



S.L. NUSBAUM
REALTY CO.

FOR LEASE

ROANOKE RAPIDS PLAZA SHOPPING CENTER



1550-1714 JULIAN R. ALLSBROOK HWY.
ROANOKE RAPIDS, NC 27870

BRODY TUCKER

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PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

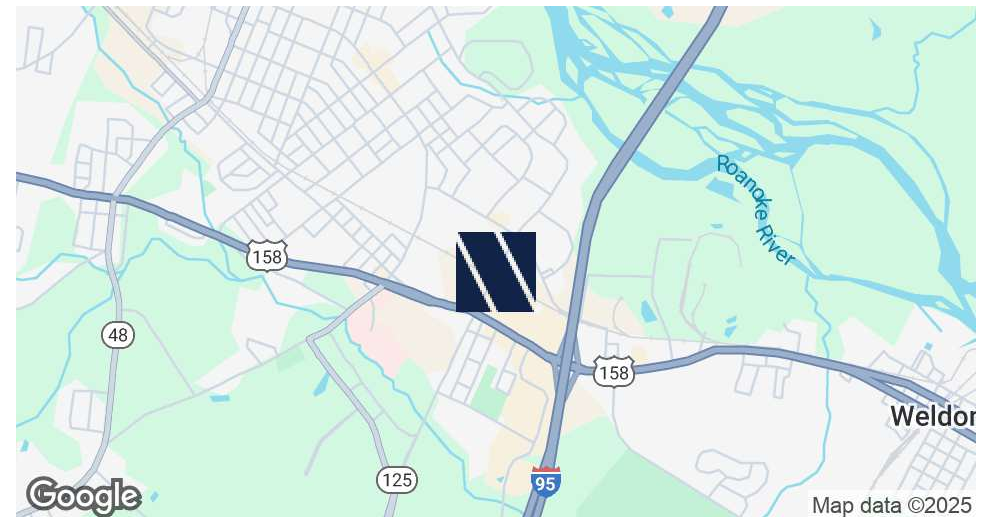
1550-1714 JULIAN R. ALLSBROOK HWY.
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PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at the desirable property on Julian R. Allsbrook Hwy in Roanoke Rapids, NC. This well-appointed space offers ample square footage perfect for a variety of retail or commercial uses. With its strategic location and high visibility from the highway, the property presents an enticing opportunity for businesses seeking maximum exposure. The open layout, modern amenities, and ample parking make it an ideal canvas for customization to fit your specific business needs. Discover the potential to elevate your brand and capture the attention of a steady flow of local and through-traffic customers at this prominent location.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,500	40,000	60,000
Total Population	17,537	29,016	45,006



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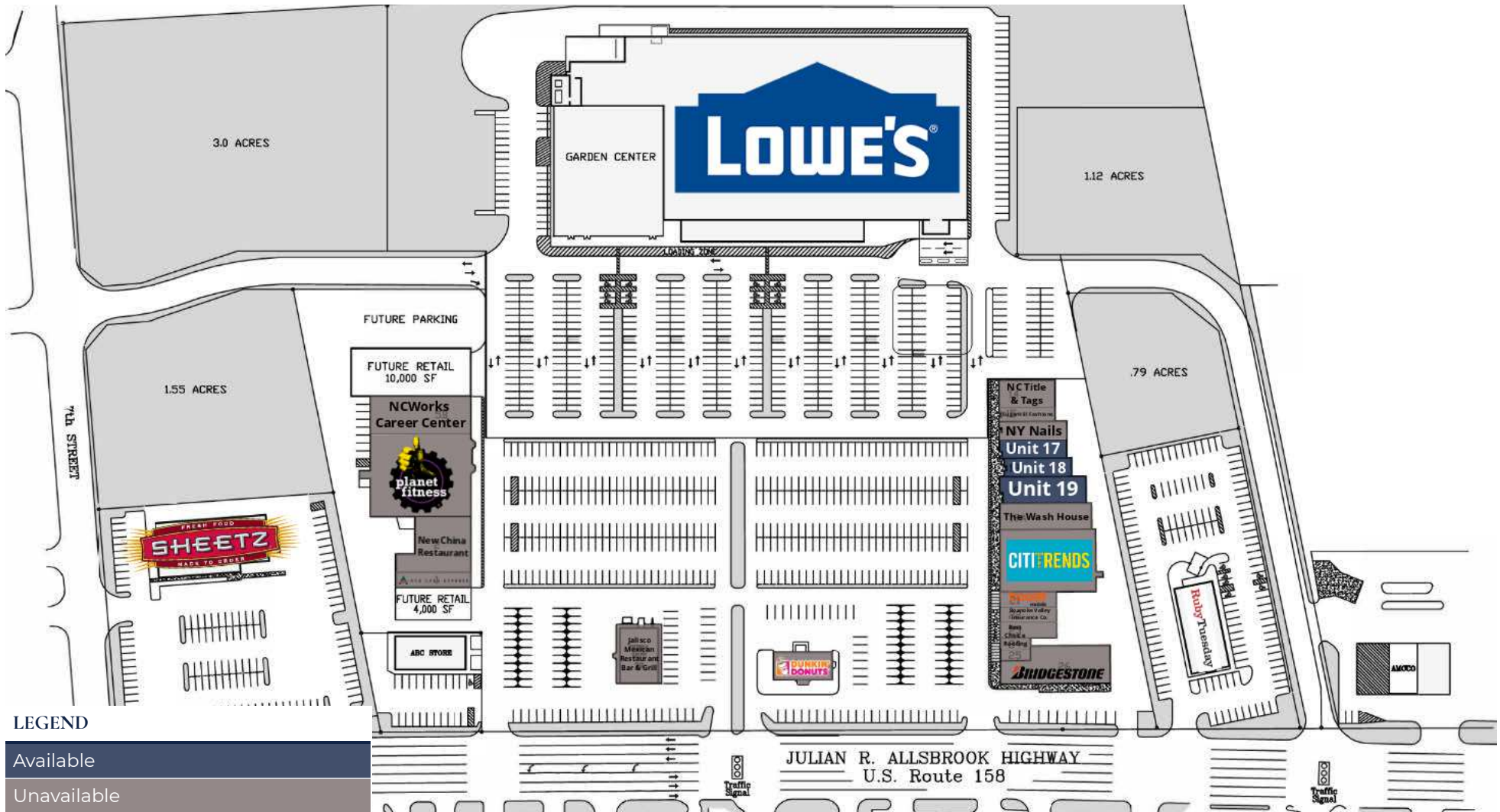
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SITE PLAN

