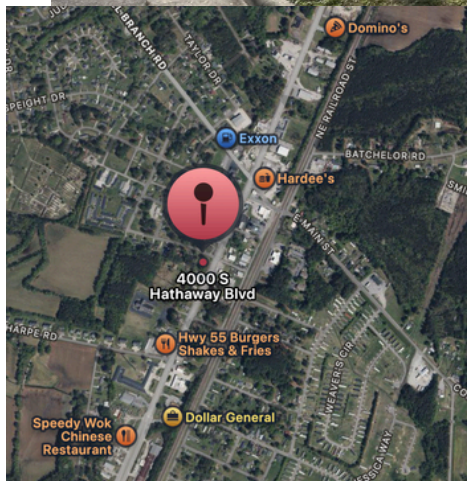


COMMERCIAL LAND - B1 ZONING

Perfect for Development

FOR SALE



**4000 S. Hathaway Blvd
 Rocky Mount, NC 27803**

ABOUT THE PROPERTY

4000 S Hathaway Blvd in Rocky Mount offers a 0.46 acre vacant parcel zoned B 1 Neighborhood Commercial District, presenting a flexible opportunity for owner users, investors, and small scale developers. The previous structure has been removed and the lot has been cleared and graded, creating a clean, well maintained site ready for development.

The property is located next door to the new Sharpsburg Town Hall, placing it within the town's growing civic and development focus. As Sharpsburg continues to expand, planning and future growth are increasingly centered around this area, positioning nearby commercial sites to benefit from increased activity and investment.

The site also benefits from its location along a corridor with direct access to Rocky Mount and Wilson, supporting consistent local and regional traffic. Ongoing economic development initiatives along the nearby U.S. 301 corridor further strengthen the long term growth outlook for the area.

With its manageable size, flexible zoning designation, and shovel ready condition, the property provides a clean slate for development tailored to neighborhood demand.

PROPERTY FEATURES

- Lots Size: 0.46 AC
 - SubMarket: Sharpsburg
 - Zoning: B-1,
 - Traffic: 9,658
 - Neighborhood
 - **Vacant, cleared,**
 - Commercial District
 - **graded & maintained**
 - Market: Rocky Mount
- lot**

PURCHASE PRICE
\$64,000

For More Information:
www.thispropertyavailable.com
thispropertyavailable@gmail.com
 Each Office Independently Owned & Operated

SKYLAR OWENS

☎ 919-857-7672
 ✉ skylarowens@kw.com

DIEGO MUNOZ

☎ 919-675-2750
 ✉ diegom@kw.com

Sharpsburg
 Zoning





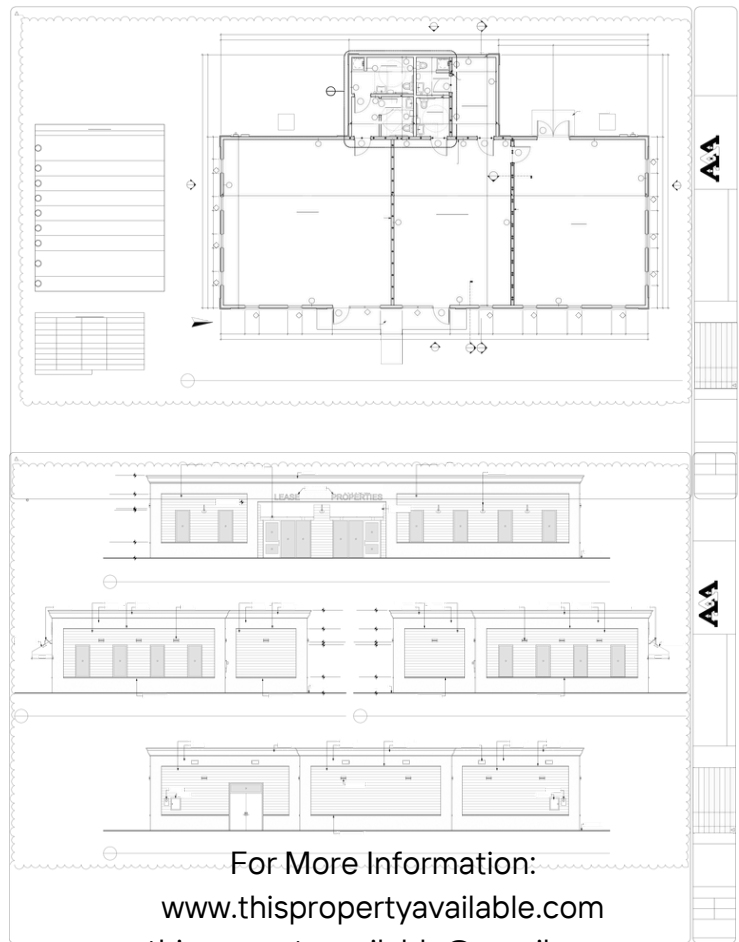
4000 S Hathaway Blvd, Rocky Mount , NC 27803

LOCATION OVERVIEW

Strategically positioned along S Hathaway Boulevard in Rocky Mount, this site benefits from strong neighborhood connectivity and proximity to established daily needs retailers and service providers. Within walking and short driving distance are Highway 55 Burgers Shakes & Fries, Domino's Pizza, Speedway, and the United States Postal Service, creating consistent local traffic and built in consumer demand. The corridor serves surrounding residential neighborhoods, positioning the property well for convenience oriented retail, service businesses, medical users, or restaurant concepts.

