

FOR LEASE

ROSES PLAZA

830 Halstead Boulevard | Elizabeth City, NC 27909



S.L. NUSBAUM
REALTY CO.



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LIMITED NONRESIDENT COMMERCIAL REAL ESTATE BROKER

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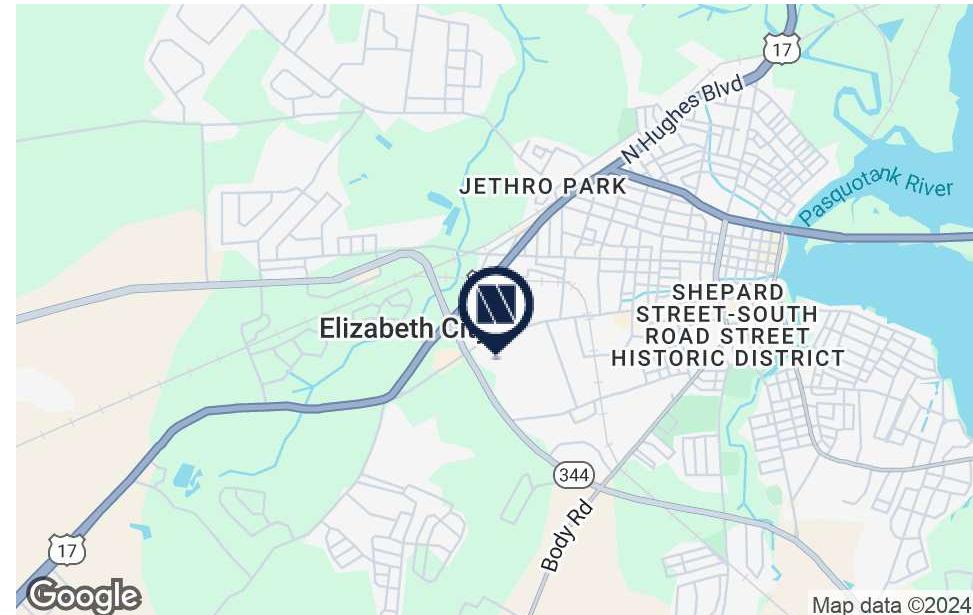
EXECUTIVE SUMMARY

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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)

RETAILER MAP

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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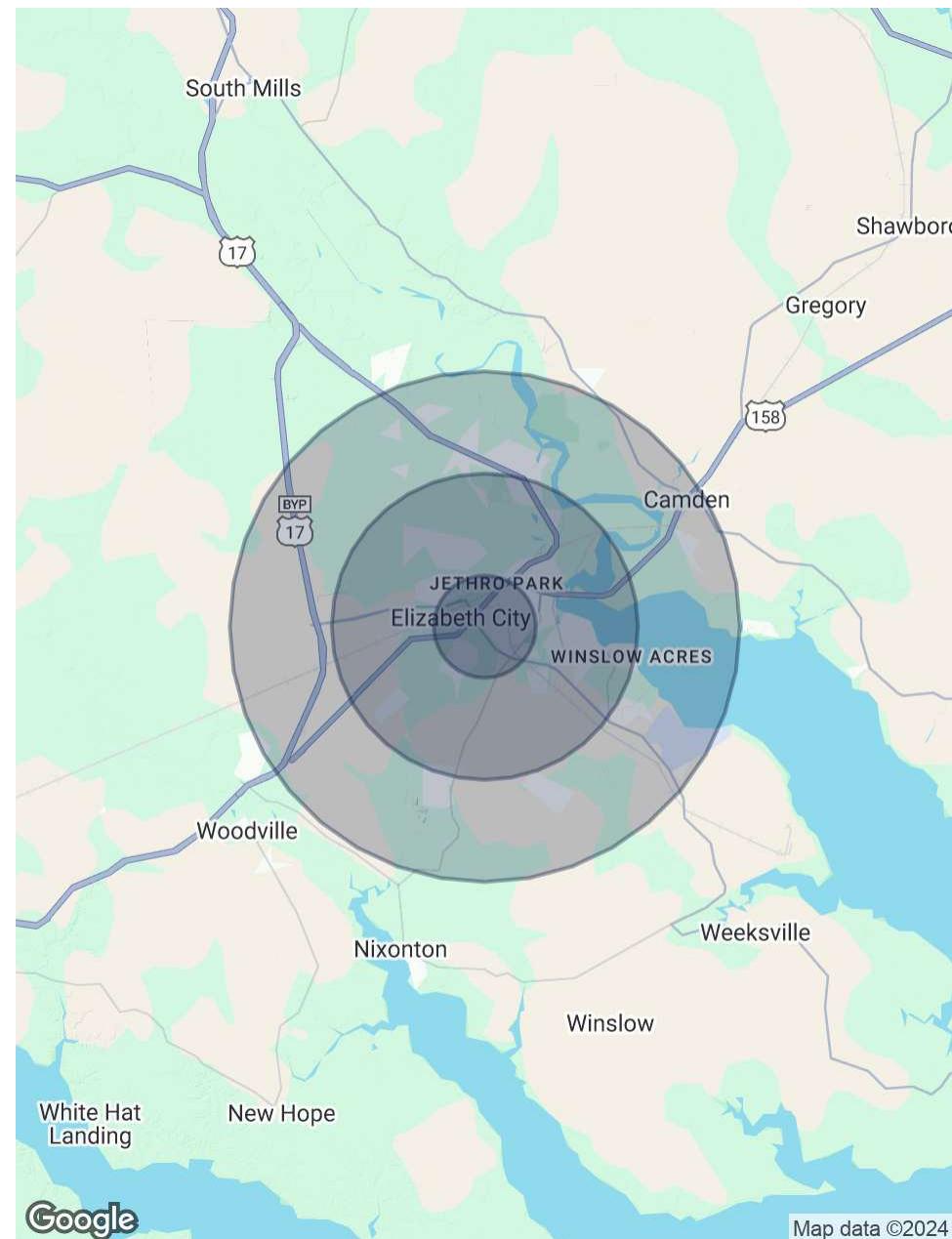


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,211	20,633	30,704
Average Age	32.6	31.8	33.4
Average Age (Male)	27.9	29.3	31.4
Average Age (Female)	34.7	33.9	35.3

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

2020 American Community Survey (ACS)



CONTACT INFORMATION

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COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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