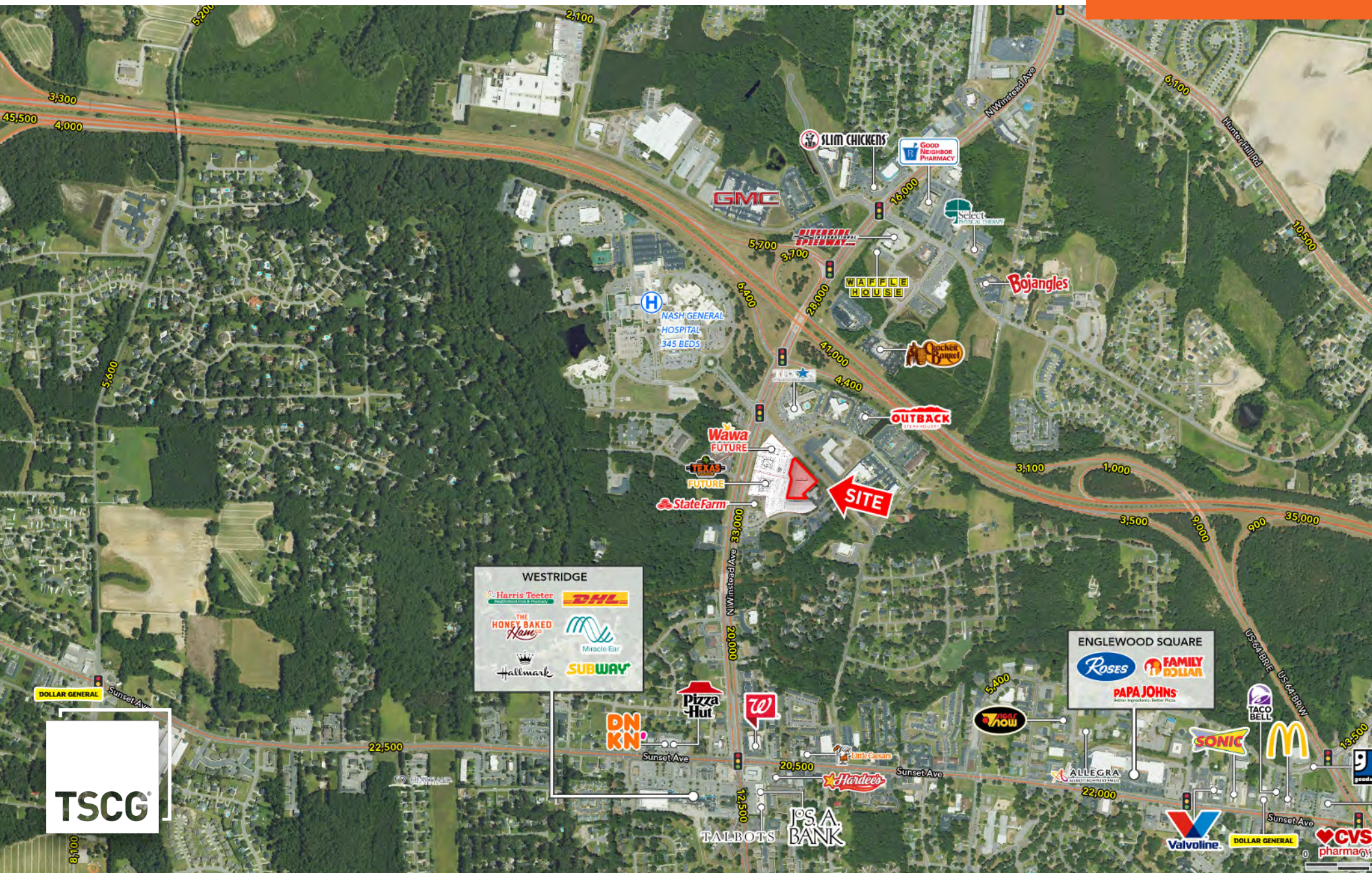
