

# 901-909 FALLS RD

901 Falls Rd, Rocky Mount, NC 27804



**CENTURY 21**  
**COMMERCIAL.**  
Triangle Group

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**901-909  
FALLS RD**



## PROPERTY INFORMATION

### PURCHASE PRICE

**\$560,000.00**

### PROPERTY ADDRESS

**901 Falls Rd  
Rocky Mount, NC 27804**

### YEAR BUILT

**1910**

### PROPERTY SIZE

**4,810 Sq. Ft.**

### LAND SIZE

**0.13 Acres**

# 901-909 FALLS RD

901 Falls Rd Rocky  
Mount, NC 27804

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

Prime 5 unit retail corner (including restaurant space!) in the heart of Rocky Mount. This location boasts high visibility and foot traffic. Just blocks away from Rocky Mount Mills mixed-use development. Benefit from the synergy of nearby restaurants, breweries, retail, and residences, attracting a diverse clientele. Ample parking and easy access to major highways.



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# PROPERTY PHOTOS



# 901-909 FALLS RD

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# PROPERTY PHOTOS



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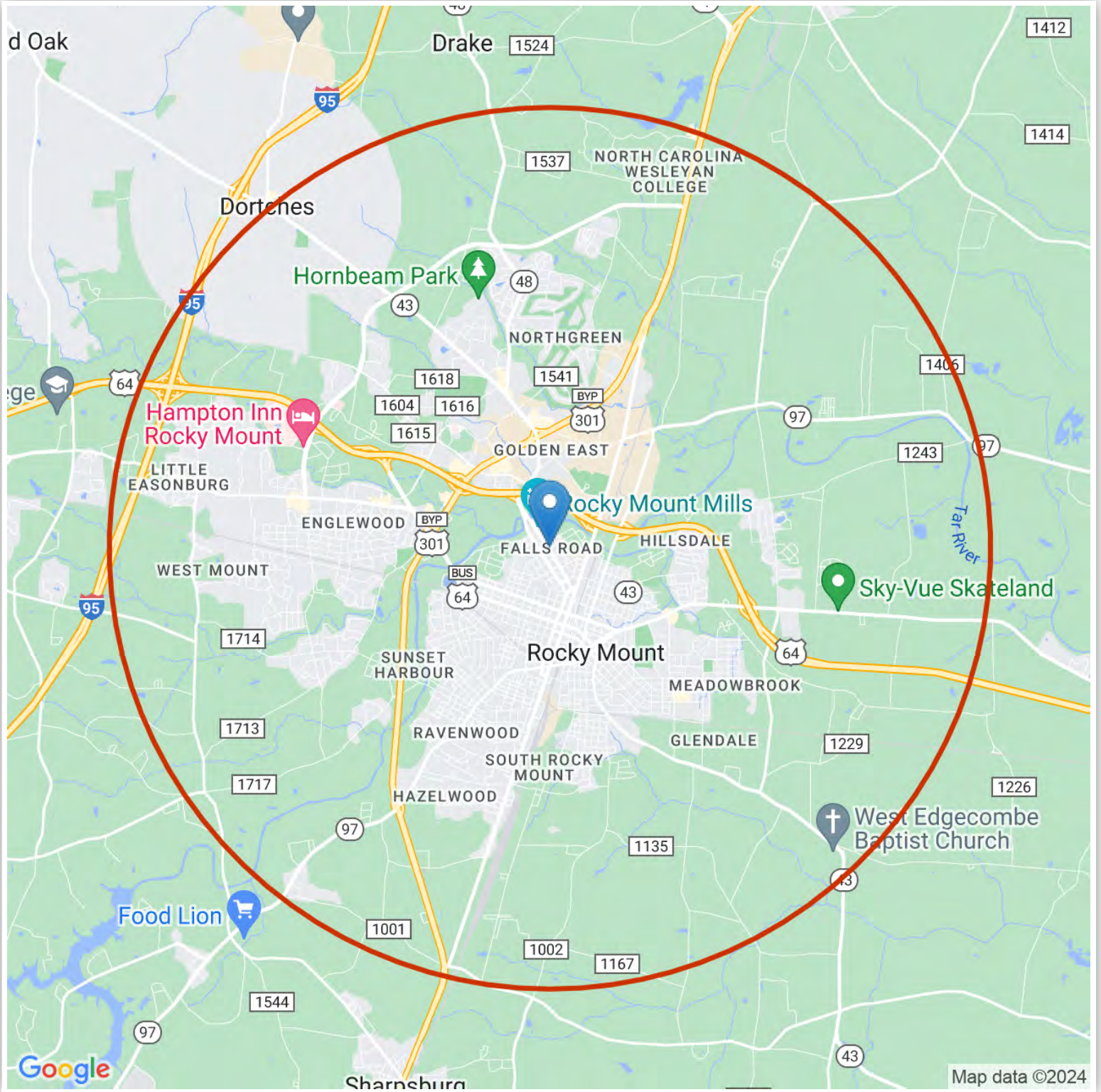
# PROPERTY PHOTOS



