



S.L. NUSBAUM
REALTY CO.

FOR LEASE

ROANOKE RAPIDS PLAZA SHOPPING CENTER



1550-1714 JULIAN R. ALLSBROOK HWY.
ROANOKE RAPIDS, NC 27870

MURRAY ROSENBACH
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PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

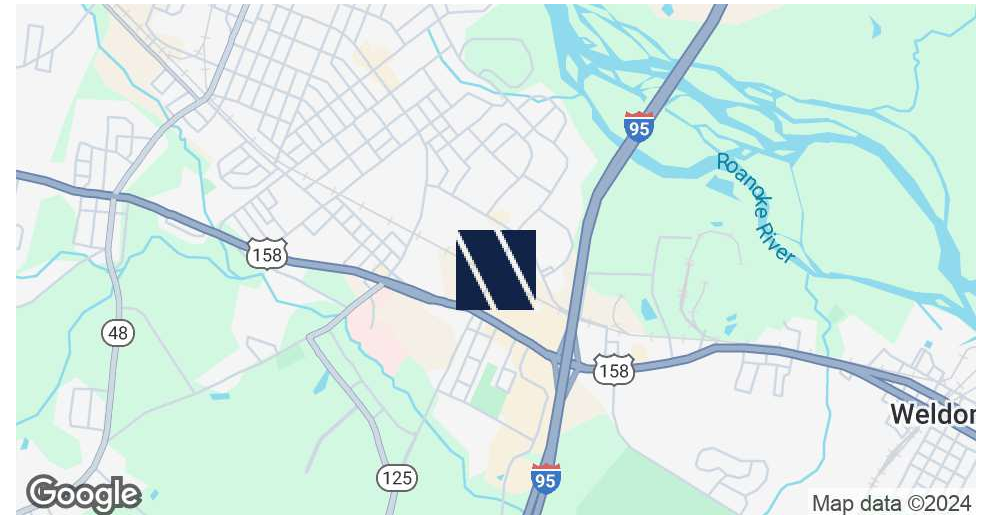
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PROPERTY DESCRIPTION

Busy retail center shadow anchored by Lowe's. 75,849 Square Feet of Retail Space.

SPACES	LEASE RATE	SPACE SIZE
Unit 17	Contact Agent	2,160 SF
Unit 18	Contact Agent	2,160 SF
Unit 19	Contact Agent	4,025 SF
Unit 23	Contact Agent	1,500 SF
Unit 24	Contact Agent	600 SF
Unit 29	Contact Agent	3,622 SF



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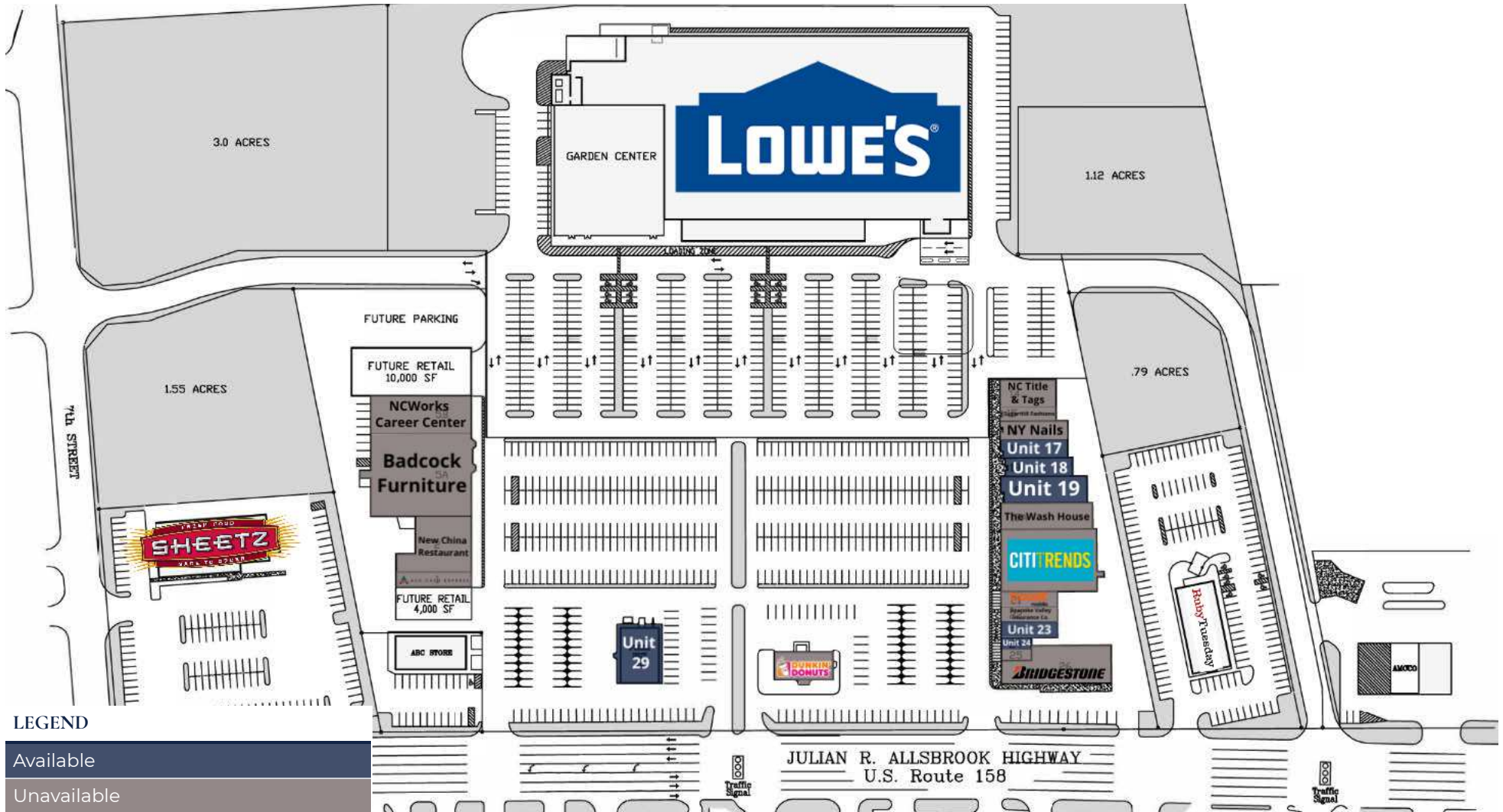