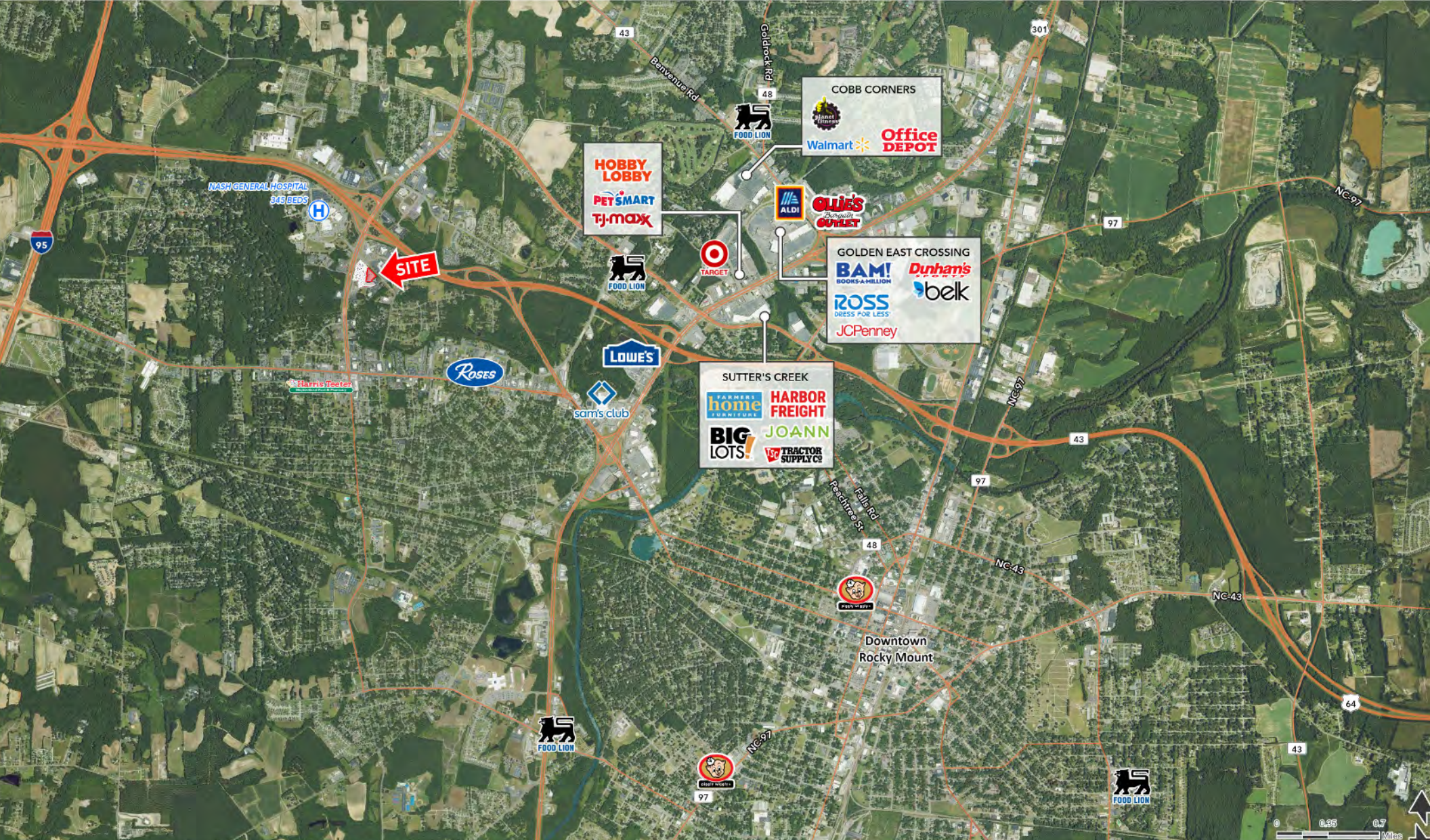


