



# 1150 N Wesleyan Blvd. Rocky Mount, NC 27804

## Property Highlights

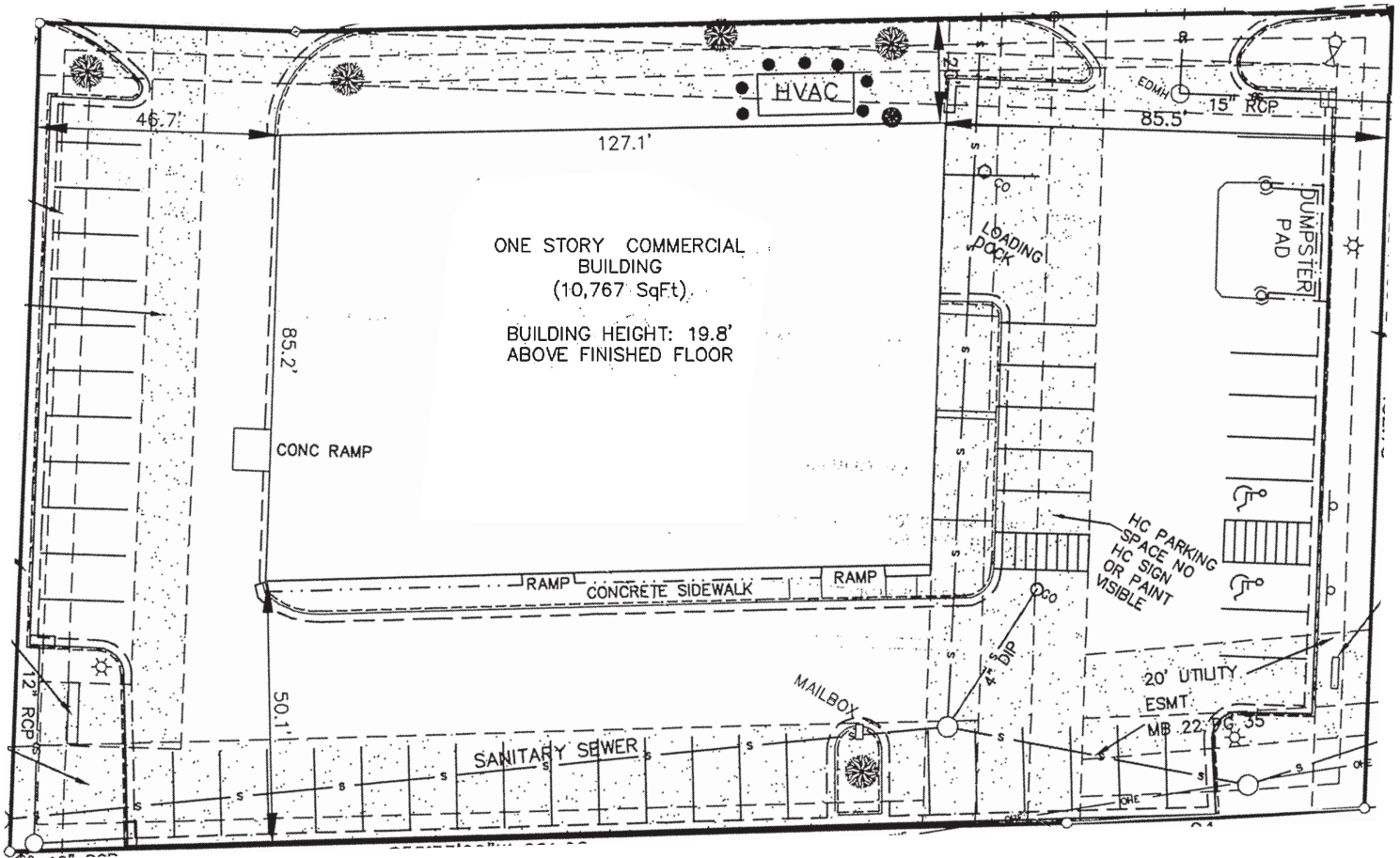
- Available SF: 10,767, May Subdivide for credit
- Asking Lease Rate: \$12 PSF NNN
- TICAM: \$2.64 PSF
- Acreage: 0.92
- Parking: Cross Access, Cross Parking Easements with 50 dedicated spaces
- Stand-Alone 10,767 SF Building next to Golden East Crossing, Rocky Mount's regional mall with anchors Bed Bath & Beyond, Ross, Conn's, Belk, JcPenney, Dunham's Sports and Books-A-Million
- Visibility and signage on Wesleyan Boulevard with 43,000 cars per day



