

# For Sale



## Standalone QRS Opportunity

1690 Benvenue Road  
Rocky Mount, NC 27804

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RALEIGH DURHAM

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# 1690 Benvenue Road

## Rocky Mount, NC 27804

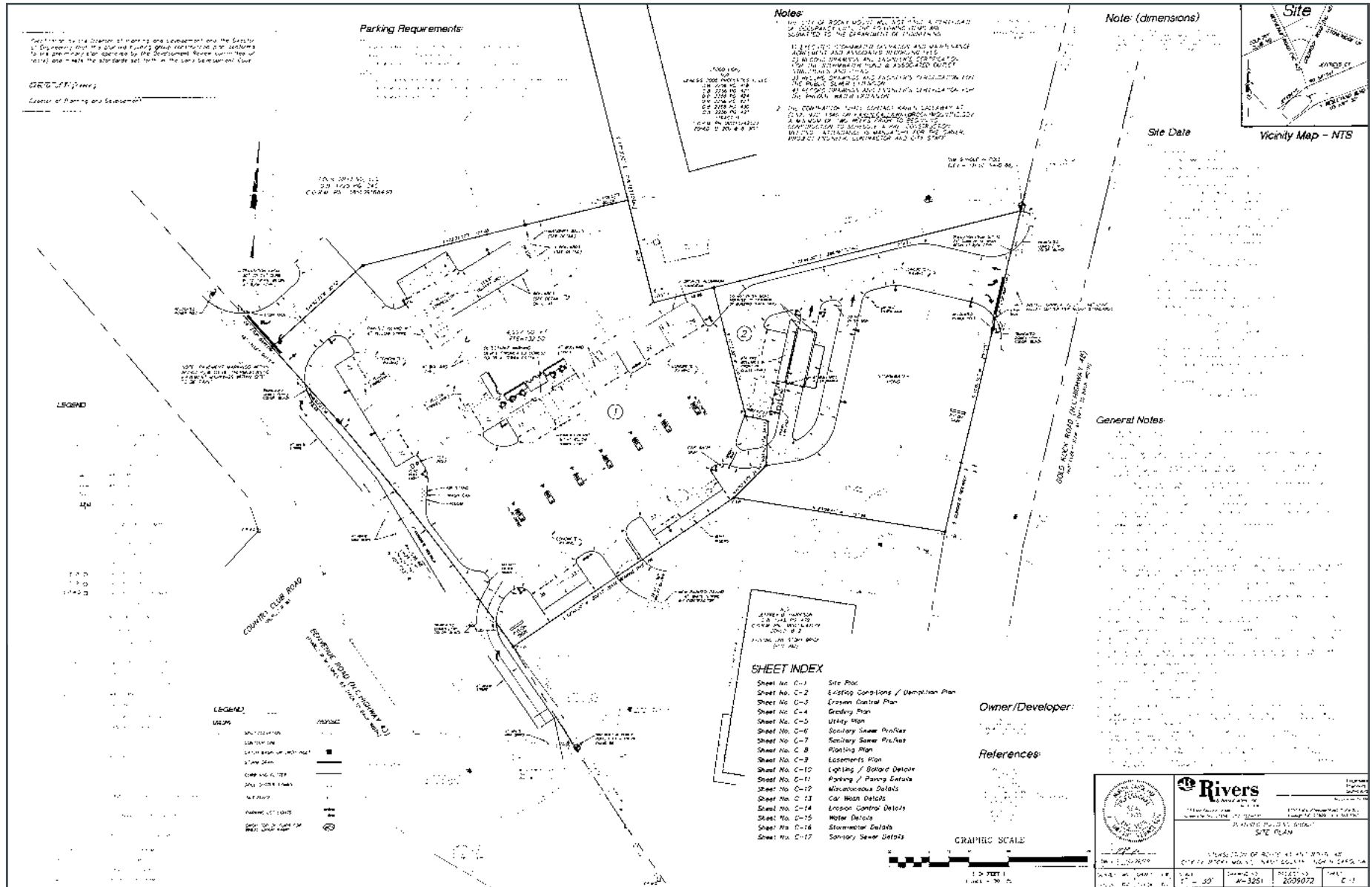
4,997 SF standalone commercial building situated on a 2.52-acre site for sale in Rocky Mount, ideal for a quick service or fast casual restaurant. The property is located on a busy commercial corridor and features full access from both Benvenue Road (23,000 VPD) and Goldrock Road (10,000 VPD), providing seamless entry and exit for customers.

