

COMMERCIAL PROPERTY FOR SALE

FULLY-LEASED INVESTMENT | NATIONAL TENANTS | 7% CAP | VALUE-ADD OPPORTUNITY



819 Tiffany Blvd, Rocky Mount, NC 27804



OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	10,738 SF
Lot Size:	1.58 Acres
Cap Rate:	7.0%
NOI:	\$194,012
Year Built:	2001
Zoning:	X
Submarket:	Nash County

PROPERTY OVERVIEW

Located in the economic core of Rocky Mount, 819 Tiffany Blvd is a stabilized, high-performing asset backed by national-credit tenants Monarch and Eye Care, both secured with fresh 5-year renewals. Offered at a compelling 7% cap, this \$2.75M investment delivers immediate, reliable cash flow.

The upside is undeniable: a 900 SF cold dark shell primed for value-add and income growth. Opportunities with built-in stability and expansion potential rarely last, this is one to move on fast.

PROPERTY HIGHLIGHTS

- Stabilized asset with national-credit tenants in place
- Monarch & Eye Care secured on new 5-year lease renewals
- Strong in-place 7% cap rate with immediate cash flow
- 900 SF cold dark shell offering clear value-add upside
- Prime location in Rocky Mount's established economic core
- Offered at \$2,750,000 with upside in rent and NOI

