

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

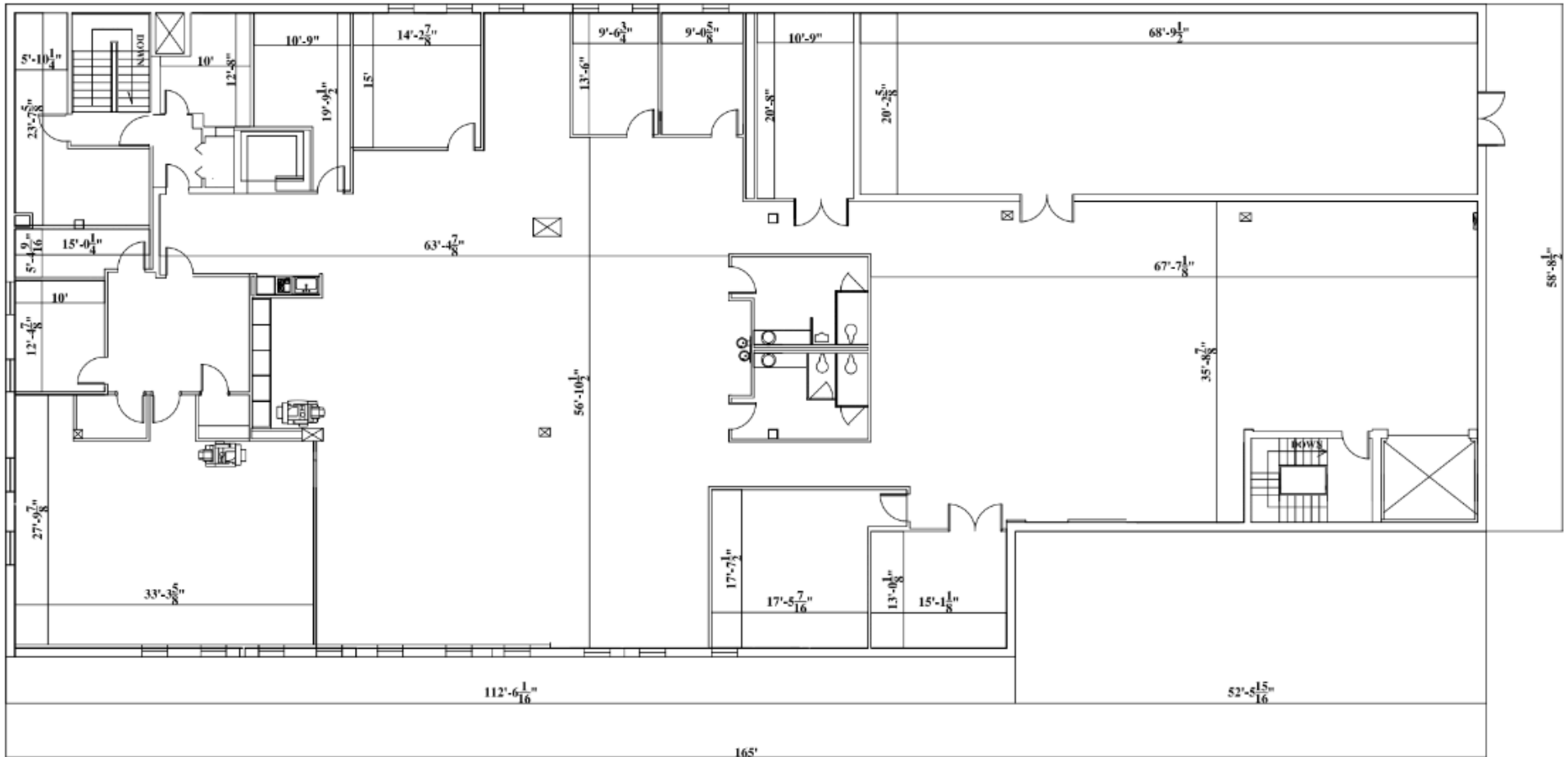
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FLOOR PLAN - 2nd Floor



