

OFFICE SPACE - FOR LEASE

134 N. Church St., Rocky Mount, NC 27804



OVERVIEW

LEASING at \$12 PSF MODIFIED GROSS RENT



Property Details

- This Class A Building offers 11,000 SF of Office Space, the entire 2nd Floor. Recently renovated with combination of private offices and large open spaces.
- Located in the heart of Downtown Rocky Mount, NC, offering ample parking with elevator and stair access
- This strategic location provides an excellent opportunity for businesses seeking quality, convenience, and community.
- MOVE-IN incentives available! Ask about options.

Demographics

Radius:	2 Miles	5 Miles	10 Miles
Population:	23,075	57,747	89,178
Avg HH Income :	\$46,345	\$63,522	\$70,505
Households:	9,728	24,623	37,339

CONTACT: Ashley or Summer | 704-248-4818 | Ashley@inkrg.com | Summer@inkrg.com

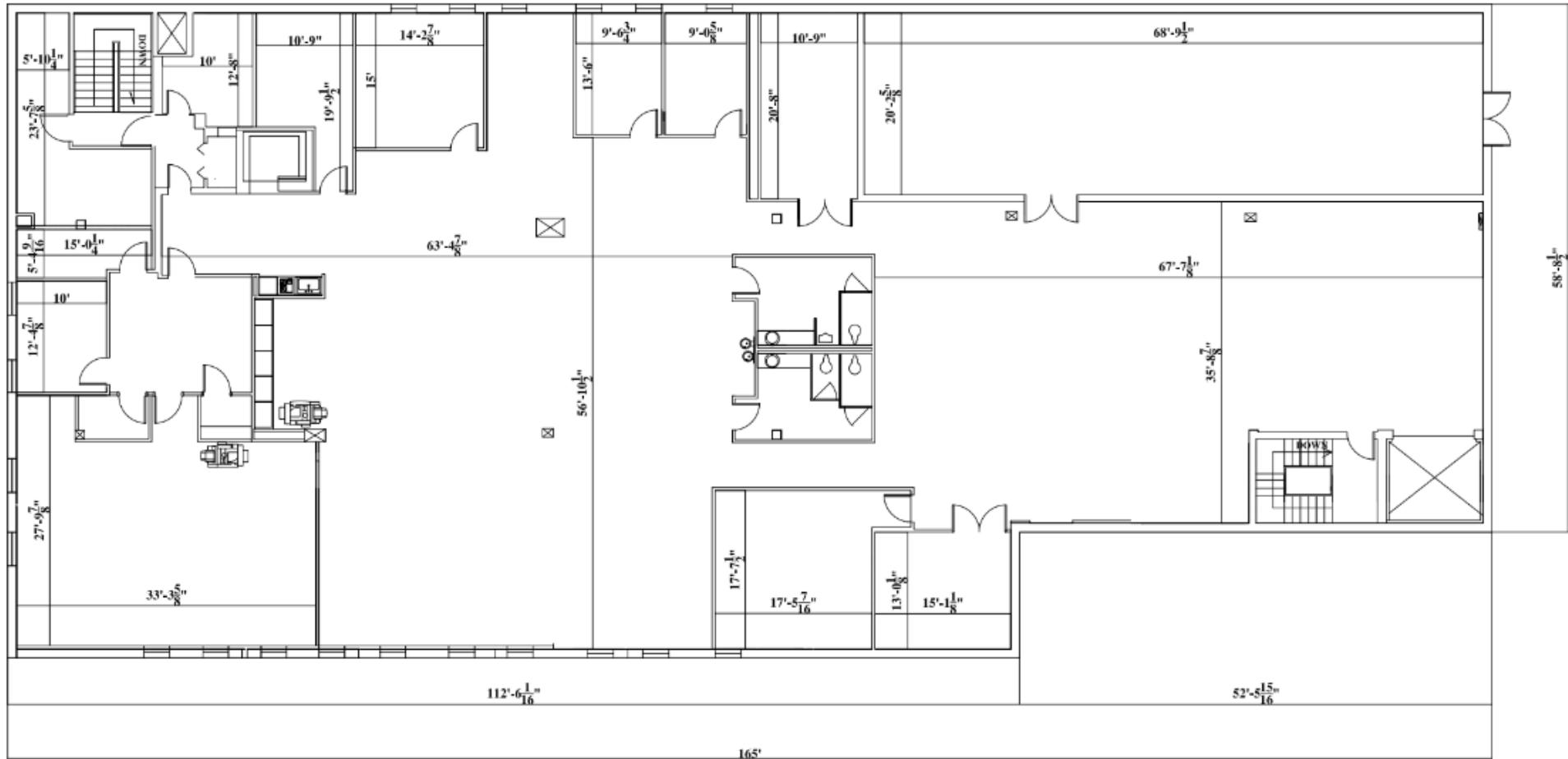
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FLOOR PLAN - 2nd Floor



