

ROANOKE RAPIDS, NC

# 1479 JULIAN R. ALLSBROOK HWY

1.15 ACRES | 5,322 SF AVAILABLE FOR LEASE, GL, OR BTS



**PROJECT  
DETAILS**

**AVAILABLE SPACE**

1.15 Acres | 5,322 SF

**TRAFFIC COUNTS**

24,000 ADT on Julian R. Allsbrook Hwy

**PROPERTY HIGHLIGHTS**

- High profile site in desirable market
- Signalized intersection
- 24K VPD in front of site
- Surrounding retailers include Walmart, Lowe's Home Improvement, Food Lion, Ollie's, etc.

**LEASE RATE**

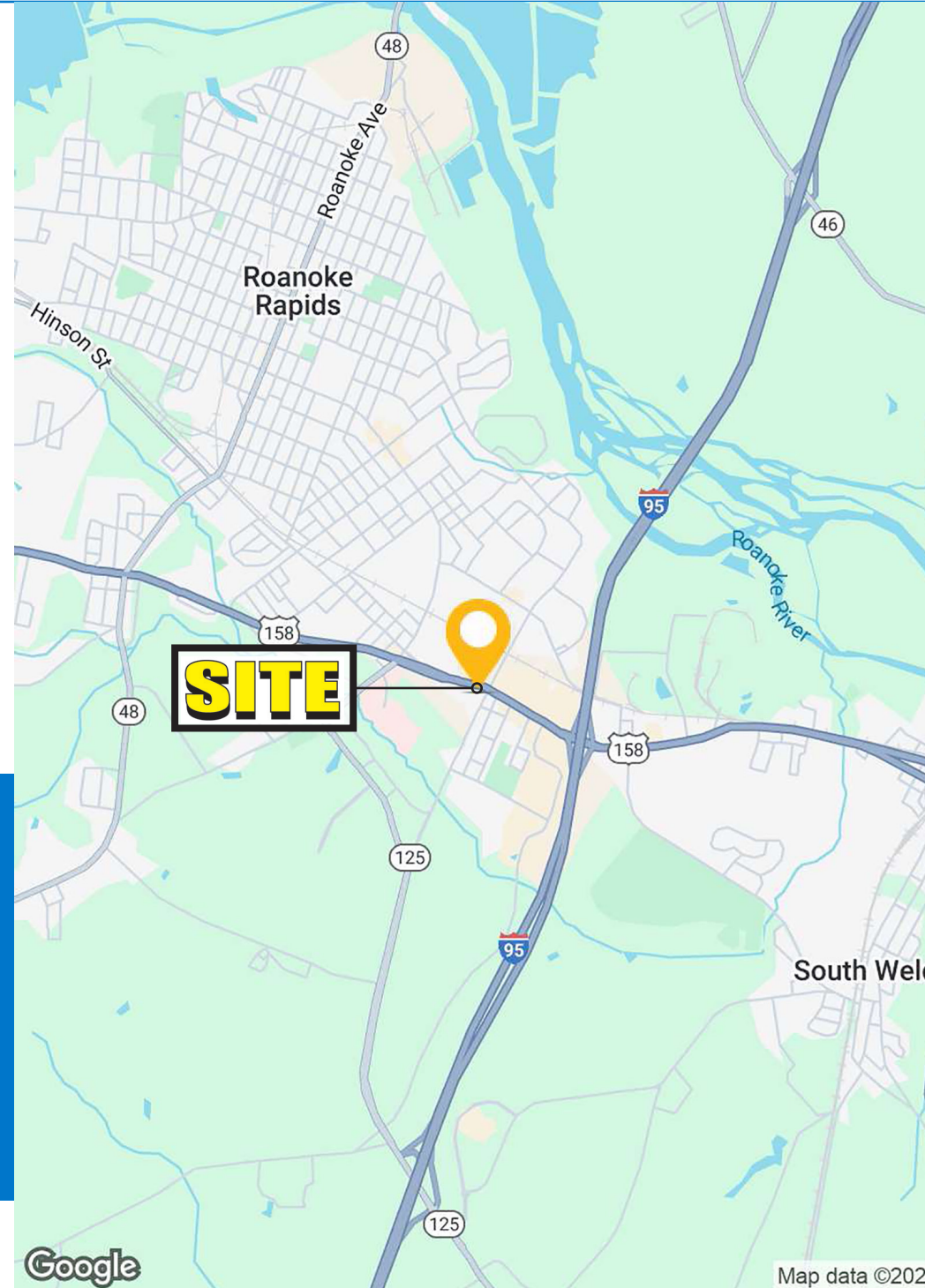
Call to discuss




**COUNTY**

Halifax

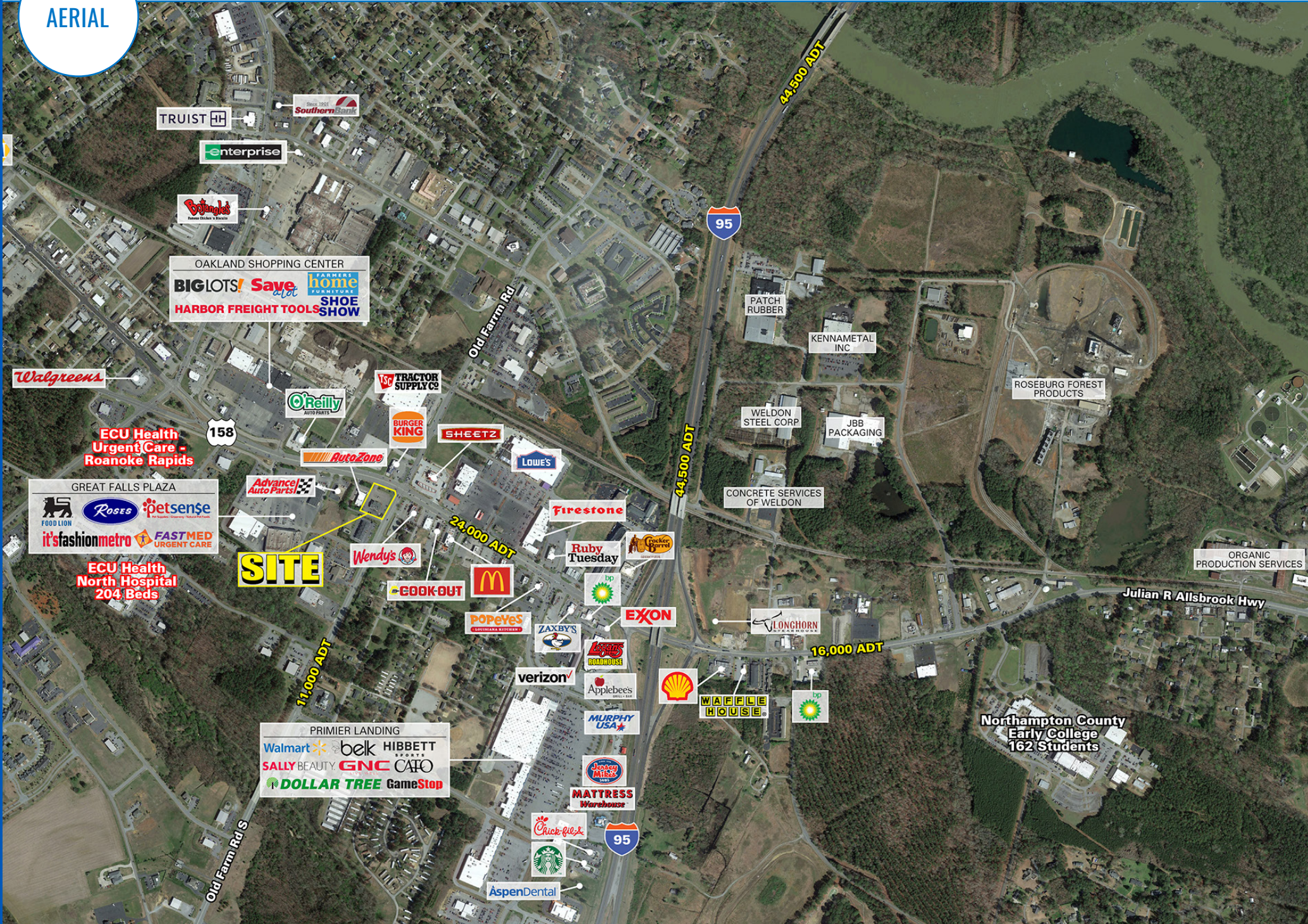
**MARKET**

Roanoke Rapids



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,805	8,085	11,977
 TOTAL POPULATION	3,412	18,407	27,369
 MEDIAN HH INCOME	\$41,790	\$51,810	\$49,525

AERIAL



AERIAL





NORTH CAROLINA

# ROANOKE RAPIDS

Nestled near pristine lakes and the mighty Roanoke River, Historic Roanoke Rapids blends the beauty of the ages with small town traditions while showcasing new and innovative approaches to commerce. Roanoke Rapids has many attractions, including the Roanoke Canal Museum and Trail, Roanoke Rapids Theatre, I-95 Sweepstakes, and Carolina Crossroads Entertainment Complex

The Roanoke Canal Museum and Trail is one of the city's oldest historical sites. The 1823 canal lock building has been adapted as a museum to show the significance of the canal system to American westward expansion. It offers an in-depth look at the influential people who pushed for the Roanoke River to become a source of trade and navigation, as well as the commodities that were shipped and traded on the Roanoke River. The trail, over seven miles long, is adjacent to the museum and largely parallel to the Roanoke River.



ROANOKE RAPIDS, NC

# 1479 JULIAN R. ALLSBROOK HWY

1.15 ACRES | 5,322 SF AVAILABLE FOR LEASE, GL, OR BTS

## REID DILLON

704.954.8929  
RDILLON@ATLANTICRETAIL.COM

## SARAH HALLAM

980.498.3294  
SHALLAM@ATLANTICRETAIL.COM



[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC\\_RETAIL/](https://www.instagram.com/atlantic_retail/)

**REALTY RESOURCES** **CHAINLINKS**  
RETAIL ADVISORS

ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

THREE MORROCROFT CENTRE  
CHARLOTTE, NC 28211  
704.697.1900