# 901-909 FALLS RD

901 Falls Rd, Rocky Mount, NC 27804

# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



## 901-909 FALLS RD

901 Falls Rd, Rocky Mount, NC, 27804

# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

57,487

Population



2.4

Average Household Size

41.3

Median Age

\$41,431

Median Household Income

## EDUCATION

14%

No High School Diploma



34%

High School Graduate



31%

Some College



21%

Bachelor's/Grad/Pr of Degree

## BUSINESS



2,386

Total Businesses



32,973

Total Employees

## EMPLOYMENT



61%

White Collar



27%

Blue Collar



12%

Services

8.8%

Unemployment Rate

## INCOME



\$41,431

Median Household Income



\$22,436

Per Capita Income



\$43,769

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (19.2%)

The smallest group: \$200,000+ (1.6%)

Indicator	Value	Difference	
<\$15,000	18.0%	+4.3%	
\$15,000 - \$24,999	12.6%	+1.2%	
\$25,000 - \$34,999	12.0%	+1.9%	
\$35,000 - \$49,999	14.5%	+1.0%	
\$50,000 - \$74,999	19.2%	-2.3%	
\$75,000 - \$99,999	9.8%	-0.7%	
\$100,000 - \$149,999	10.4%	-3.3%	
\$150,000 - \$199,999	1.8%	-1.6%	
\$200,000+	1.6%	-0.6%	

Bars show deviation from 37127 (Nash County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



## POPULATION TRENDS AND KEY INDICATORS

5-mile ring  
901 Falls Rd, Rocky Mount, NC, 27804

54,210	23,163	2.31	41.7	\$45,320	\$119,364	47	166	57
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



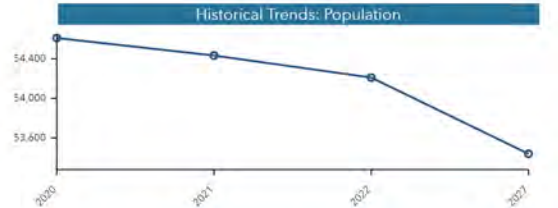
\$6,581

Avg Spent on Mortgage & Basics

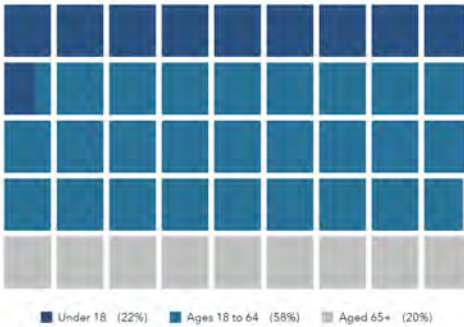


13.9%

Percent of Income for Mortgage



### POPULATION BY AGE



### POPULATION BY GENERATION



Source: Esri, Esri-U.S., BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
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## 901-909 FALLS RD

901 Falls Rd, Rocky Mount, NC, 27804

# EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

## Population

2010 Population	58,575
2020 Population	54,662
2023 Population	54,007
2028 Population	52,854
2010-2020 Annual Rate	-0.69%
2020-2023 Annual Rate	-0.37%
2023-2028 Annual Rate	-0.43%
2020 Male Population	45.6%
2020 Female Population	54.4%
2020 Median Age	41.9
2023 Male Population	46.8%
2023 Female Population	53.2%
2023 Median Age	42.0

In the identified area, the current year population is 54,007. In 2020, the Census count in the area was 54,662. The rate of change since 2020 was -0.37% annually. The five-year projection for the population in the area is 52,854 representing a change of -0.43% annually from 2023 to 2028. Currently, the population is 46.8% male and 53.2% female.

