

STANDALONE RESTAURANT BUILDING FOR SALE

1520 N WESLEYAN BLVD | ROCKY MOUNT, NC 27804



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COMMERCIAL REAL ESTATE

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PROPERTY DASHBOARD

\$1,500,000

Asking Price

\$224 | SF

Price Per SF

6,688

Available SF

CC

Zoning

2000

Year Built

2.00

Acres

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	2,500	22,314	52,601
2024 AVERAGE HOUSEHOLD INCOME	\$81,577	\$72,177	\$76,368

LOCATION ADVANTAGES

- Strategic Location: Positioned along US Route 301/N Wesleyan Blvd, a primary commercial corridor in Rocky Mount
- Surrounding Retail: Adjacent to national brands including Walmart, Lowe's, CVS, Hobby Lobby, Tractor Supply, Harbor Freight, and Golden East Crossing Mall
- High Traffic Area: Surrounded by retail, automotive, and food service traffic generators
- Population Growth:
- 5-mile radius: Over 52,600 residents
- Average household income: \$76,368
- Steady growth projected through 202

PROPERTY HIGHLIGHTS

- Parking: Ample on-site parking with clear visibility and access from Wesleyan Blvd
- Visibility & Access: Prime frontage along a major thoroughfare with high traffic counts
- Building Features:
 - Existing restaurant infrastructure
 - Spacious dining layout with multiple seating zones
 - Fully built-out kitchen and service areas
 - Distinctive architectural elements and branding potential
 - Walk in cooler
 - Twp Multi Stall Bathroom.





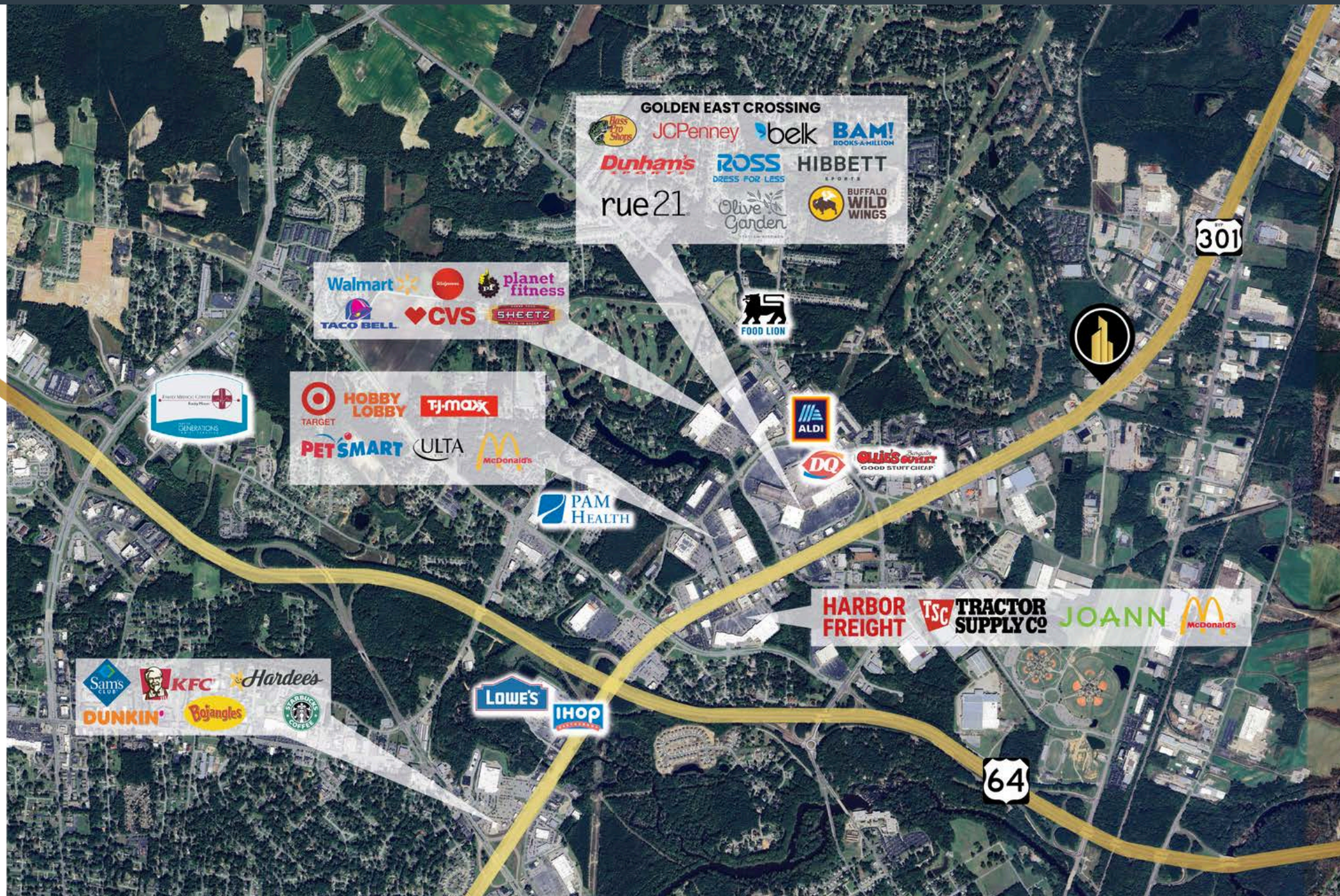








OVERVIEW MAP



PARCEL MAP



MARKET OVERVIEW

Rocky Mount is a city located in Edgecombe and Nash counties in eastern North Carolina. Positioned along Interstate 95 and U.S. Route 64, Rocky Mount serves as a strategic hub between Raleigh and the coast. According to the U.S. Census Bureau, the city's estimated population was approximately 53,957 as of 2023. The city is part of the Rocky Mount Metropolitan Statistical Area, which has a population of over 140,000.