165'

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AERIAL MAP



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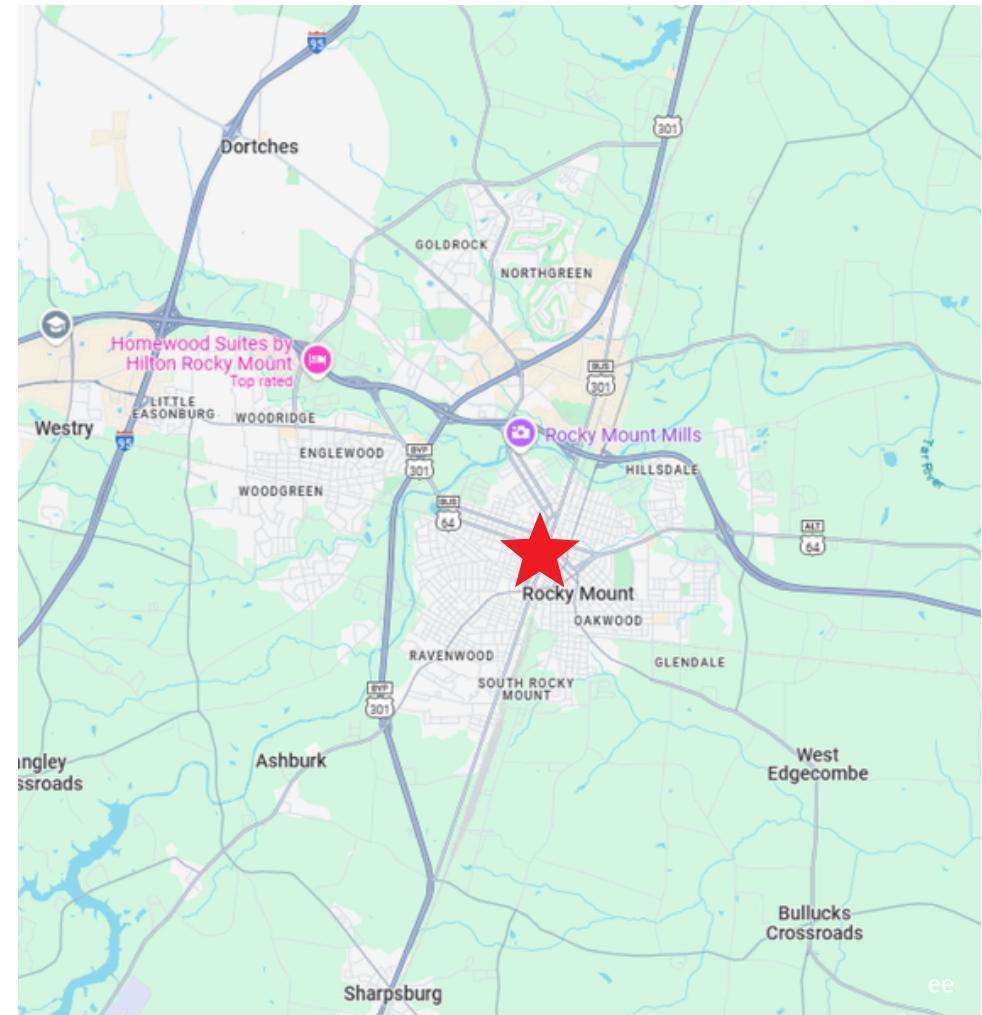
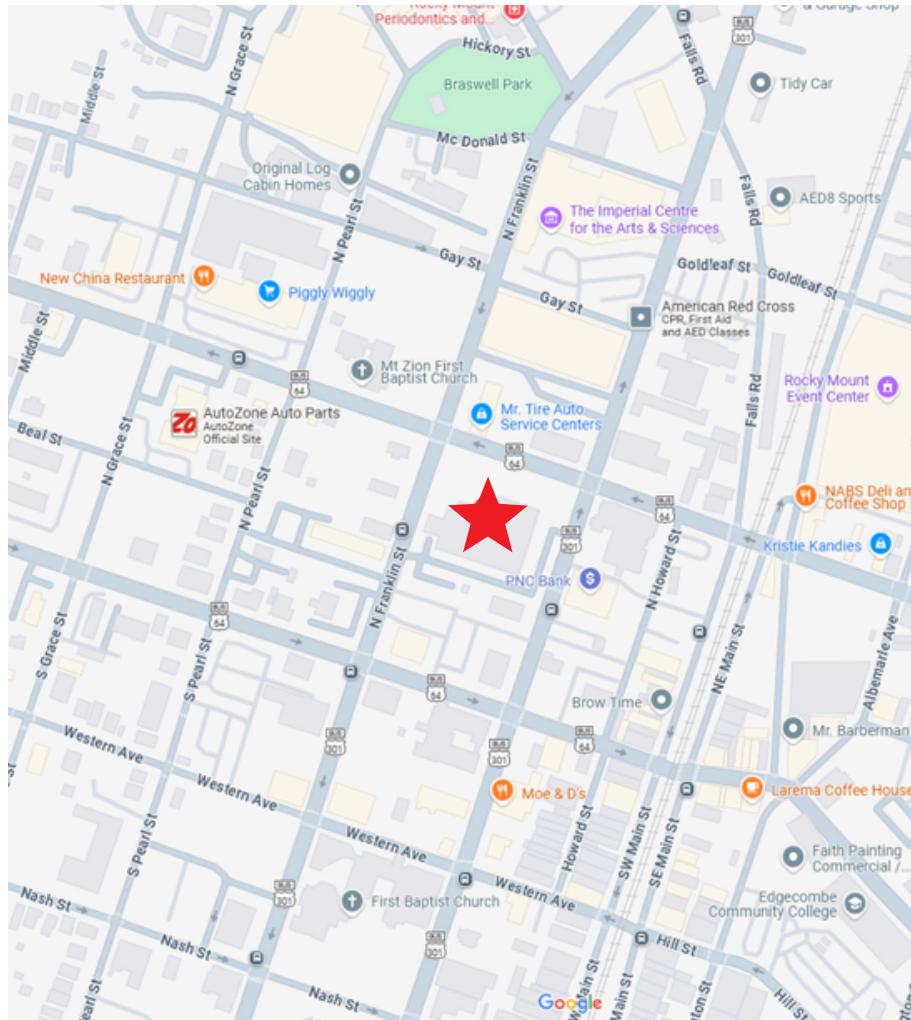
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MAPS