## Median Age

The median age in this area is 42.0, compared to U.S. median age of 39.1.

## Race and Ethnicity

2023 White Alone	28.6%
2023 Black Alone	62.1%
2023 American Indian/Alaska Native Alone	0.6%
2023 Asian Alone	1.5%
2023 Pacific Islander Alone	0.1%
2023 Other Race	3.3%
2023 Two or More Races	3.9%
2023 Hispanic Origin (Any Race)	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.6 in the identified area, compared to 72.1 for the U.S. as a whole.

## Households

2023 Wealth Index	54
2010 Households	23,597
2020 Households	23,291
2023 Households	23,198
2028 Households	22,999
2010-2020 Annual Rate	-0.13%
2020-2023 Annual Rate	-0.12%
2023-2028 Annual Rate	-0.17%
2023 Average Household Size	2.29

The household count in this area has changed from 23,291 in 2020 to 23,198 in the current year, a change of -0.12% annually. The five-year projection of households is 22,999, a change of -0.17% annually from the current year total. Average household size is currently 2.29, compared to 2.31 in the year 2020. The number of families in the current year is 14,131 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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# EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

## Mortgage Income

2023 Percent of Income for Mortgage 17.5%

## Median Household Income

2023 Median Household Income \$48,714

2028 Median Household Income \$53,943

2023-2028 Annual Rate 2.06%

## Average Household Income

2023 Average Household Income \$69,625

2028 Average Household Income \$80,048

2023-2028 Annual Rate 2.83%

## Per Capita Income

2023 Per Capita Income \$29,927

2028 Per Capita Income \$34,848

2023-2028 Annual Rate 3.09%

## GINI Index

2023 Gini Index 44.1

## Households by Income

Current median household income is \$48,714 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$53,943 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$69,625 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$80,048 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$29,927 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$34,848 in five years, compared to \$47,525 for all U.S. households

