

Triplex at 528-532 Matthews Street

\$234,000

1850SF Income-Producing Triplex with Immediate Value-Add Potential! All 1 bed/1bath Units - Vacant Units are Ready to Rent

528-532 Matthews St features three units with a mix of stability and opportunity.

The middle unit is currently leased at \$700/month, providing immediate cash flow, while the two end units are vacant and rent-ready, allowing you to place your own tenants at current market rates immediately.

All 3 units are 1bed/1bath

No renovation delay—the 2 vacant units are clean, updated, and ready for occupancy.



Rocky Mount has a strategic advantage being at the midway point of I-95 and at the intersection of I-95 and US-64.

Rocky Mount has a variety of attractions including the Rocky Mount Mills, the

including the Rocky Mount Wine, the Imperial Centre for the Arts and Sciences, a variety of restaurants and breweries and many beautiful parks.

breweries and many beautiful parks. The Rocky Mount area is also home to NC Wesleyan University, Nash Community College, and Edgecombe Community College.

Traffic Counts	
US-64:	17,500 AADT
I-95:	49,000 AADT
Sunset Avenue:	41,000 AADT
E Grand Ave (NC 43):	8,400 AADT

Source: NC DOT Annual Average Daily Traffic (AADT) Mapping Application

Rocky Mount MSA

Population:	147,114
1yr. Pop. Increase:	1.19%
Avg. Income:	\$78,627
Median Age:	42.1

Source: ACS 2024; Census.gov

Tenant Paid Expenses	
Item	Yearly Cost
Utilities	Varies
Common Area Maintenance	
Other	

FAQs



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