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VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,160 - 4,025 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE
■	Unit 17	Available	2,160 SF	NNN
■	Unit 18	Available	2,160 SF	NNN
■	Unit 19	Available	4,025 SF	NNN

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AREA RETAIL

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ADDITIONAL PHOTOS

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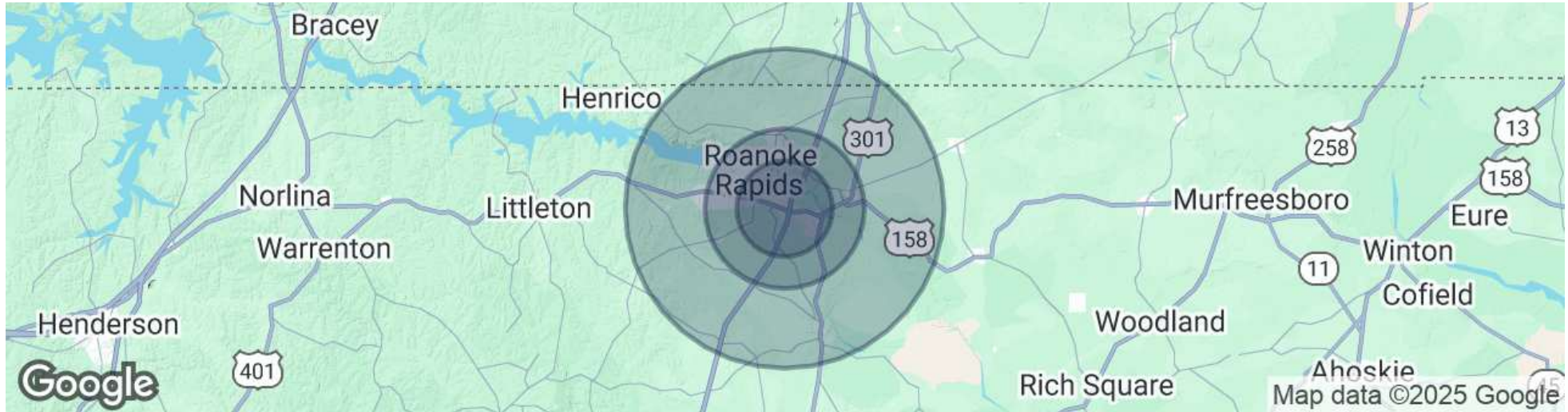
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,537	29,016	45,006
Average Age	38.3	38.4	40.0
Average Age (Male)	36.8	36.2	38.1
Average Age (Female)	39.9	40.8	42.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,500	40,000	60,000
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$51,042	\$48,020	\$45,634
Average House Value	\$158,326	\$151,860	\$137,064

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



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