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SUMMARY

Why Invest in Rocky Mount, NC? Elevated Economic Growth in Action:

Bio-Pharma Hub

Home to industry leaders like Pfizer, OmniAb, Mispro, and Clinical Research Solutions, driving strong employment and innovation.

Downtown Revitalization

The Douglas Block restoration reimagines Rocky Mount's historic African American business district into a thriving destination for residential, retail, and cultural experiences.

Rocky Mount Event Center

A 165,000 SF indoor sports and event facility hosting trade shows, conferences, tournaments, and weddings — fueling local tourism and economic activity.

Biotechnology & Medical Education

The Edgecombe Community College Biotechnology and Medical Simulation Center attracts daily traffic to downtown with over a dozen health science programs and cutting-edge simulation labs.

New Mixed-Use Development

The Epstein Building Redevelopment is bringing new life to downtown with ground-floor retail and market-rate apartments, increasing foot traffic and demand for surrounding businesses.

Examples of ideal co-tenants:

- Medical practices
- Educational services or tutoring centers
- Child development specialists
- Counseling services
- Family law firms
- Health & wellness providers
- Medical billing companies
- Executive Office / Co-Working Center
- Variety of other potential uses!

Options for Move-In Incentives:

- Free rent periods or graduated rents
- Tenant improvement (TI) allowances
- Flexible lease terms

Rocky Mount is on the rise with major employers, continuous downtown investment, and high-traffic venues—making this a prime opportunity for your next office space.

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Demographics - Daytime Employment Statistics

Daytime Employment										
Radius	2 miles			5 miles			10 miles			Employees Per Business
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	
Service-Producing Industries	12,561	1,151	11	29,518	3,221	9	41,020	4,001	10	
Trade Transportation & Utilit...	2,392	212	11	6,037	557	11	10,114	754	13	
Information	274	23	12	602	54	11	693	67	10	
Financial Activities	976	179	5	2,259	457	5	2,667	567	5	
Professional & Business Se...	900	142	6	4,030	393	10	5,800	497	12	
Education & Health Services	2,376	204	12	7,372	958	8	9,288	1,052	9	
Leisure & Hospitality	1,506	92	16	3,690	231	16	4,970	297	17	
Other Services	892	244	4	2,069	487	4	2,502	615	4	
Public Administration	3,245	55	59	3,459	84	41	4,986	152	33	
Goods-Producing Industries	771	72	11	3,867	252	15	5,925	393	15	
Natural Resources & Mining	11	3	4	55	9	6	303	38	8	
Construction	293	37	8	1,637	143	11	2,423	225	11	
Manufacturing	467	32	15	2,175	100	22	3,199	130	25	
Total	13,332	1,223	11	33,385	3,473	10	46,945	4,394	11	

Population			
	2 miles	5 miles	10 miles
2020 Population	20,564	55,502	88,007
2024 Population	23,075	57,747	89,178
2029 Population Projection	23,689	59,040	90,880
Annual Growth 2020-2024	3.1%	1.0%	0.3%
Annual Growth 2024-2029	0.5%	0.4%	0.4%
Median Age	39.1	40.6	41.7
Bachelor's Degree or Higher	14%	20%	21%
U.S. Armed Forces	11	24	30

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$46,345	\$63,522	\$70,505
Median Household Income	\$33,179	\$45,620	\$53,614
< \$25,000	3,902	6,532	8,535
\$25,000 - 50,000	3,017	6,441	9,032
\$50,000 - 75,000	1,279	4,484	6,791
\$75,000 - 100,000	475	2,970	4,940
\$100,000 - 125,000	218	1,454	2,915
\$125,000 - 150,000	323	929	1,652
\$150,000 - 200,000	407	1,072	2,165
\$200,000+	106	743	1,310