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AERIAL MAP



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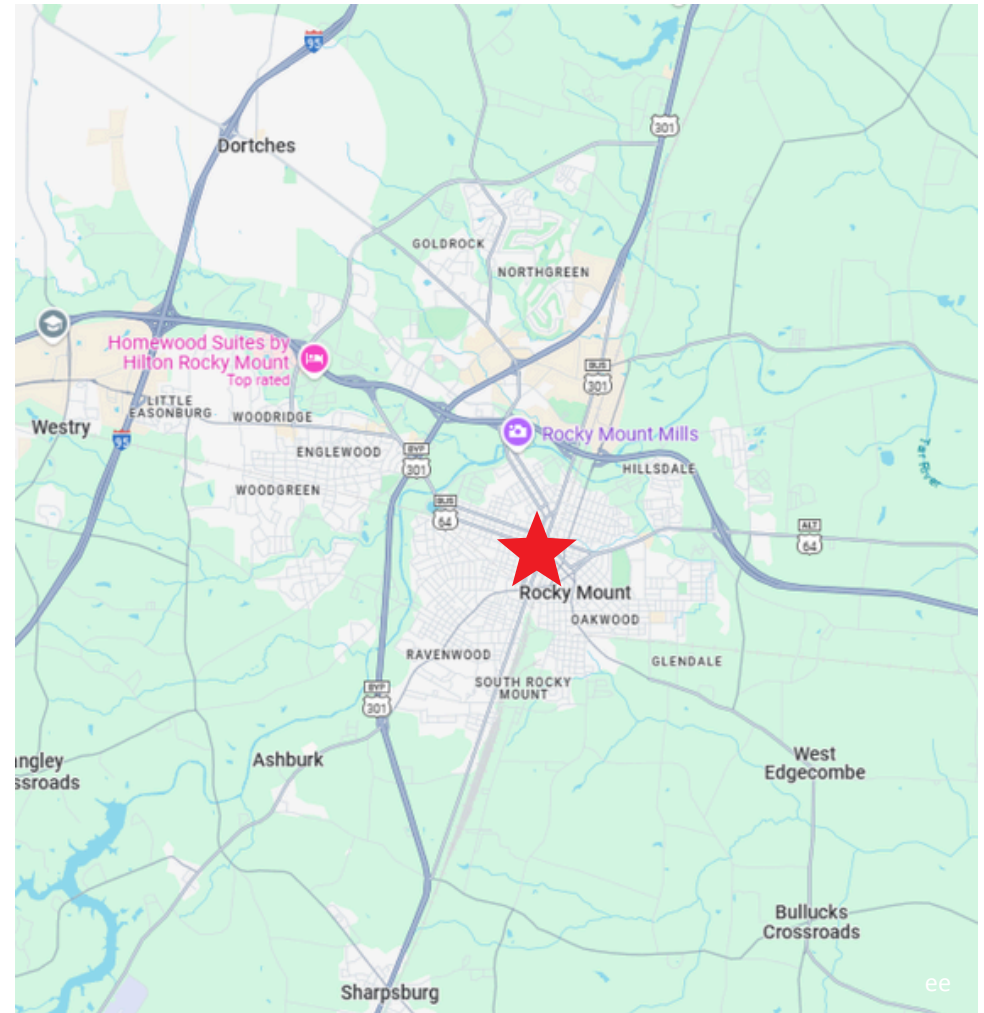
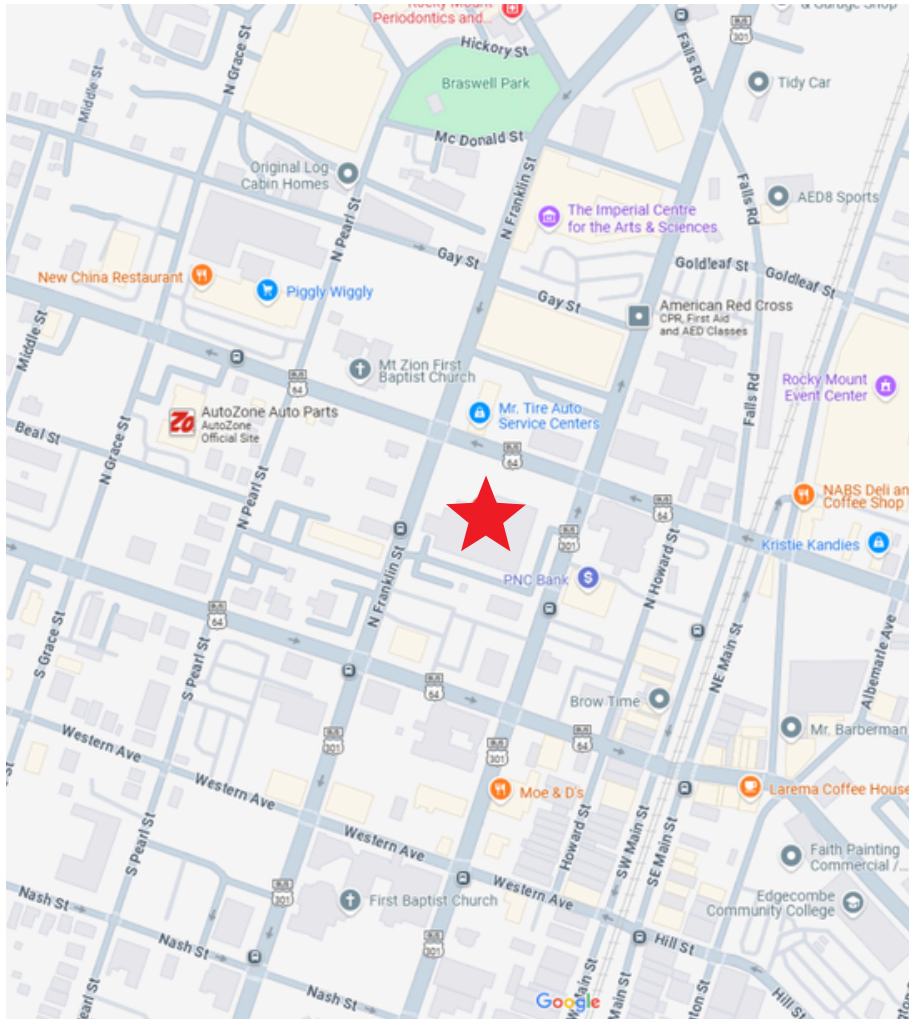
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MAPS



