

940 N WESLEYAN BLVD

ROCKY MOUNT,
NORTH CAROLINA



ROBEY SPRATT

704.697.1901

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ROY CRAIN

704.697.1903

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36,000 SF | 5.04 ACRES
FOR SALE OR LEASE

PROJECT HIGHLIGHTS

- Former grocery store available for sale or lease
- Site benefits from numerous access points on Wesleyan (36,000 ADT) and Hillcrest St which gets the visitor back to the lighted interchange at Sutter Creek Blvd
- Perfect opportunity for anchor or junior anchor with interest in Rocky Mount
- +/- 170 parking spaces and 2 loading docks for deliveries in the rear
- Very high-quality building and infrastructure
- Nearby retailers include Target, Hobby Lobby, TJ Maxx, Petsmart, and the Golden East Crossing Mall

DEMOGRAPHICS



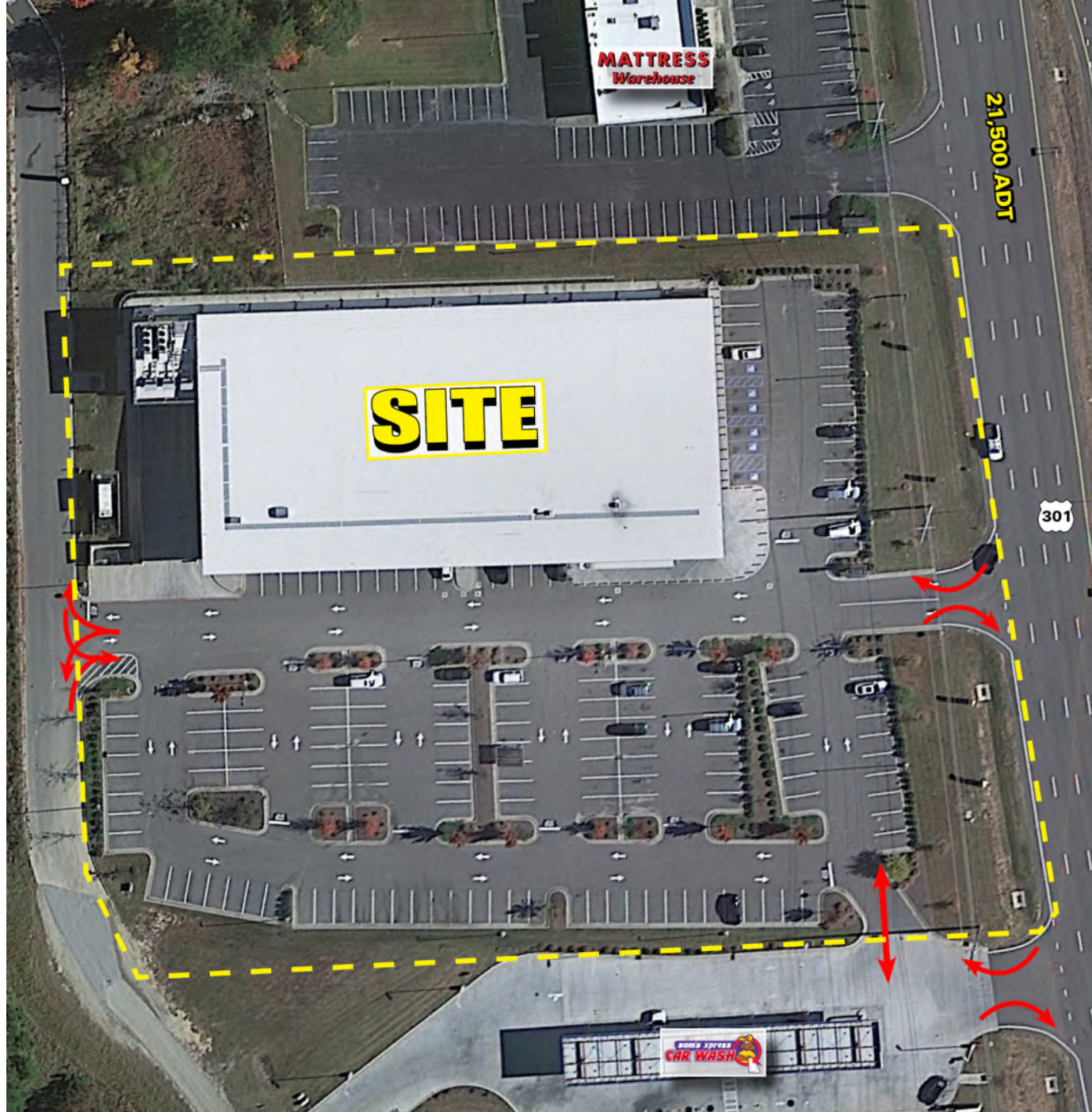
TOTAL POPULATION

1 MILE	3 MILES	5 MILES
1,279	32,278	56,237



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$43,224	\$45,790	\$46,531



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