1.66 AC OUTPARCEL

WINSTEAD AVE & CURTIS ELLIS DR, ROCKY MOUNT NC 27804

AVAILABLE





AREA OVERVIEW


PROPERTY OVERVIEW

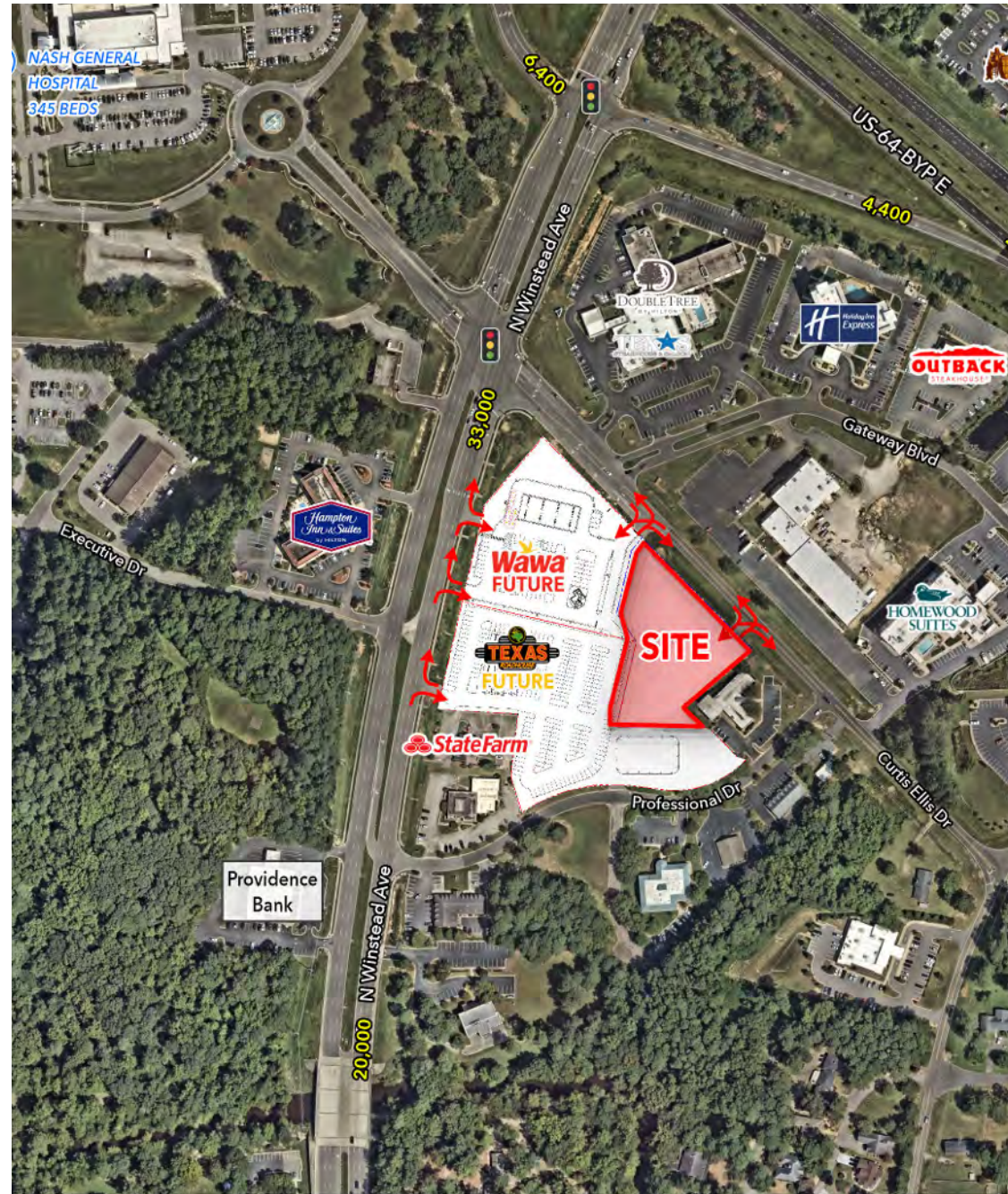
Located at the signalized intersection of Winstead Avenue and Curtis Ellis Drive in Rocky Mount, North Carolina, this 1.66-acre outparcel is part of a dynamic commercial development that includes a forthcoming Texas Roadhouse and a planned convenience store, offering prime visibility and access in a high-traffic corridor.

