



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc. | A Licensed
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2521 NORTH CHURCH STREET, ROCKY MOUNT, NC 27804

DARK COECO

FOR SALE \$1,437,720 | \$30 P/SF

LEGACYCREA.COM

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ROCKY MOUNT, NC

- Single Tenant Freestanding COECO in Rocky Mount, NC
- NN Lease Structure - Minimal Landlord Responsibilities
- 26,100+ People Reside within 3 Mile Radius of Site
- Projected +1.57% Population Growth in the Next 5 Years within 1 Mile Radius of Site
- 20,400+ Daytime Employees within 3 Mile Radius of Site
- 18 Minute Drive to Rocky Mount-Wilson Regional Airport (12.1 Mile Distance)
- Located in a Dense Retail Corridor Surrounded by Several National Tenants Including Walmart, Target, Starbucks, McDonald's, and Many More

PROPERTY DETAILS

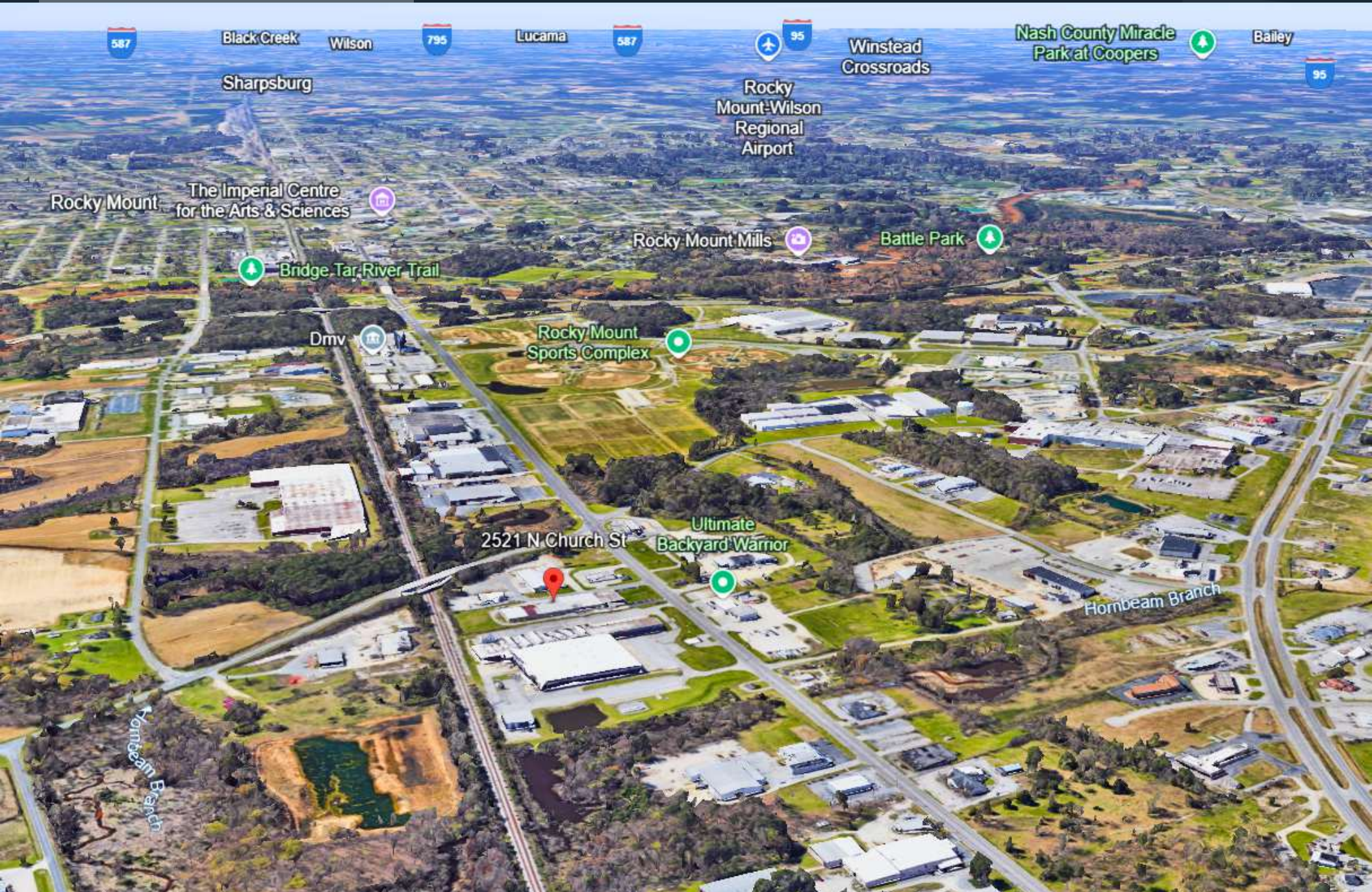
Building Area:	47,924 SF
Land Area:	3.3 Acres
Price:	\$1,437,720
Year Built:	1970
Price (PSF):	\$30.00
Cap Rate:	8.56%