### Property Details

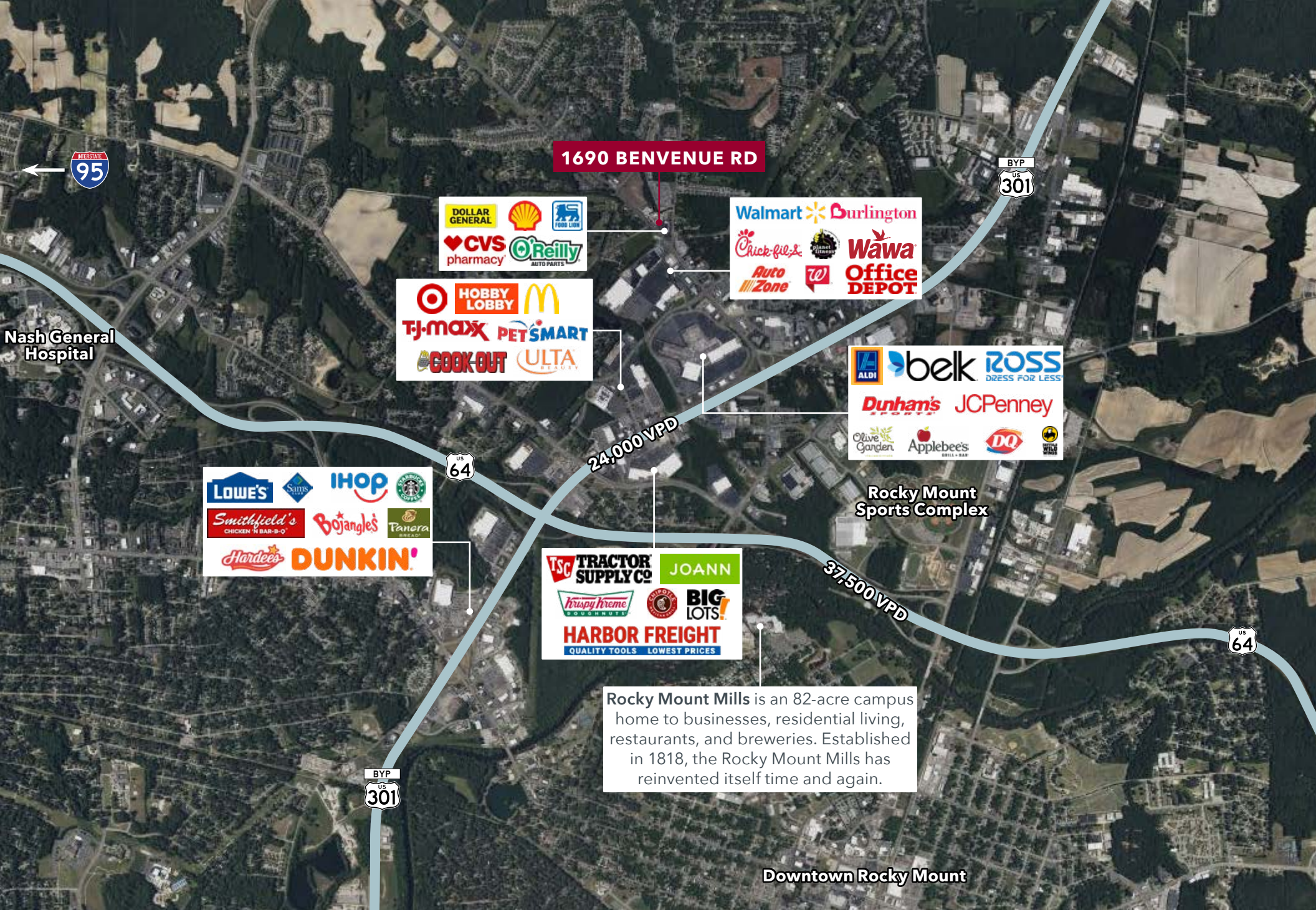
Nash County Parcel Numbers	385109241543 and 385109243599
Land Area	2.52 acres (1.67 acres + 0.85 acres)
Building Area	4,997 SF freestanding store 923 SF car wash
MPDs	7
Parking Spaces	45
Fuel Tank Age	15 years old
Year Built	2010
Sale Price	\$2,200,000