## Housing

2023 Housing Affordability Index 134

2010 Total Housing Units 27,525

2010 Owner Occupied Housing Units 12,581

2010 Renter Occupied Housing Units 11,014

2010 Vacant Housing Units 3,928

2020 Total Housing Units 26,451

2020 Owner Occupied Housing Units 11,451

2020 Renter Occupied Housing Units 11,840

2020 Vacant Housing Units 3,183

2023 Total Housing Units 26,400

2023 Owner Occupied Housing Units 12,221

2023 Renter Occupied Housing Units 10,977

2023 Vacant Housing Units 3,202

2028 Total Housing Units 26,348

2028 Owner Occupied Housing Units 12,457

2028 Renter Occupied Housing Units 10,542

2028 Vacant Housing Units 3,349

## Socioeconomic Status Index

2023 Socioeconomic Status Index 41.9

Currently, 46.3% of the 26,400 housing units in the area are owner occupied; 41.6%, renter occupied; and 12.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 26,451 housing units in the area and 12.0% vacant housing units. The annual rate of change in housing units since 2020 is -0.06%. Median home value in the area is \$141,763, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 5.21% annually to \$182,758.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini Index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028				
Population	58,575	54,662	54,007	52,854				
Households	23,597	23,291	23,198	22,999				
Families	15,022	14,033	14,131	13,939				
Average Household Size	2.41	2.31	2.29	2.26				
Owner Occupied Housing Units	12,581	11,451	12,221	12,457				
Renter Occupied Housing Units	11,014	11,840	10,977	10,542				
Median Age	39.1	41.9	42.0	42.9				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.43%	0.53%	0.30%					
Households	-0.17%	0.68%	0.49%					
Families	-0.27%	0.60%	0.44%					
Owner HHs	0.38%	0.78%	0.66%					
Median Household Income	2.06%	3.37%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	3,767	16.2%	3,330	14.5%				
\$15,000 - \$24,999	1,987	8.6%	1,743	7.6%				
\$25,000 - \$34,999	2,598	11.2%	2,317	10.1%				
\$35,000 - \$49,999	3,471	15.0%	3,193	13.9%				
\$50,000 - \$74,999	4,259	18.4%	4,171	18.1%				
\$75,000 - \$99,999	2,830	12.2%	2,951	12.8%				
\$100,000 - \$149,999	2,521	10.9%	2,998	13.0%				
\$150,000 - \$199,999	997	4.3%	1,358	5.9%				
\$200,000+	769	3.3%	937	4.1%				
Median Household Income	\$48,714		\$53,943					
Average Household Income	\$69,625		\$80,048					
Per Capita Income	\$29,927		\$34,848					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,848	6.6%	3,176	5.8%	3,059	5.7%	2,996	5.7%
5 - 9	3,784	6.5%	3,381	6.2%	3,237	6.0%	3,023	5.7%
10 - 14	3,877	6.6%	3,547	6.5%	3,338	6.2%	3,242	6.1%
15 - 19	4,368	7.5%	3,401	6.2%	3,240	6.0%	3,152	6.0%
20 - 24	3,760	6.4%	3,146	5.8%	2,986	5.5%	2,879	5.4%
25 - 34	6,855	11.7%	6,559	12.0%	6,705	12.4%	6,052	11.5%
35 - 44	7,087	12.1%	5,980	10.9%	6,334	11.7%	6,373	12.1%
45 - 54	8,691	14.8%	6,564	12.0%	6,358	11.8%	6,209	11.7%
55 - 64	7,807	13.3%	7,906	14.5%	7,522	13.9%	6,694	12.7%
65 - 74	4,536	7.7%	6,741	12.3%	6,639	12.3%	6,653	12.6%
75 - 84	2,827	4.8%	3,110	5.7%	3,308	6.1%	4,136	7.8%
85+	1,134	1.9%	1,150	2.1%	1,280	2.4%	1,445	2.7%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	20,631	35.2%	15,977	29.2%	15,436	28.6%	15,026	28.4%
Black Alone	34,946	59.7%	33,883	62.0%	33,543	62.1%	32,793	62.0%
American Indian Alone	341	0.6%	298	0.5%	304	0.6%	304	0.6%
Asian Alone	541	0.9%	729	1.3%	809	1.5%	807	1.5%
Pacific Islander Alone	13	0.0%	29	0.1%	31	0.1%	31	0.1%
Some Other Race Alone	1,211	2.1%	1,700	3.1%	1,757	3.3%	1,739	3.3%
Two or More Races	891	1.5%	2,047	3.7%	2,127	3.9%	2,154	4.1%
Hispanic Origin (Any Race)	2,129	3.6%	2,688	4.9%	2,784	5.2%	2,758	5.2%

**Data Note:** Income is expressed in current dollars.

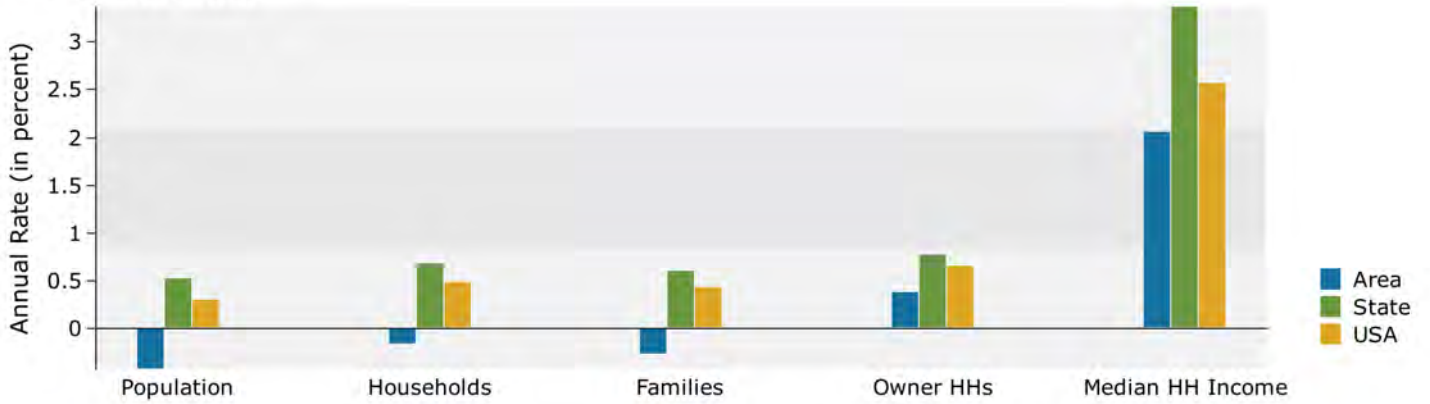
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## 901-909 FALLS RD

