

BRADDOCK REALTY CORP

2325 Sunset Avenue

ROCKY MOUNT, NORTH CAROLINA

Offering Memorandum



Contacts

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NC BROKER LIC. #287536





Location Map

5 MILES
POP 60,120 | AVG HH INC \$58,767

3 MILES
POP 37,209 | AVG HH INC \$61,327

1 MILE
POP 3,075 | AVG HH INC \$62,070

2325 Sunset Avenue
Rocky Mount, NC 27804

US-64 — 1.5 MILES | UNDER 1 HOUR TO RALEIGH

Investment Overview

PROPERTY	2325 Sunset Avenue
ADDRESS	2325 Sunset Ave, Rocky Mount, NC 27804
BUILDING SIZE	±7,274 SF (single story)
PARCEL SIZE	±0.61 Acres
YEAR BUILT	1966
PARKING SPACES	41 Surface Spaces (±5.6 / 1,000 SF)
ZONING	O-I, Office-Institutional (City of Rocky Mount)
OCCUPANCY	One ±2,100 SF suite vacant — see Rent Roll
VALUE PSF	\$106.54
ASKING PRICE	\$775,000

DEMOGRAPHIC SNAPSHOT

60,120 population within a five-mile radius

\$58,767 avg household income within five miles

Note: All information to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.

PROPERTY HIGHLIGHTS

- Multi-tenant office investment with in-place income and lease-up upside | one ±2,100 SF vacant suite
- Combined in-place income \$7,498/Mo
- **\$775,000 asking | ±\$107 PSF — well below replacement cost**
- Three established service tenants | staffing, home care & family services
- One Vacant open-concept suite marketed at \$14.00/SF/Yr NNN | CAM \$2.10/SF/Yr
- Signalized intersection on Sunset Avenue | Rocky Mount's busiest retail corridor
- Surrounded by national retail | Sam's Club, Lowe's, CVS, McDonald's, Courtyard by Marriott, Hampton Inn
- 1.5 miles to UNC Health Nash | 345 licensed beds across four hospitals
- Trade area anchored by major employment | Pfizer Rocky Mount (3,000+ workers & contractors) | 1.4M SF sterile-injectables campus
- Excellent signage & visibility | dedicated monument road sign on Sunset Ave
- Single-story layout with flexible suite configuration | 41 surface spaces
- O-I zoning accommodates office, medical, and institutional uses
- 1.5 miles to US-64 | under an hour to Raleigh | 5 miles to CSX rail

Rent Roll

TENANT	UNIT	TYPE	MONTHLY RENT	MONTHLY CAM	MONTHLY TOTAL	ANNUAL TOTAL
LMCF Personnel Services	2325 Sunset Ave	Office	\$3,465.00	\$350.00	\$3,815.00	\$45,780
Devoted Home Health	37 A Westview Park Dr	Office	\$2,060.00	\$348.00	\$2,408.00	\$28,896
Integrated Family Services	37 B Westview Park Dr	Office	\$1,050.00	\$225.00	\$1,275.00	\$15,300
<i>Vacant Suite (±2,100 SF)</i>	<i>2325 Sunset Ave</i>	<i>Office</i>	—	—	<i>lease-up opportunity</i>	—
Property Total (3 occupied units)			\$6,575.00	\$923.00	\$7,498.00	\$89,976

PRO FORMA — FULL OCCUPANCY

	MONTHLY	ANNUAL
In-place scheduled income (3 occupied units)	\$7,498.00	\$89,976
Vacant suite leased — 2325 Sunset Ave (±2,100 SF)	\$2,600.00	\$31,200
Pro Forma Total — Full Occupancy	\$10,098.00	\$121,176

NOTES

- The offering includes the office units at 37 Westview Park Dr, held under common ownership with 2325 Sunset Ave and managed together.
- The vacant ±2,100 SF open-concept suite is excluded from in-place totals; it is being marketed at \$14.00/SF/Yr NNN with CAM of \$2.10/SF/Yr.
- Pro forma assumes the vacant suite leases at \$2,600/Mo (±\$14.86/SF/Yr on ±2,100 SF) with no other adjustments to in-place rents.
- Figures reflect current scheduled rent and CAM charges per the property management records, August 2026. Lease terms, escalations, and expirations to be provided during due diligence.

Property Photos



2325 SUNSET AVE | 37 WESTVIEW PARK DR

Site Aerial



±0.61 ACRES | 41 SURFACE SPACES | SUNSET AVE AT WESTVIEW PARK DR

Market Overview – Rocky Mount, NC

3,000+ WORKERS & CONTRACTORS AT PFIZER ROCKY MOUNT, ONE OF THE REGION'S LARGEST EMPLOYERS (BUSINESS NORTH CAROLINA)

1.4M SF PFIZER MANUFACTURING CAMPUS ON 250 ACRES IN ROCKY MOUNT

8% OF THE TOTAL U.S. HOSPITAL STERILE-INJECTABLES SUPPLY IS PRODUCED AT PFIZER ROCKY MOUNT (PFIZER)

345 LICENSED BEDS – UNC HEALTH NASH, 1.5 MILES FROM THE SUBJECT

60,120 POPULATION WITHIN FIVE MILES OF THE SUBJECT

< 1 hr DRIVE TO RALEIGH VIA US-64; CSX RAIL SERVICE 5 MILES FROM THE SUBJECT

Demographics

Radius

	1-MILE	3-MILE	5-MILE
Population	3,075	37,209	60,120
Total Households	1,400	15,583	24,218
Avg. HH Income	\$62,070	\$61,327	\$58,767

Source: prior marketing package (APG Advisors). Refresh with current-vintage ESRI radius and drive-time data before distribution.