LEASE OVERVIEW

Lease Expiration:	9/30/25
NOI:	\$123,000
Lease Type:	NN
Scheduled Rent Increases:	3% Annually
Options & Increases:	(1) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Landlord



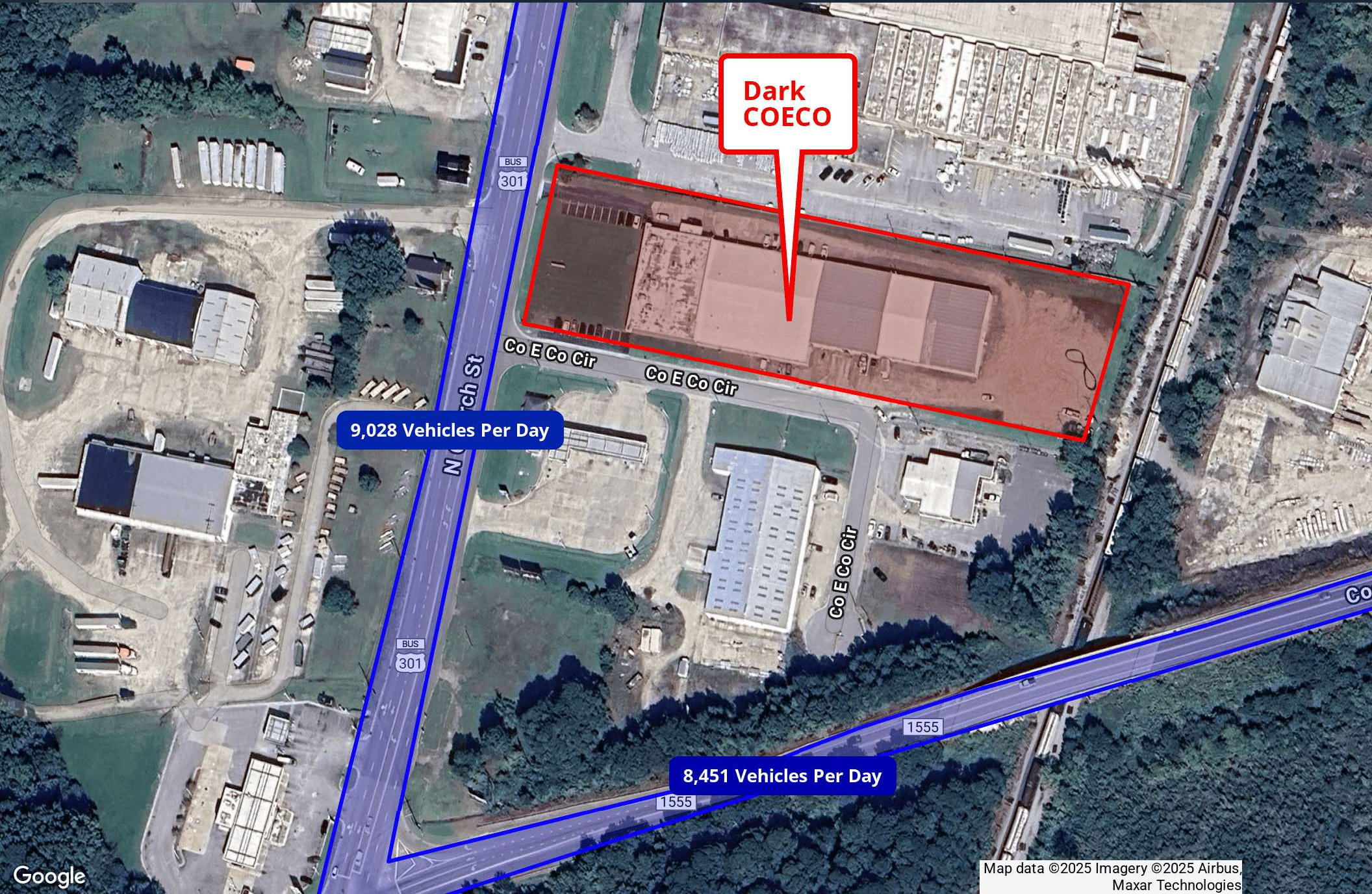




RETAILER MAP

2521 NORTH CHURCH STREET | ROCKY MOUNT, NC 27804





**Dark
COECO**

9,028 Vehicles Per Day

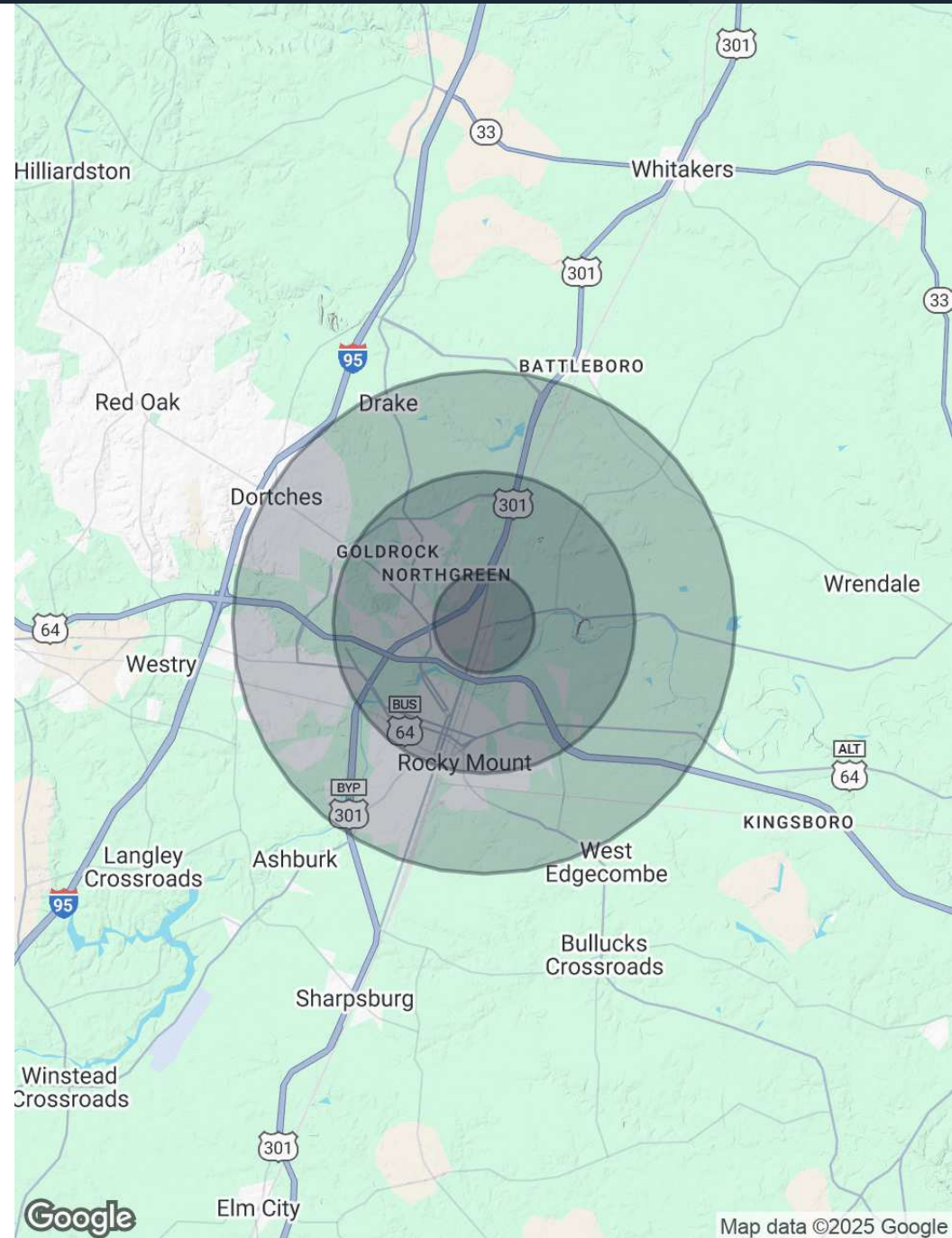
8,451 Vehicles Per Day

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	828	26,185	53,595
Average Age	41	41	42
Average Age (Male)	40	39	40
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	369	11,409	22,915
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$60,767	\$58,948	\$63,535
Average House Value	\$189,302	\$151,854	\$169,325

Demographics data derived from AlphaMap





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