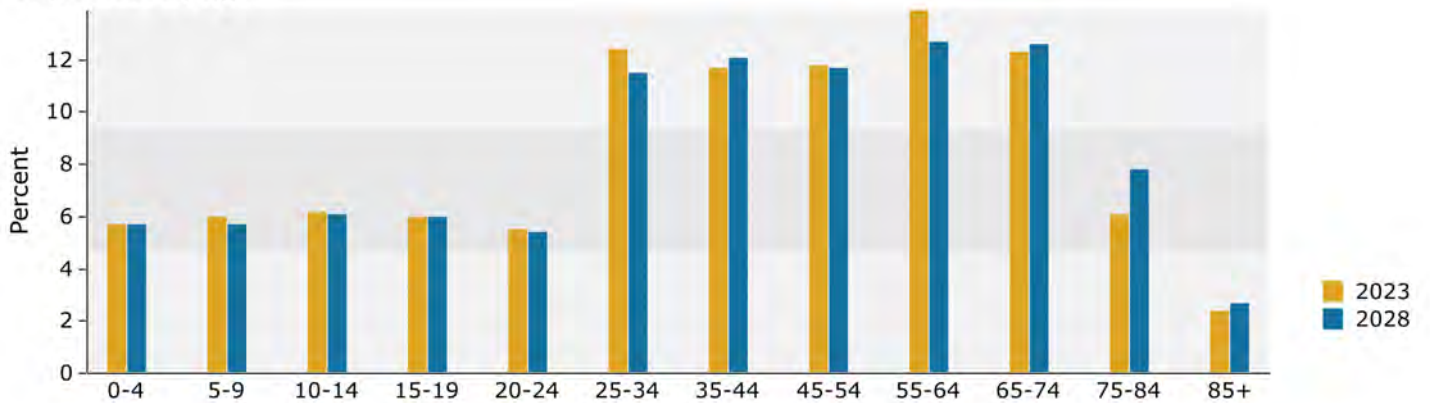
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# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

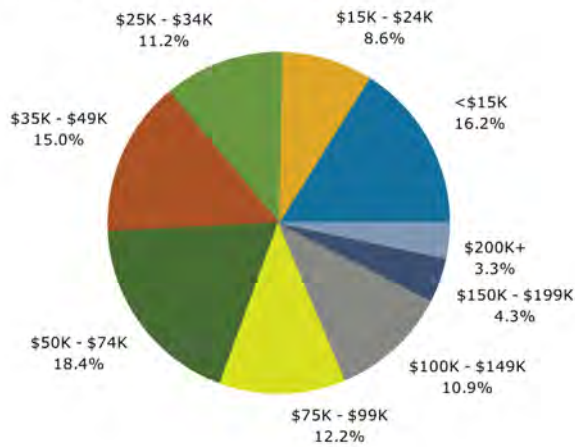
## Trends 2023-2028



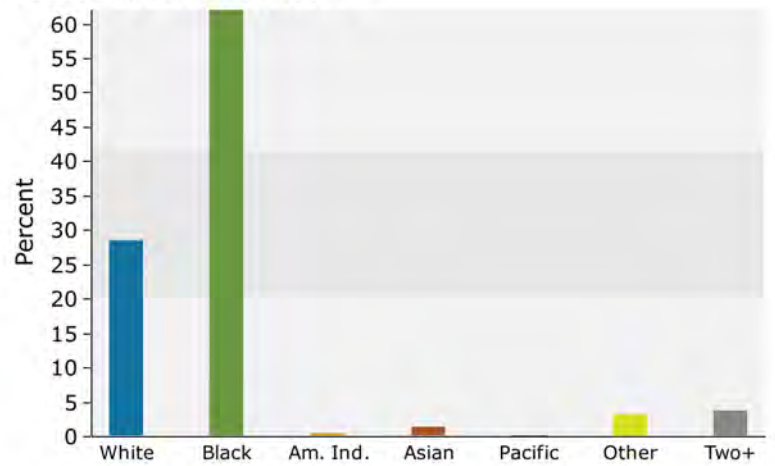
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 5.2%