PROPERTY HIGHLIGHTS

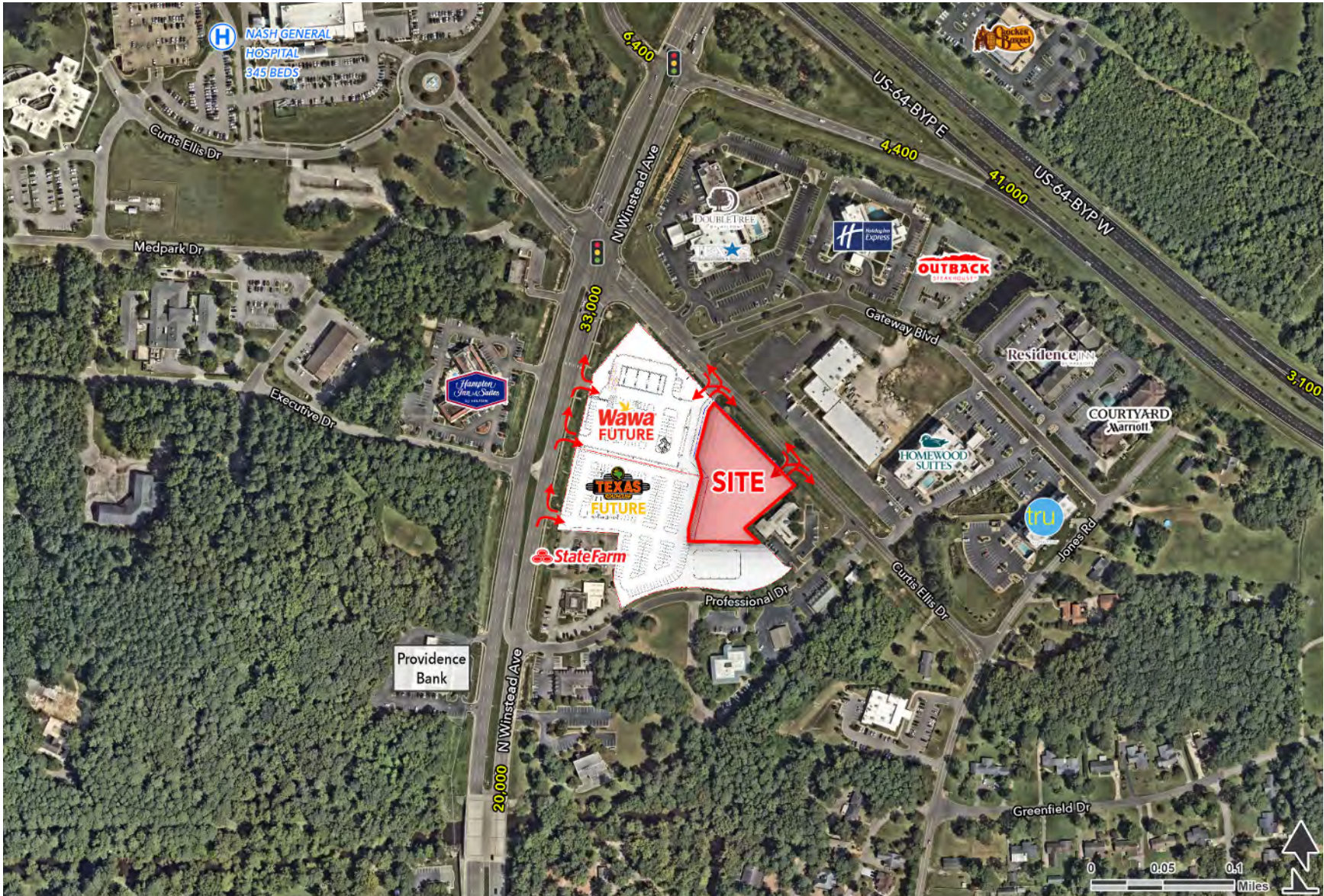
- Situated adjacent to a planned Texas Roadhouse and a forthcoming convenience store, this outparcel benefits from high visibility and easy access
- This area is a key commercial and healthcare hub, anchored by UNC Health Nash, a 345-bed hospital
- Winstead Avenue experiences approximately 33,000 vehicles per day
- Nearby retailers include Outback Steakhouse, Cracker Barrel, and Bojangles', complemented by a variety of hotels in the immediate area

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2025 Population Density	4,236	26,044	56,616
 2025 Daytime Population	6,007	14,872	27,322
 2025 Average HH Income	\$102,540	\$99,944	\$83,891



SITE PLAN



EXCLUSIVE AGENT(S):

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