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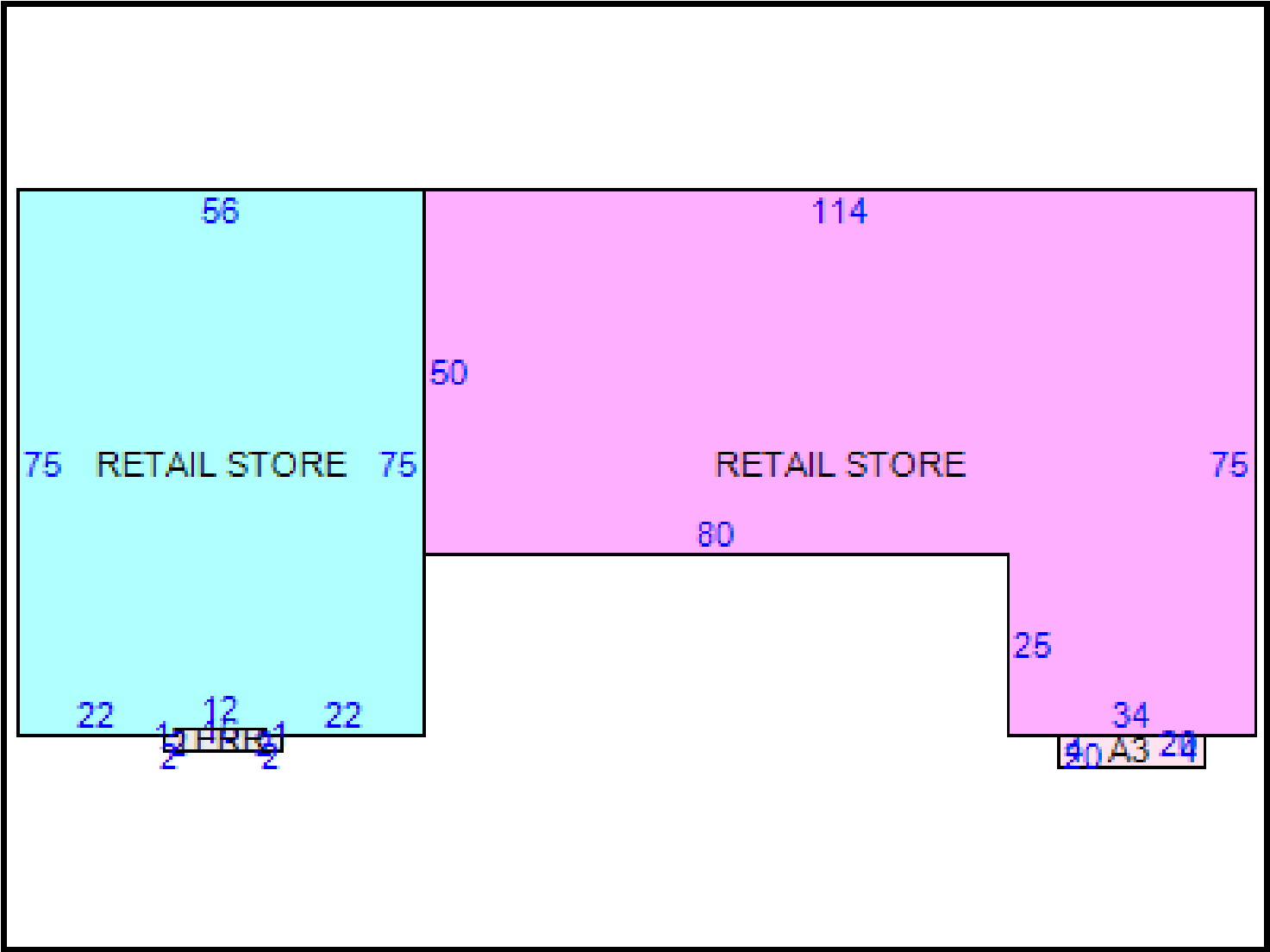
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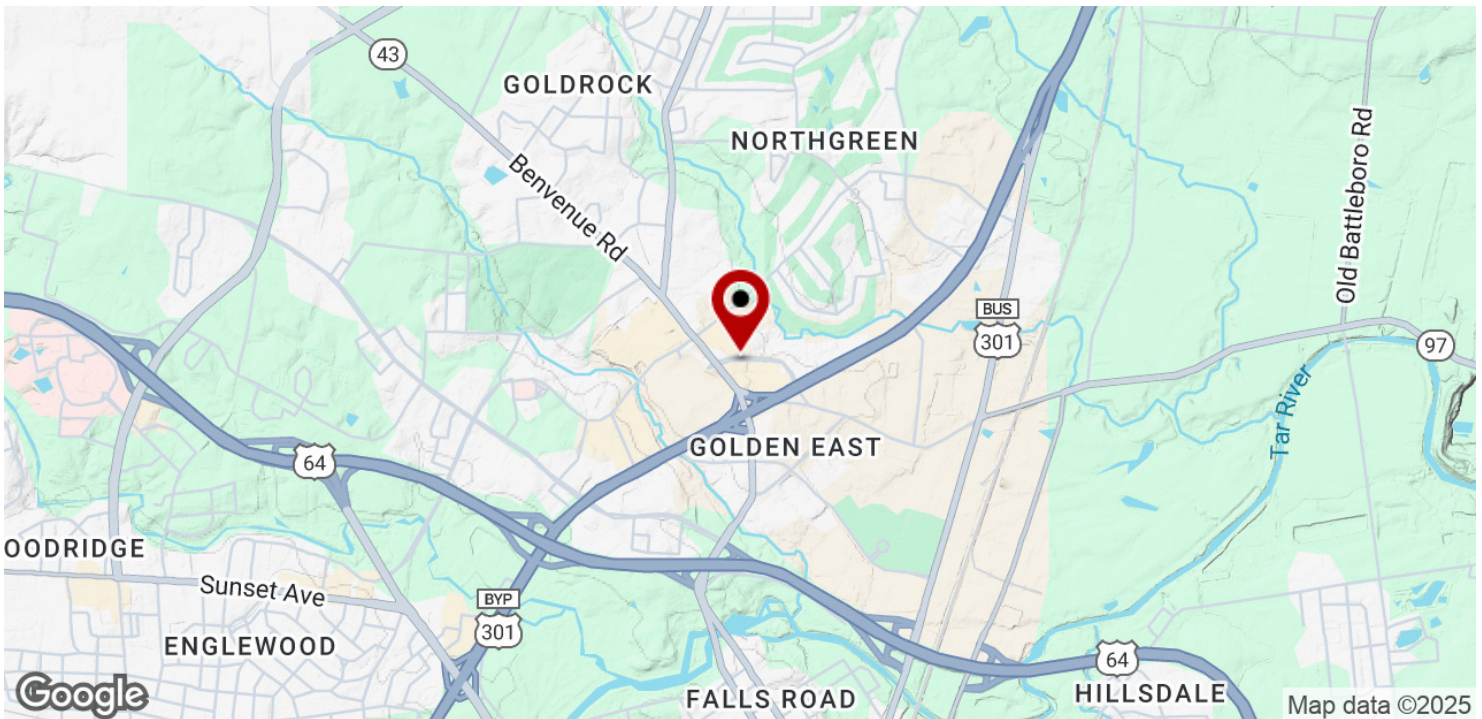
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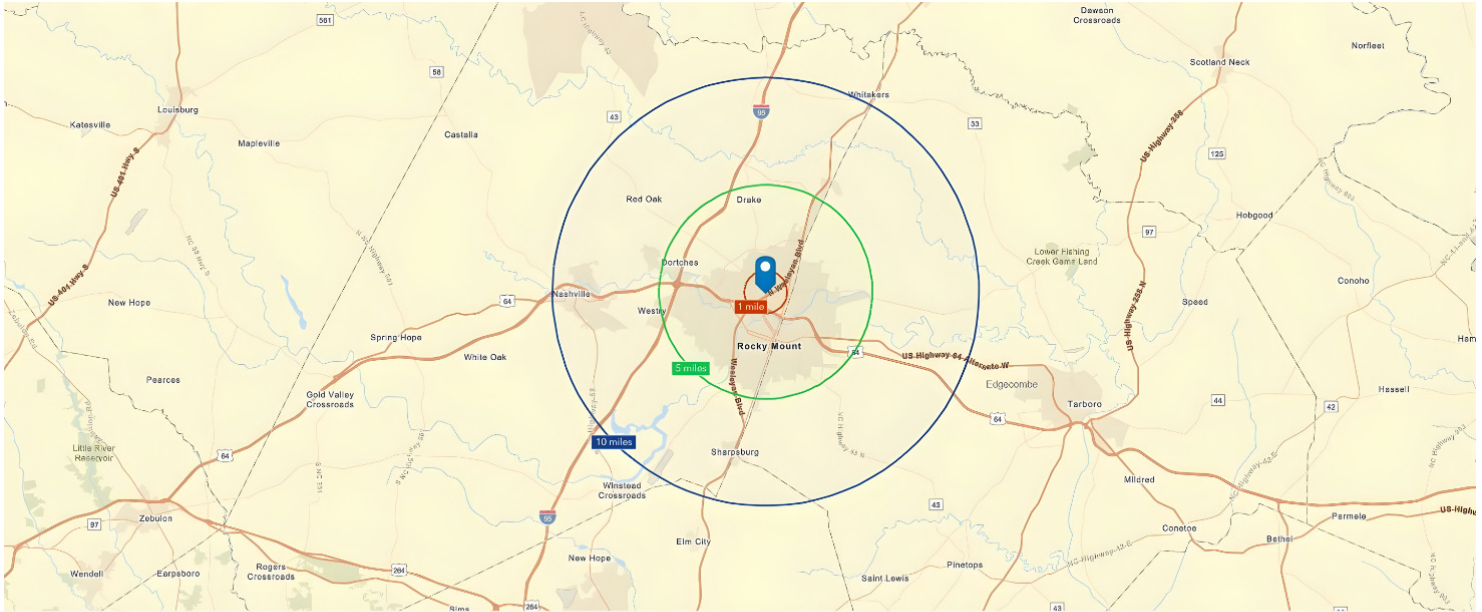
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	1 MILE	5 MILES	10 MILES	
2025 Estimated Population	2,866	54,388	86,116	POPULATION
2030 Projected Population	2,867	54,119	85,774	
2025 Estimated Household	1,420	23,711	37,184	HOUSEHOLD
2030 Projected Household	1,448	24,022	37,735	
2030 Estimated Owner Occupied Housing	604	12,625	22,937	HOUSING
2030 Estimated Renter Occupied Housing	844	11,398	14,798	
2025 Estimated Total Business	373	2,429	3,242	BUSINESS
2025 Estimated Total Employees	5,277	33,007	43,729	EMPLOYEES

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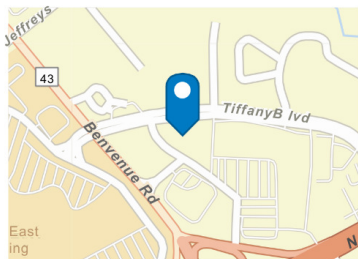
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Traffic Count Map - Close Up

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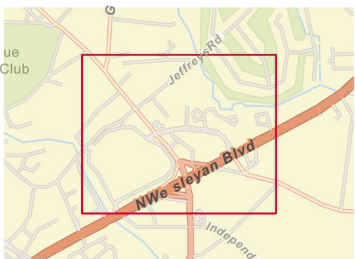


Rings: 1, 5, 10 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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