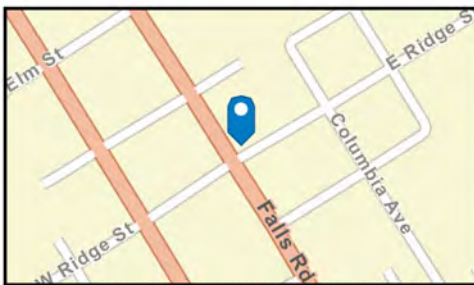
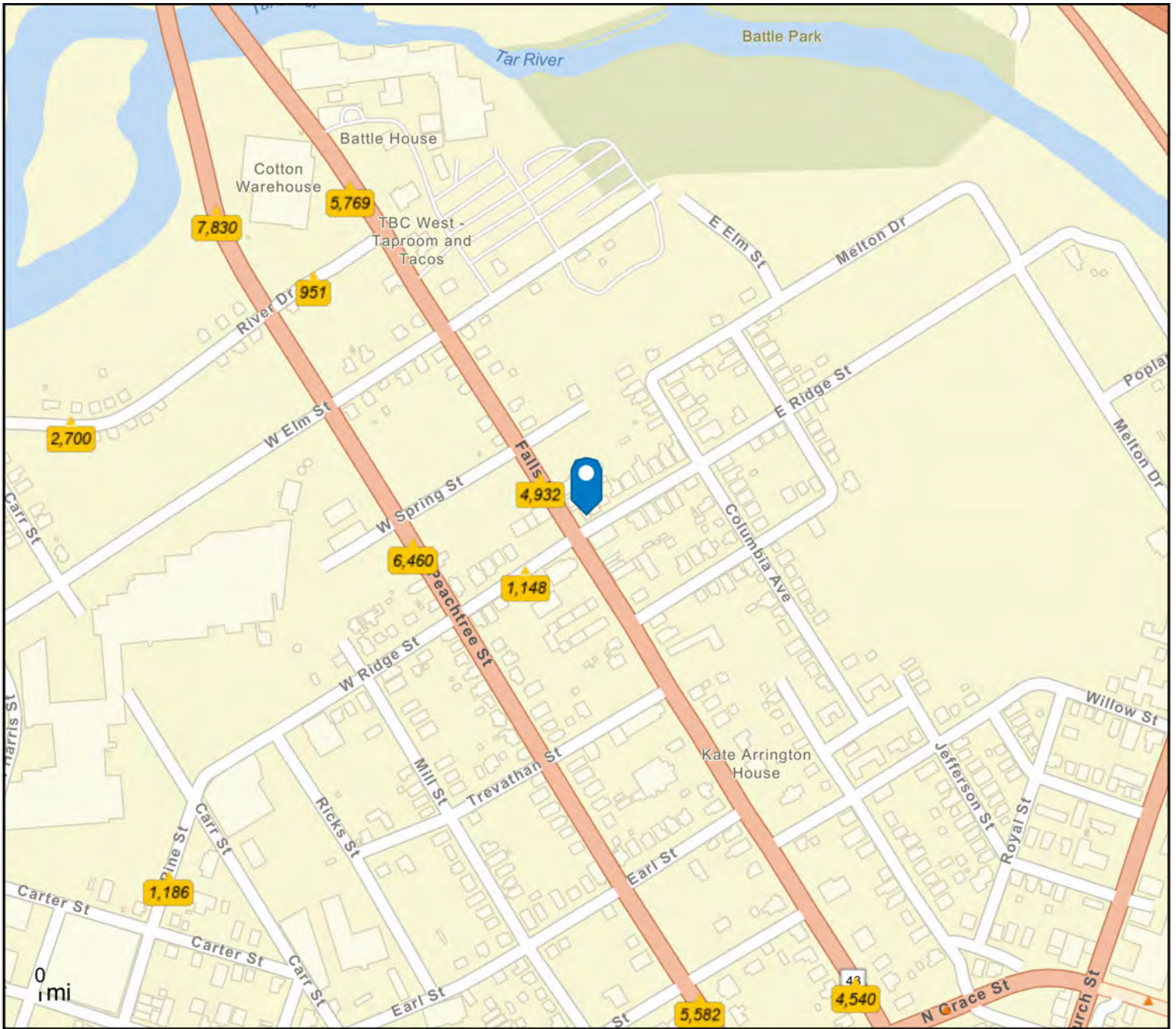
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## 901-909 FALLS RD

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# TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