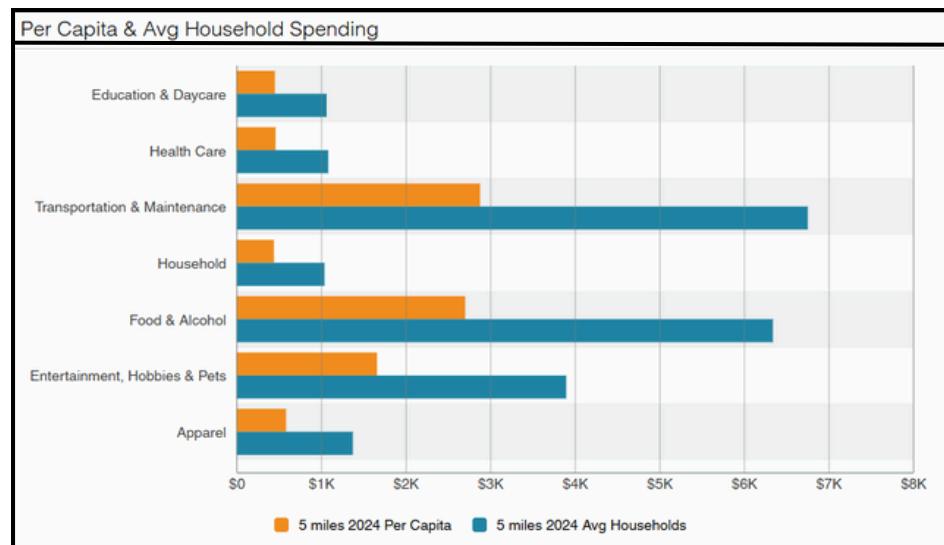
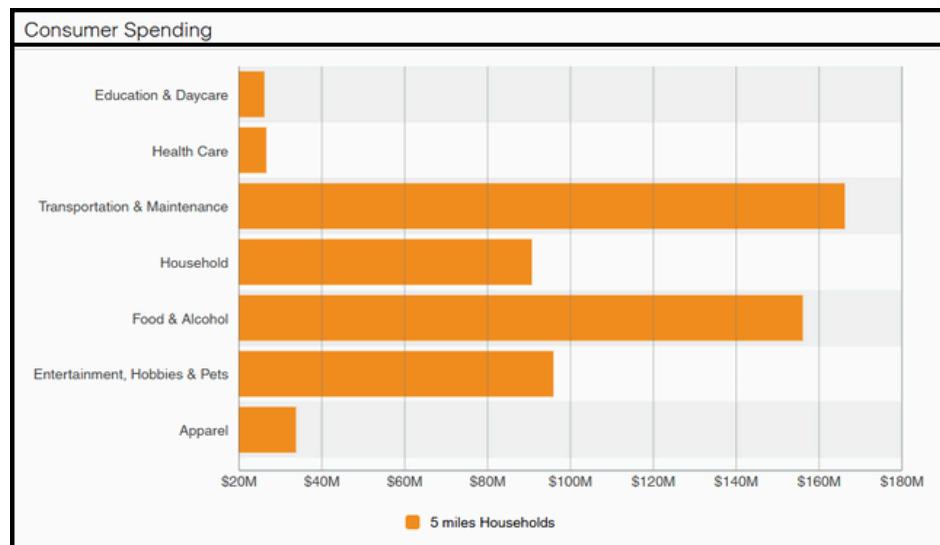
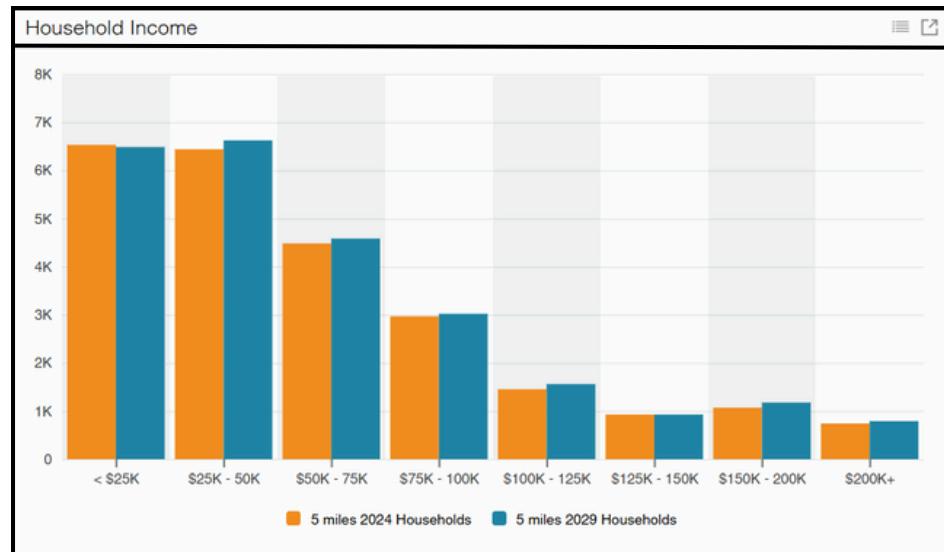