Regionally, the property is approximately 6.2 miles from the Rocky Mount Event Center, a major economic driver that attracts more than 100,000 visitors annually and fuels downtown commerce. It is also about 6 miles from the Rocky Mount-Wilson Regional Airport, enhancing accessibility for business and travel. Healthcare investment continues to strengthen the area, with UNC Health Nash currently developing a new seven story inpatient tower as part of a 140 million dollar expansion scheduled for completion in 2027.

In addition, the site is located less than 15 miles from major employment anchors including Pfizer, Honeywell, and Woodgrain, supporting a stable workforce base and long term economic resilience. The combination of neighborhood density, institutional growth, tourism traffic, and established employers creates a dynamic environment for sustained commercial demand and long term value appreciation.




For More Information:


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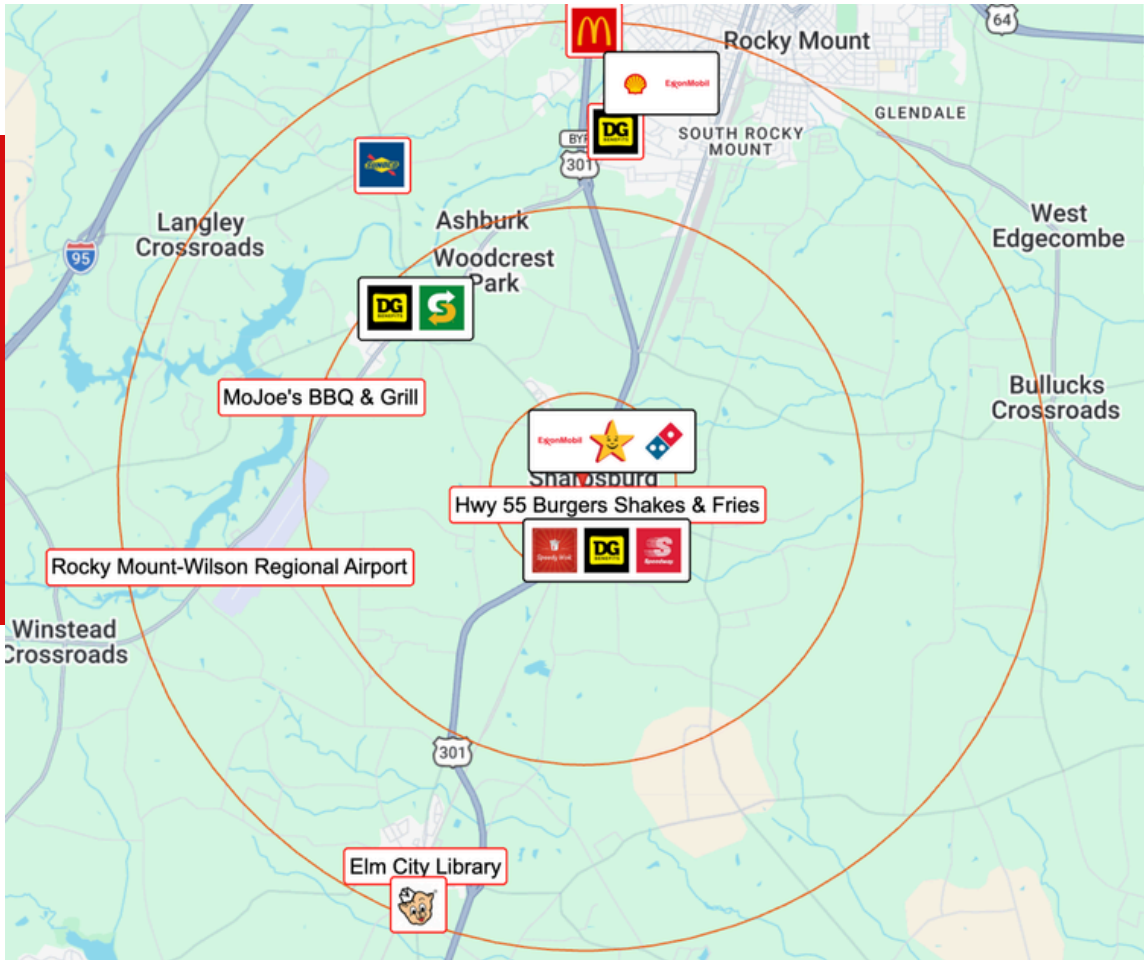
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NEARBY BUSINESSES



DEMOGRAPHICS

Income	1 Mile	3 Miles	5 Miles
Median	\$55,404	\$59,386	\$52,783
Under \$15k	110	244	1,254
\$15k - \$25k	42	147	1,219
\$25k - \$35k	61	197	883
\$35k - \$50k	161	326	1,105
\$50k - \$75k	222	535	1,995
\$75k - \$100k	92	307	1,096
\$100k - \$150k	85	282	1,067
\$150k - \$200k	37	152	524
Over \$200k	61	117	309

Population	1 Mile	3 Miles	5 Miles
Male	989	2,707	10,911
Female	1,061	2,862	12,065
Total Population	2,050	5,569	22,976

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	874	2,573	9,236
Black	986	2,455	11,679
Am In/AK Nat	4	11	57
Hawaiian	1	1	2
Hispanic	137	383	1,376
Asian	9	38	168
Multiracial	38	100	434
Other	2	8	21

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,006	2,653	10,804
Occupied	870	2,307	9,454
Owner Occupied	524	1,483	5,077
Renter Occupied	346	824	4,377
Vacant	136	346	1,349

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	391	1,017	4,341
Ages 15 - 24	224	637	2,685
Ages 25 - 54	773	2,048	8,153
Ages 55 - 64	283	774	3,181
Ages 65+	380	1,092	4,617

Schedule A Private Tour!!
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