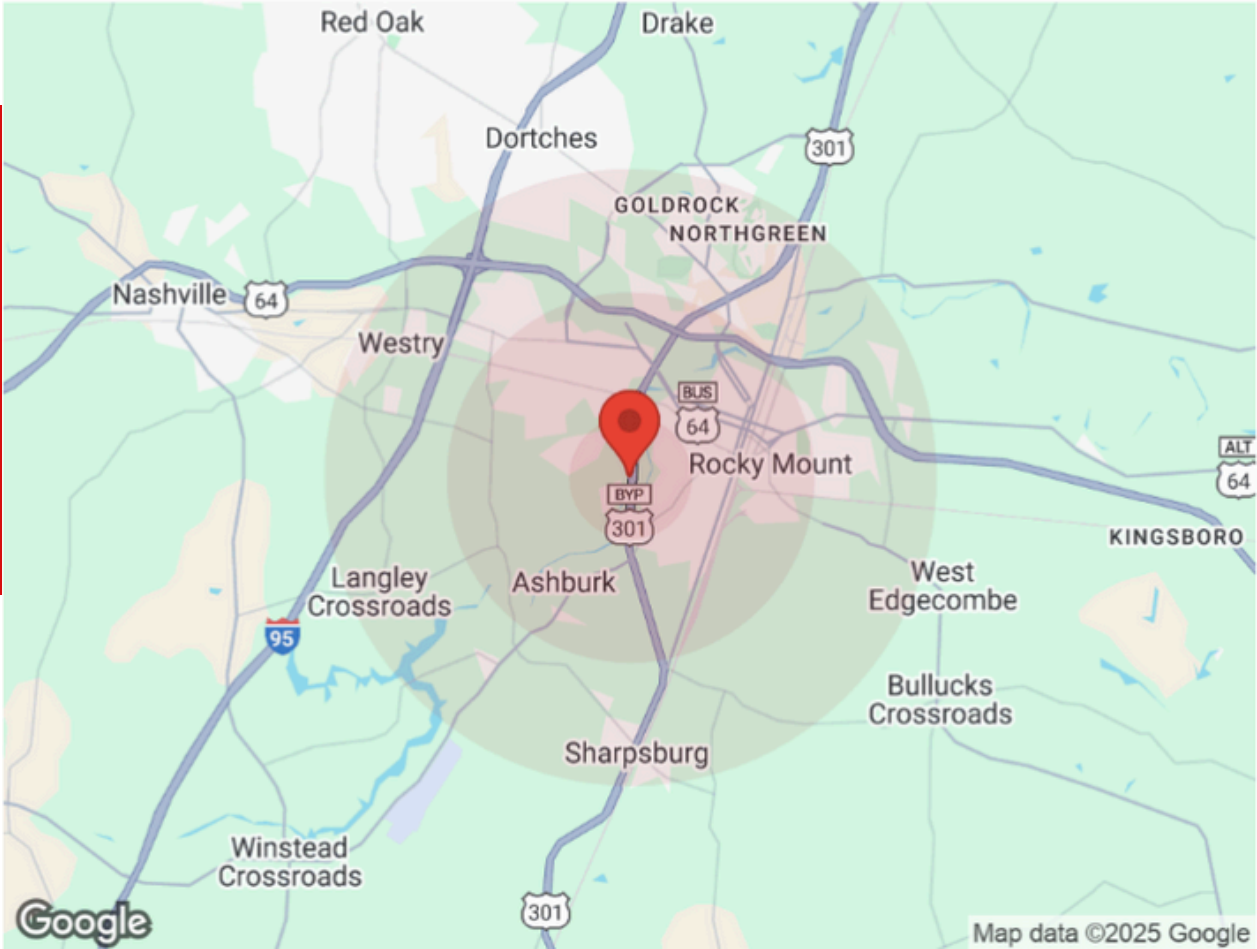


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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,194	13,826	27,405
Female	1,554	16,041	31,020
Total Population	2,748	29,867	58,425

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	645	5,890	11,595
Ages 15-24	474	4,373	8,207
Ages 25-54	949	11,457	22,895
Ages 55-64	295	3,673	7,250
Ages 65+	385	4,474	8,478

Race	1 Mile	3 Miles	5 Miles
White	794	9,851	23,001
Black	1,883	19,370	33,560
Am In/AK Nat	N/A	10	63
Hawaiian	N/A	N/A	N/A
Hispanic	55	724	1,856
Multi-Racial	130	1,072	2,910

Income	1 Mile	3 Miles	5 Miles
Median	\$55,360	\$32,072	\$34,402
< \$15,000	407	2,836	4,697
\$15,000-\$24,999	61	1,734	3,214
\$25,000-\$34,999	77	1,793	3,284
\$35,000-\$49,999	143	1,576	3,721
\$50,000-\$74,999	220	1,998	4,047
\$75,000-\$99,999	71	936	2,156
\$100,000-\$149,999	61	799	1,795
\$150,000-\$199,999	89	304	492
> \$200,000	14	299	626

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,428	16,803	30,485
Occupied	1,252	13,876	26,108
Owner Occupied	538	7,064	13,790
Renter Occupied	714	6,812	12,318
Vacant	176	2,927	4,377

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