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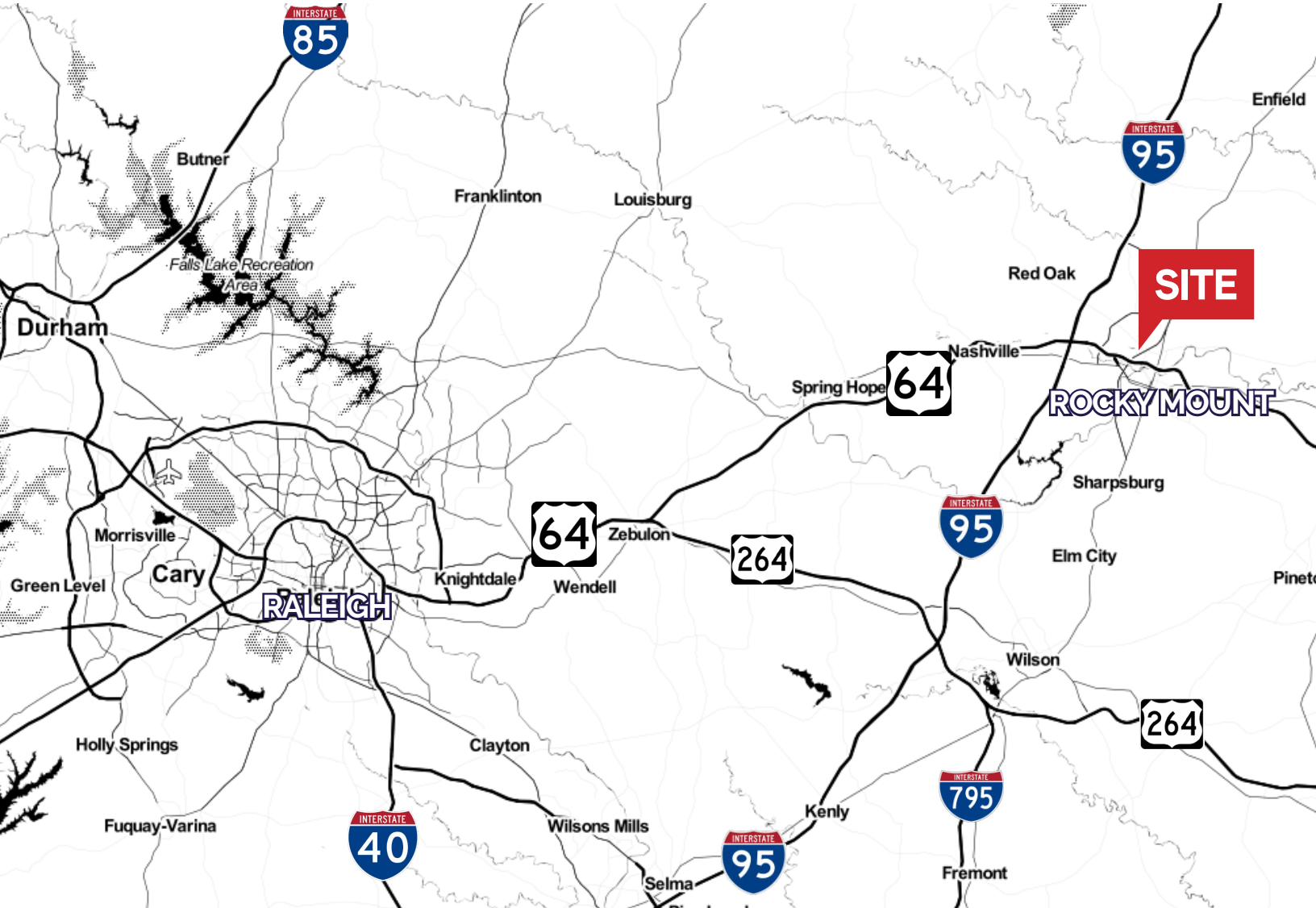


This **589,000 SF** enclosed mall serves the Rocky Mount-Wilson-Roanoke Rapids CSA with a total population of **297,726**.



**Lot 5 | 40,000 SF**





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Rocky Mount's location less than an hour away from the state capital of Raleigh and the Research Triangle has helped attract new companies looking to balance a skilled labor force with significantly lower costs of living and doing business. In 2019, CSX Transportation broke ground on an approx. \$200 million cargo terminal in Rocky Mount. Chinese tire maker Triangle Tire Co. will be building two manufacturing facilities at a 1,449-acre site in Edgecombe County, between Rocky Mount and Tarboro. Phase 1 of the project is set to open in 2020 and phase 2 in 2022. At \$580 million, it will be the largest ever manufacturing investment in rural North Carolina with the creation of 800 jobs and an estimated contribution of more than \$2.4 billion to the state's economy. The North Carolina Division of Motor Vehicles will be relocating its headquarters from Raleigh to Rocky Mount by October 2020.



POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	1,988	32,525	58,989
2019 Population	2,017	31,913	58,311
2024 Population	2,039	31,867	58,274
2019-2024 Annual Rate	0.22%	-0.03%	-0.01%
2019 Median Age	39.2	40.6	40.9
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Households	923	13,594	23,696
2019 Total Households	933	13,383	23,461
2024 Total Households	943	13,343	23,416
2019-2024 Annual Rate	0.21%	-0.06%	-0.04%
2019 Average Household Size	2.16	2.33	2.44
HOUSING	1-MILE	3-MILE	5-MILE
2019 Total Housing Units	1,047	16,312	28,057
2019 Owner Occupied Housing	29.0%	38.6%	42.7%
2019 Renter Occupied Housing	60.2%	43.5%	40.9%
2019 Vacant Housing Units	10.9%	18.0%	16.4%
EMPLOYEE POPULATION			
2019 Employee Population	5,609	26,149	32,135

MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2019 Median Household Income	\$42,332	\$37,352	\$38,140
2024 Median Household Income	\$45,729	\$41,488	\$43,152
AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2019 Average Household Income	\$57,813	\$52,531	\$54,609
2024 Average Household Income	\$64,888	\$59,349	\$61,831
PER CAPITA INCOME	1-MILE	3-MILE	5-MILE
2019 Per Capita Income	\$25,923	\$22,013	\$22,043
2024 Per Capita Income	\$29,085	\$24,838	\$24,924
EDUCATION	1-MILE	3-MILE	5-MILE
Associate's Degree	7.3%	9.7%	9.6%
Bachelor's Degree	12.1%	13.6%	13.7%
Graduate/Professional Degree	13.0%	8.2%	7.9%
RACE/ETHNICITY	1-MILE	3-MILE	5-MILE
White Alone	39.1%	34.4%	35.5%
Black Alone	52.4%	59.9%	59.3%
Hispanic Origin	3.0%	3.7%	3.6%
AGE	1-MILE	3-MILE	5-MILE
25-34	14.8%	12.9%	12.6%
55+	85.2%	87.1%	87.4%