## 901-909 FALLS RD

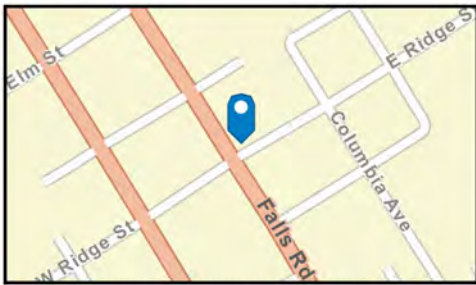
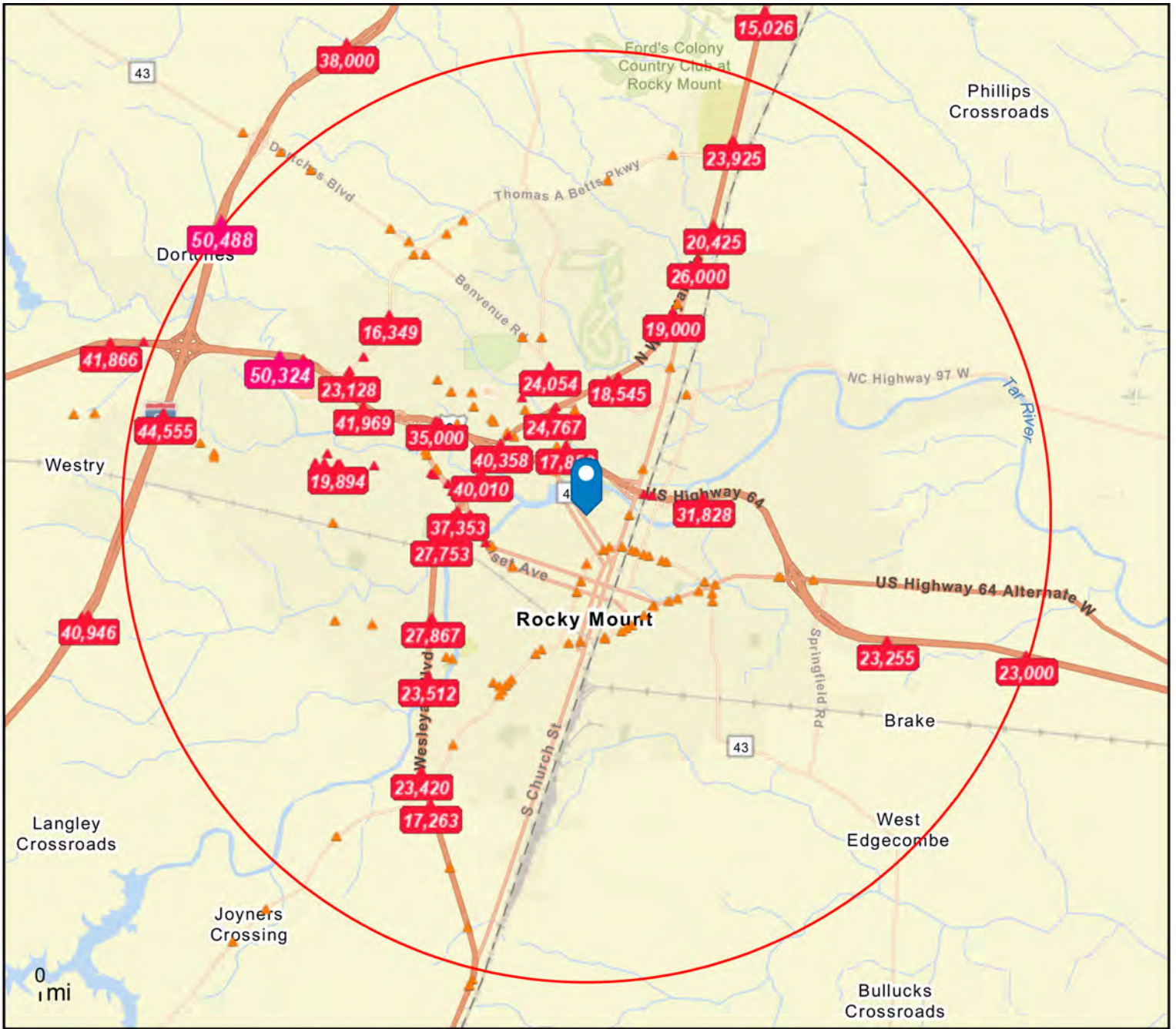
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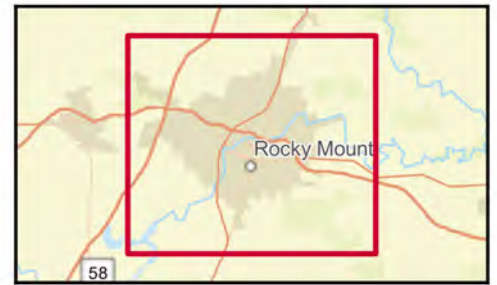
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# TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

