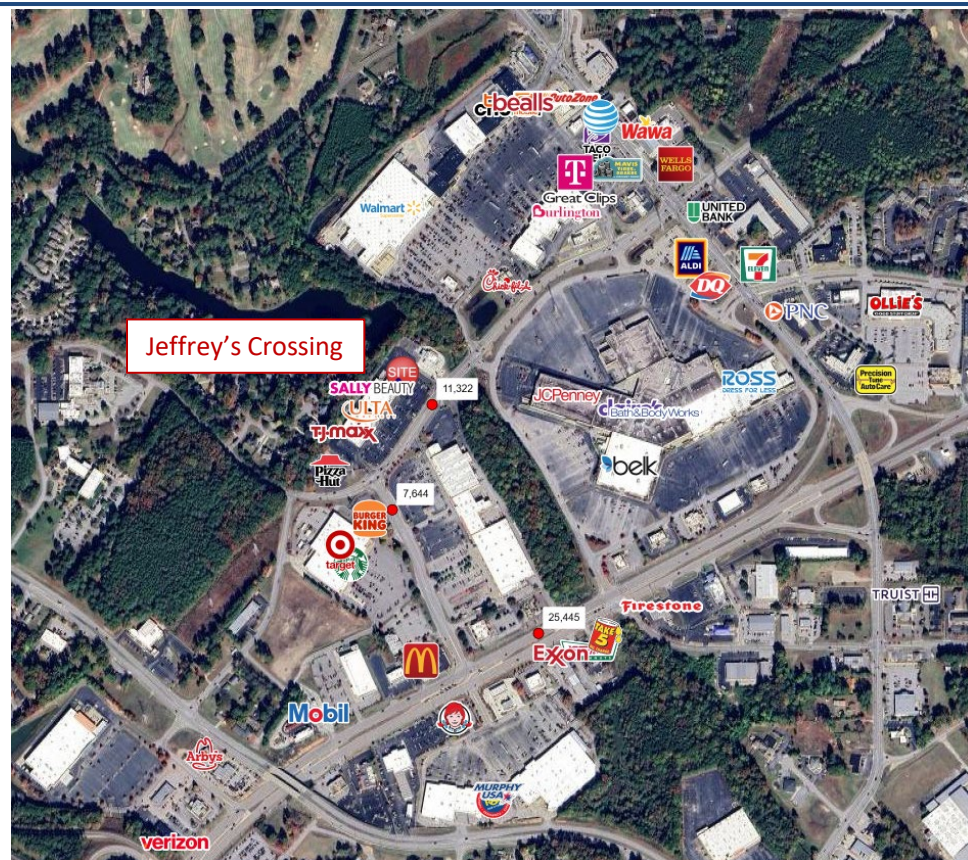


Jeffrey's Crossing

1480 Jeffrey Road, Rocky Mount NC



- T.J. Maxx, ULTA, Petsmart & Shoe Station
- Adjacent to Walmart, Burlington & bealls
- Strong Demographics
- Jeffrey Road – 11,300 cars per day
- Cell Store - Vacancy Coming Soon: 1,200 Sq. Ft



For information, contact:

Phil Begany

Direct: 919-792-6933

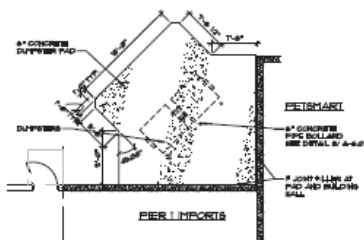
Mobile: 919-302-7304

phil.begany@latpurser.com

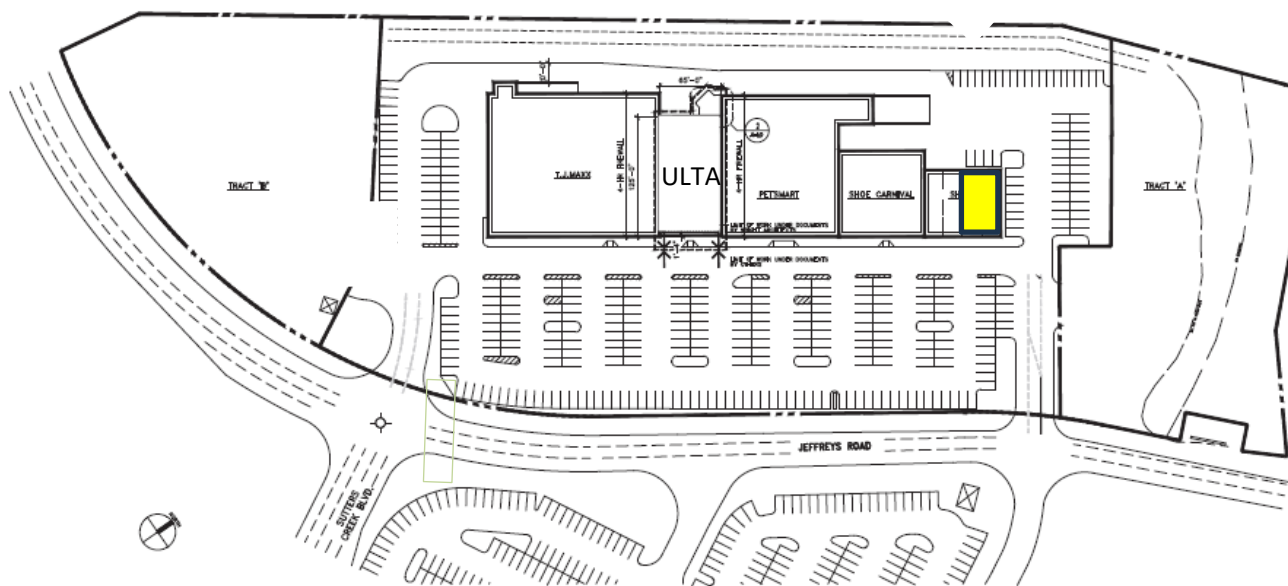
2024 Demographics	1 Mile	2 Miles	3 Miles
Population	2,671	14,216	29,292
Daytime Population	4,345	12,935	22,362
Average HH Income	\$77,268	\$79,196	\$79,181

Jeffrey's Crossing

1480 Jeffrey Road, Rocky Mount, NC



2 DUMPSTER PAD PLAN
SCALE: 1/4" = 1'-0"



1 SITE PLAN
SCALE: 1/4" = 1'-0"

Tenant Roster:

T.J. Maxx	27,000 SF
ULTA	8,125 SF
Petsmart	19,235 SF
Shoe Carnival	8,100 SF
Sally Beauty	1,400 SF
The UPS Store	1,400 SF
Available (July 2026)	2,800 SF

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