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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, Misprou, 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 | 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 |

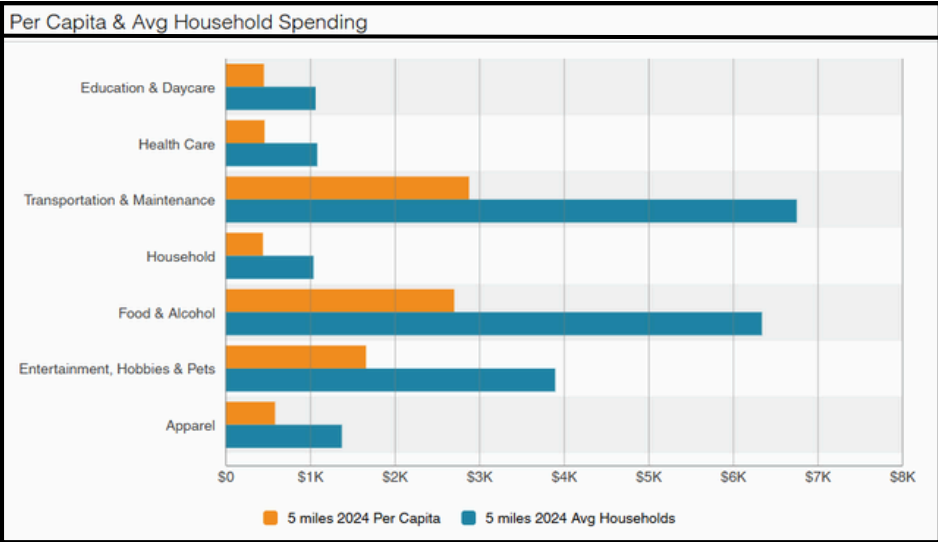
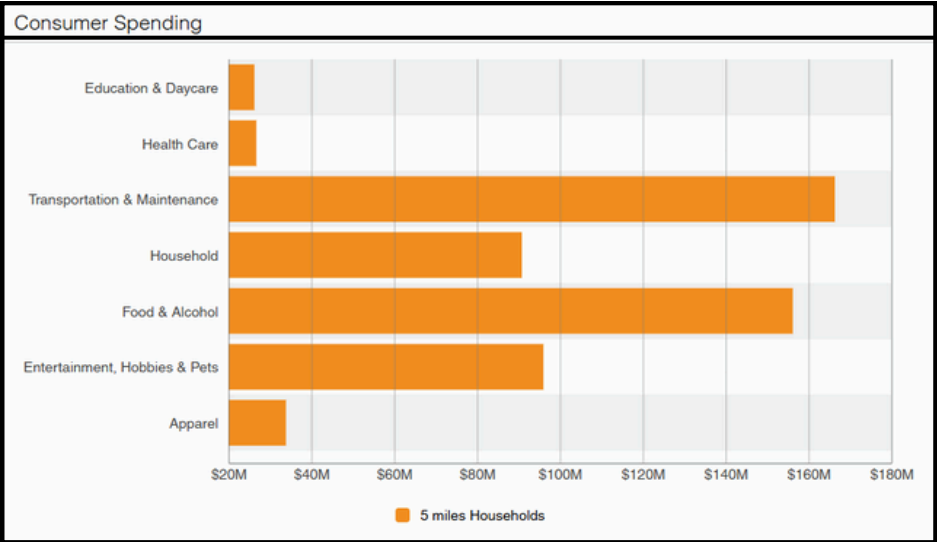
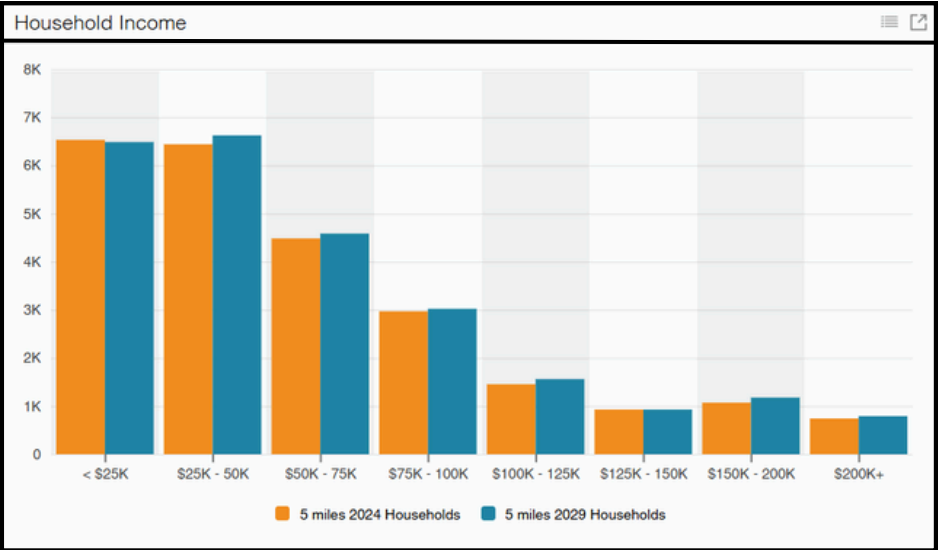
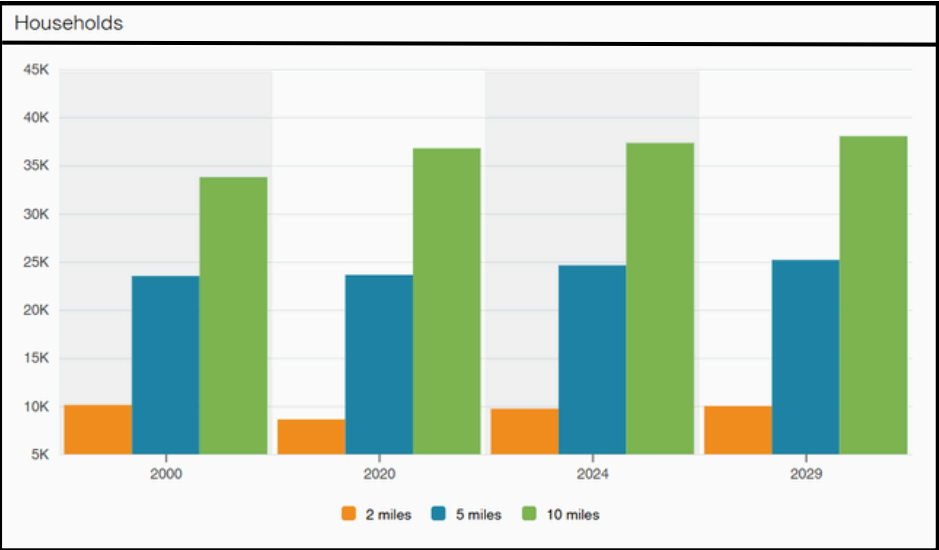
| Income | | | |
|-------------------------|----------|----------|----------|
| | 2 miles | 5 miles | 10 miles |
| Avg Household Income | \$46,345 | \$63,522 | \$70,505 |
| Median Household Income | \$33,179 | \$45,620 | \$53,614 |
| < \$25,000 | 3,902 | 6,532 | 8,535 |
| \$25,000 - 50,000 | 3,017 | 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