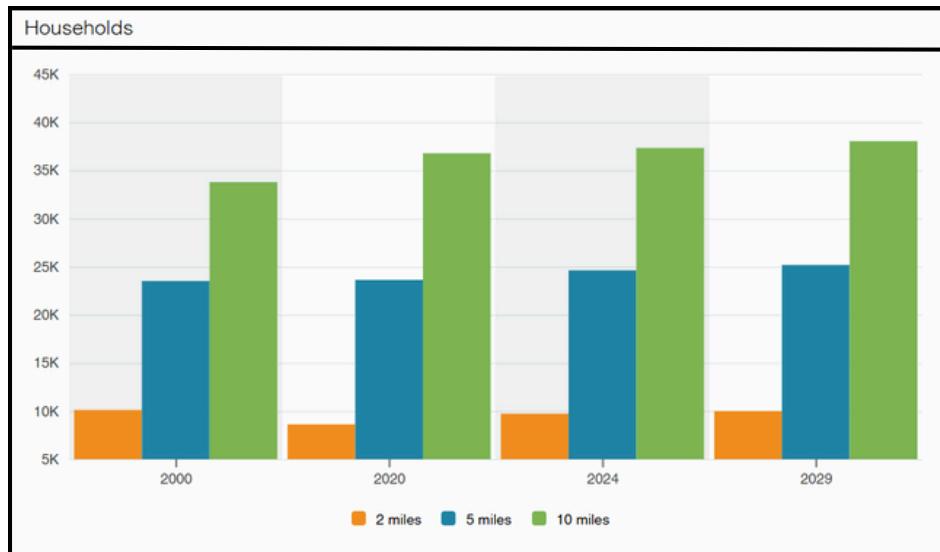
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Demographics - Household Statistics