**1690 Benvenue Road**  
Rocky Mount, NC 27804







1690 BENVENUE RD

DOLLAR GENERAL  
CVS pharmacy  
Shell  
O'Reilly  
FOOD LION  
AUTO PARTS

Walmart  
Burlington  
Chick-fil-A  
Auto Zone  
Wawa  
Office DEPOT

Target  
HOBBY LOBBY  
McDonald's  
TJ-MAXX  
PET SMART  
COOK-OUT  
ULTA BEAUTY

ALDI  
belk  
ROSS  
Dress for Less  
Dunham's  
JCPenney  
Olive Garden  
Applebee's  
DQ  
Wendy's

LOWE'S  
Sam's Club  
IHOP  
Starbucks  
Smithfield's  
Bojangles'  
Panera  
Hardee's  
DUNKIN'


TSC  
TRACTOR SUPPLY CO.  
JOANN  
Krispy Kreme  
BIG LOTS!  
HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

Rocky Mount Sports Complex

Rocky Mount Mills is an 82-acre campus home to businesses, residential living, restaurants, and breweries. Established in 1818, the Rocky Mount Mills has reinvented itself time and again.

Downtown Rocky Mount





Goldrock Road (11,000 VPD)

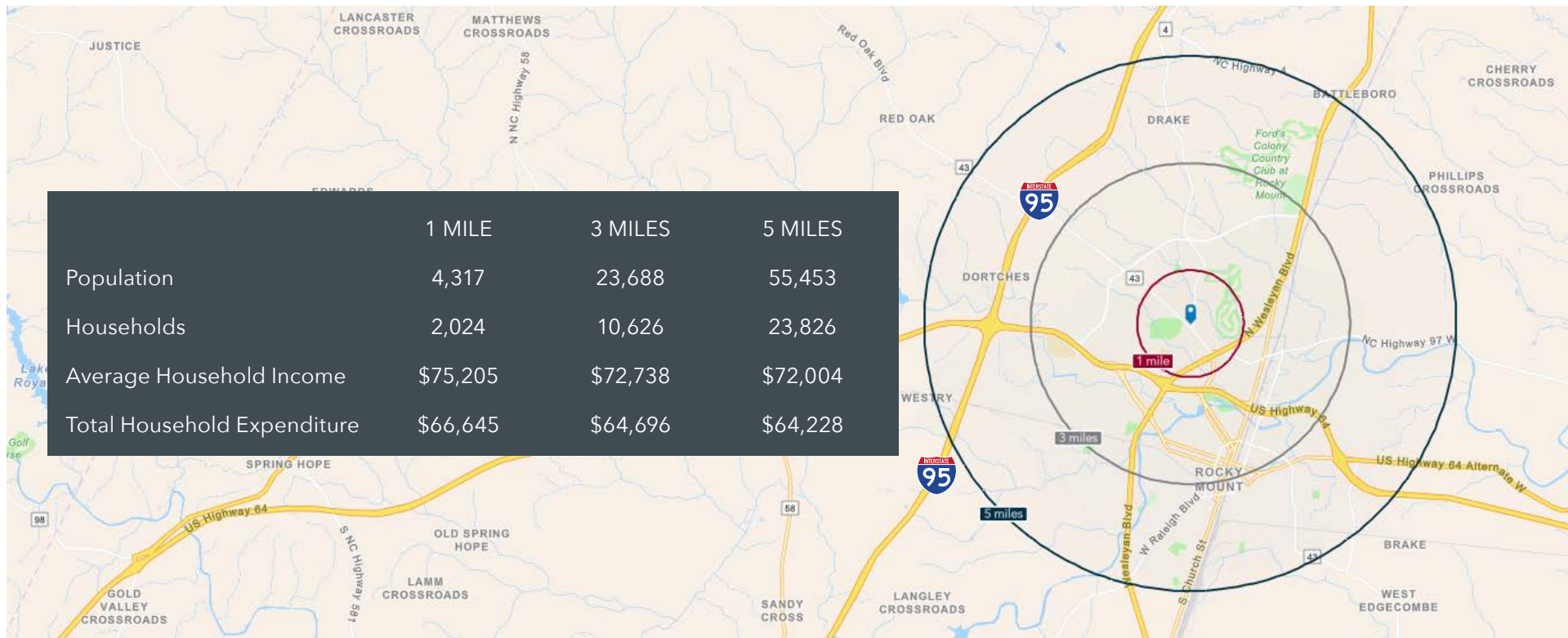
Benvenue Road (23,000 VPD)