INK

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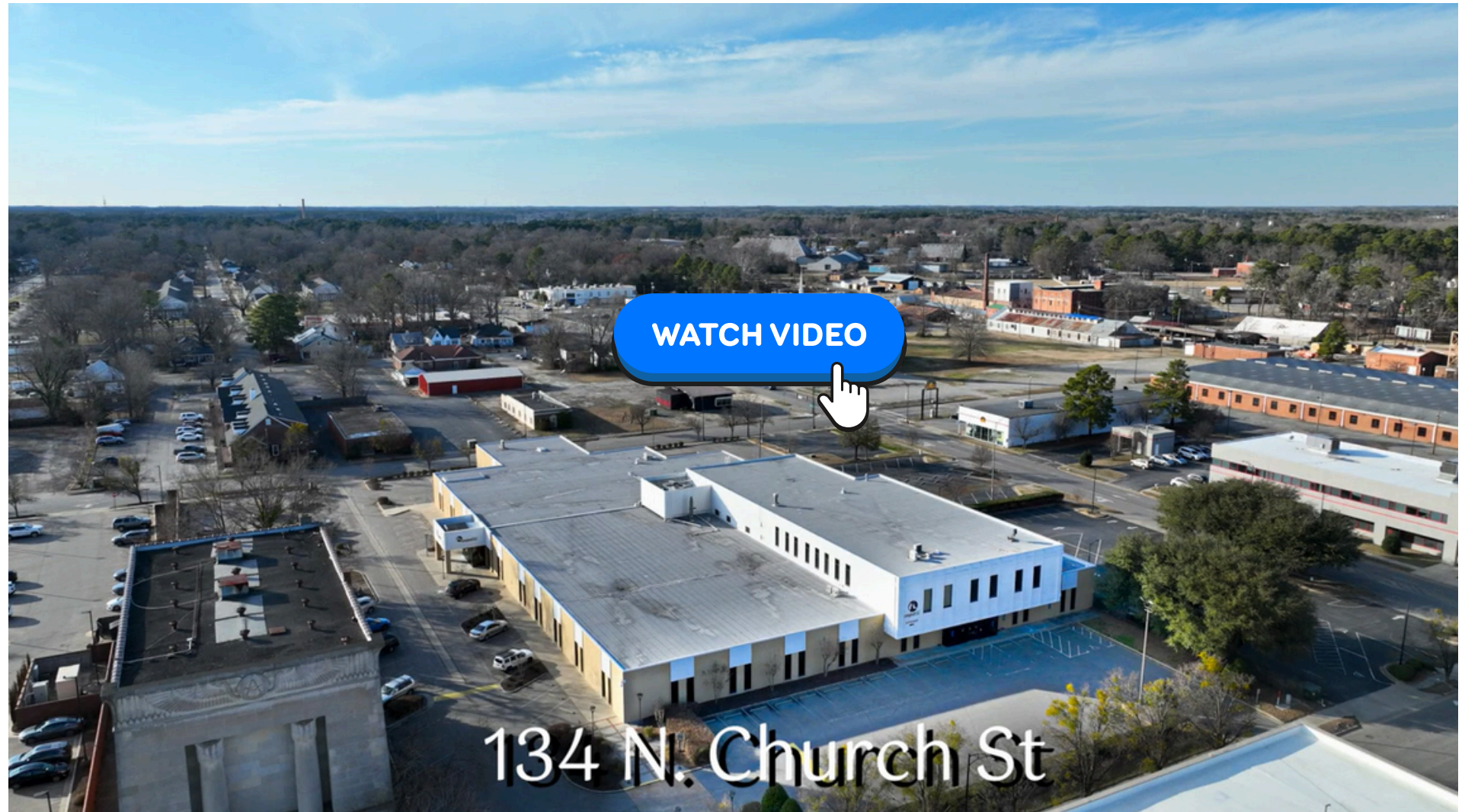
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AERIAL VIDEO



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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



compleatKiDZ

www.compleatkidz.com



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DISCLAIMER and WAIVER

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