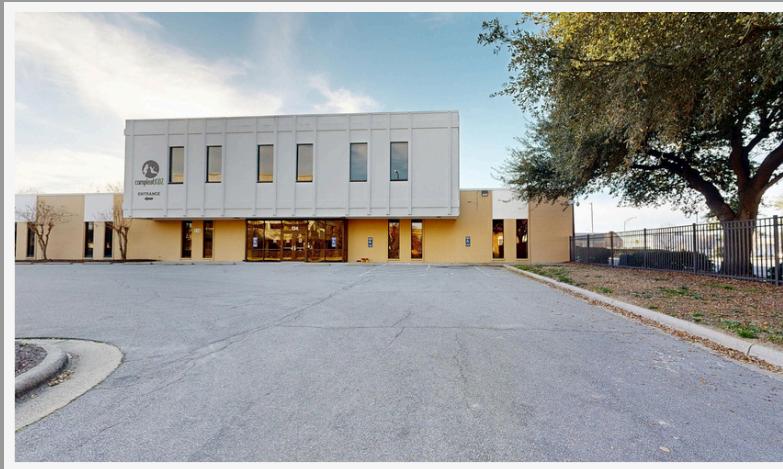


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EXTERIOR PHOTOS

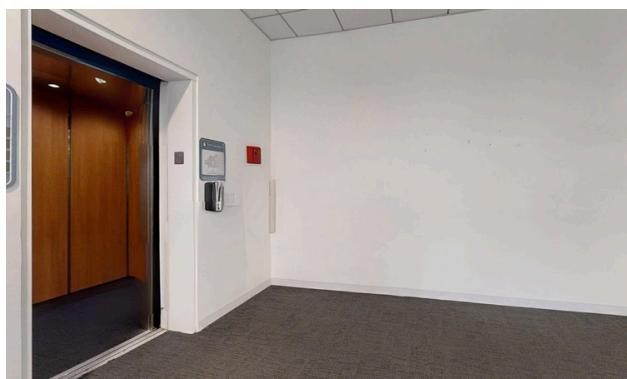


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INTERIOR PHOTOS



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AERIAL VIDEO

WATCH VIDEO



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CURRENT TENANT PROFILE - 1st Floor

Occupying the 1st Floor, **compleatKiDZ** offers pediatric physical therapy, occupational therapy, speech therapy, and ABA therapy in both outpatient and home health settings in their state-of-the-art facility.

Their therapists also provide specialties including not limited to:

- Augmentative & Alternative Communication (AAC)
- Beckman Oral Motor
- Feeding/ Swallowing Therapy
- Gait Training
- LAMP Words for Life
- Manual Facilitation Techniques
- Neuro Re-education
- Primitive Reflex Integration
- PROMPT
- Sensory Integration
- Serial Casting
- Therapeutic Listening
- VitalStim
- Wheelchair Evaluations



www.compleatkidz.com



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DISCLAIMER and WAIVER

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Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Tenant/Prospect/Representative with respect to the Property. Tenant/Prospect/Representative understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Tenant/Prospect/Representative assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner and INK Realty Group.



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