Founded in the early 19th century along the Tar River, Rocky Mount began as a mill town and transportation center. Its economy flourished in the late 1800s with the expansion of the railroad and the rise of tobacco, cotton, and textile industries. Though traditional manufacturing has declined, Rocky Mount has diversified its economy and positioned itself for growth in logistics, healthcare, and advanced manufacturing.

Rocky Mount is home to North Carolina Wesleyan University and Edgecombe Community College, contributing to its educational and workforce development efforts. The newly established Rocky Mount Event Center and the revitalized downtown area continue to attract investment, tourism, and community engagement.

Healthcare and logistics are key economic drivers in the region, with major employers including UNC Nash Health Care, Pfizer, and the CSX Carolina Connector Intermodal Terminal—a transformative project that has elevated Rocky Mount's role in regional and national freight movement. With a focus on public-private partnerships and infrastructure improvements, Rocky Mount is actively pursuing downtown redevelopment, housing expansion, and workforce training programs—making it a community on the rise with strong potential for long-term growth.

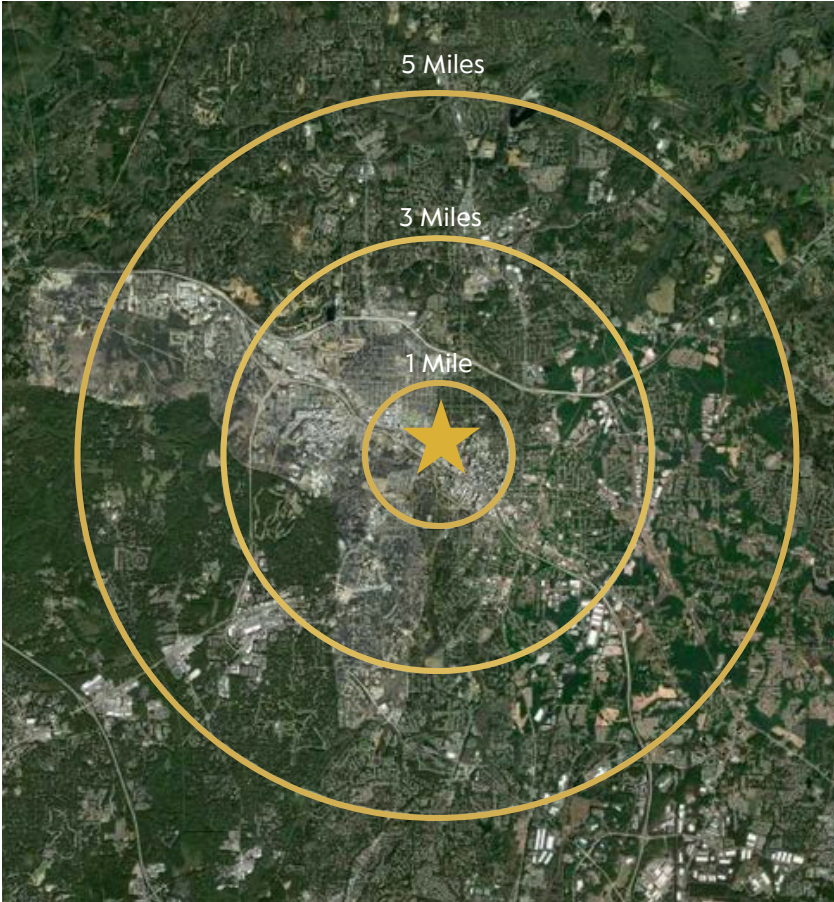


SURROUNDING DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 POPULATION	2,536	22,231	52,580
2024 POPULATION	2,500	22,314	52,601
ANNUAL GROWTH 2020-2024	-0.35%	0.09%	0.01%
ANNUAL GROWTH 2024-2029	2.12%	1.76%	1.83%
MEDIAN AGE	39.4	41.1	42.5

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 HOUSEHOLDS	1,235	9,857	22,417
2024 HOUSEHOLDS	1,247	10,154	23,039
ANNUAL GROWTH 2020-2024	0.24%	0.74%	0.69%
ANNUAL GROWTH 2024-2029	1.25%	1.15%	1.02%
AVG HOUSEHOLD SIZE	2.00	2.17	2.25

INCOME	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$81,577	\$72,177	\$76,368
MEDIAN HOUSEHOLD INCOME	\$67,664	\$54,113	\$55,177



HOUSING	1 Mile	3 Miles	5 Miles
MEDIAN HOME VALUE	\$538,462	\$498,461	\$504,854
MEDIAN YEAR BUILT	1995	1992	1993

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