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# AREA LOCATION MAP

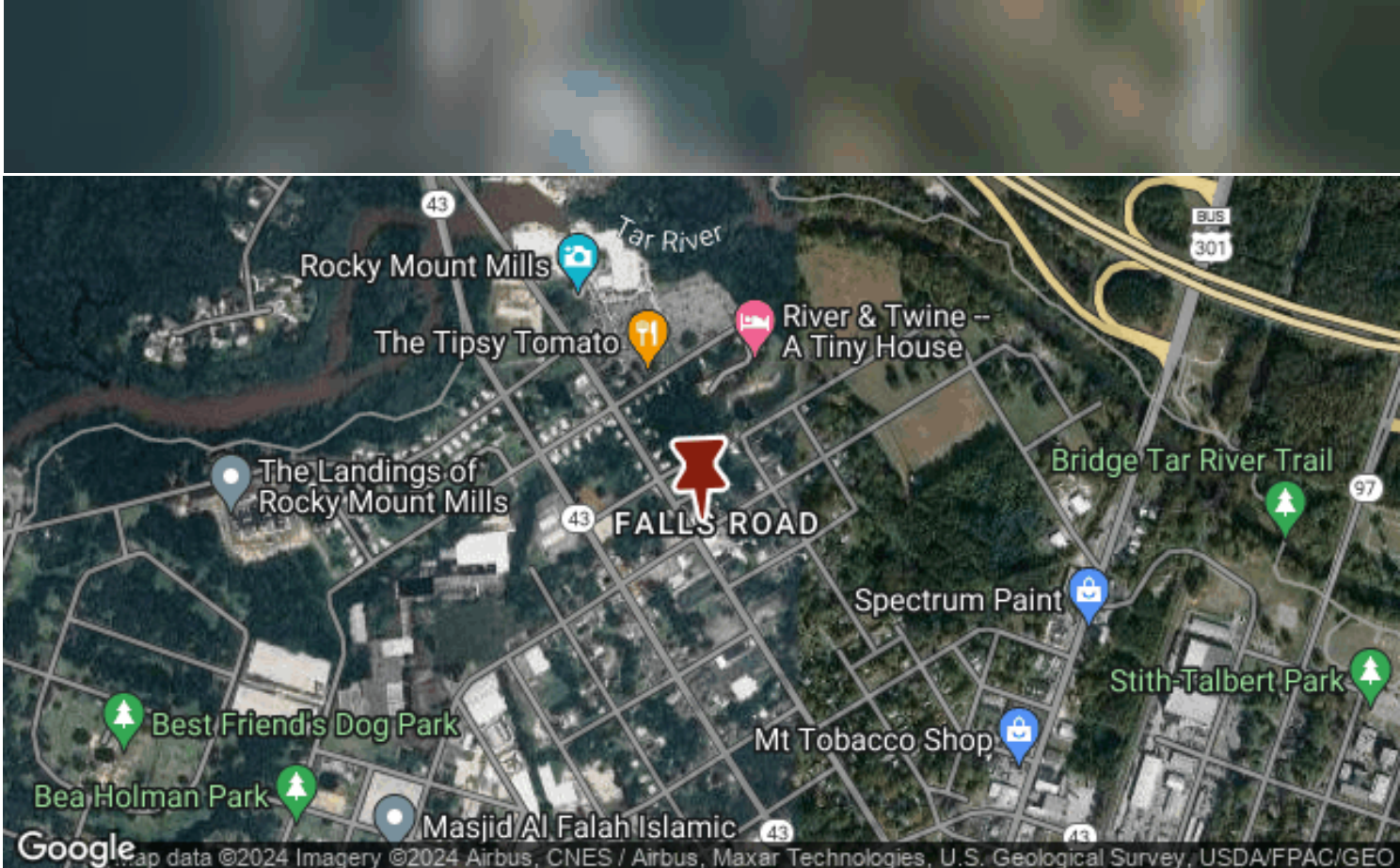


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# AERIAL ANNOTATION MAP



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# STREET VIEW MAP



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CONTACT



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