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## Major Employers

Rocky Mount is home to several key employers across multiple sectors, including:

- » Pfizer: A global leader in biopharmaceutical manufacturing.
- » CSX: Operating the state-of-the-art Carolina Connector Intermodal Terminal.
- » Cummins: A powerhouse in engine manufacturing.
- » UNC Health Nash: A regional healthcare hub delivering top-tier medical services.
- » Sara Lee Frozen Bakery: A prominent name in food manufacturing.

## Natron Energy Announces \$1.4 Billion Investment at Edgecombe County, North Carolina, Megasite

Natron Energy, a leading manufacturer of sodium-ion batteries, is investing \$1.4 billion to establish a cutting-edge giga-factory at the Kingsboro CSX Select Megasite in Edgecombe County, North Carolina. This landmark project will create over 1,000 jobs, with an average salary of \$64,071.

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## Woodgrain Company Selects Rocky Mount for \$7.5 Million Expansion

Woodgrain, a family-owned building products manufacturer, has chosen Rocky Mount, NC, for a \$7.5 million expansion that will create 42 new jobs. The project involves relocating its existing operations to a 225,000-square-foot facility, enhancing its vertical integration and manufacturing capabilities.

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## Cummins investing \$580M at Rocky Mount plant, adding 80 jobs

Cummins is investing \$580 million in its Rocky Mount plant, creating 80 jobs and enhancing productivity to support zero-emissions goals. The facility currently employs 2,000 workers and has produced over 5 million engines. This investment underscores Cummins' commitment to sustainability and the local community.

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# Rocky Mount, NC



**145,000+**  
people in the  
Rocky Mount MSA

**60 minutes**  
from Raleigh, NC

**Nestled in the heart of Eastern North Carolina, Rocky Mount is a thriving hub of commerce, culture, and opportunity. Strategically located along the I-95 corridor and just an hour from Raleigh, this vibrant city offers unparalleled connectivity to major markets along the East Coast.**

With a population of over 50,000 and growing, Rocky Mount serves as a regional anchor for economic development and innovation.

Rocky Mount's economy is powered by a diverse mix of industries, including manufacturing, logistics, healthcare, and retail. The city's strategic location and infrastructure investments, such as the \$110 million CSX Carolina Connector Intermodal Terminal, have made it a critical logistics hub for the Southeast.

A business-friendly environment, competitive cost of living, and robust incentives position Rocky Mount as a top choice for investors seeking growth.

The city's commitment to revitalization is evident in projects like the Rocky Mount Event Center and the redevelopment of historic mills into vibrant mixed-use spaces. These initiatives, coupled with affordable housing and expanding amenities, create a community that offers both opportunity and quality of life.

The area's skilled workforce is supported by Nash Community College and Edgecombe Community College, offering training programs tailored to meet the needs of local businesses and industries.