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SITE PLAN

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LEGEND

Available

Unavailable

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VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type: NNN
Total Space: 600 - 4,025 SF

Lease Term: Negotiable
Lease Rate: Contact Agent

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE
■	Unit 17	Available	2,160 SF	NNN
■	Unit 18	Available	2,160 SF	NNN
■	Unit 19	Available	4,025 SF	NNN
■	Unit 23	Available	1,500 SF	NNN
■	Unit 24	Available	600 SF	NNN
■	Unit 29	Available	3,622 SF	NNN

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AREA RETAIL

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ADDITIONAL PHOTOS

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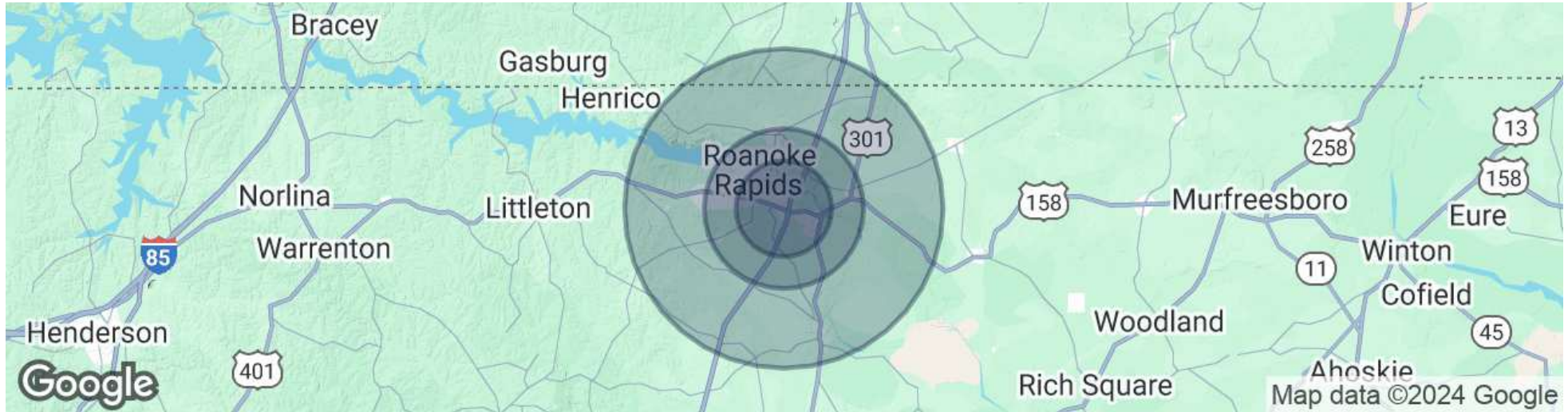




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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,537	29,016	45,006
Average Age	38.3	38.4	40.0
Average Age (Male)	36.8	36.2	38.1
Average Age (Female)	39.9	40.8	42.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,500	40,000	60,000
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$51,042	\$48,020	\$45,634
Average House Value	\$158,326	\$151,860	\$137,064

* Demographic data derived from 2020 ACS - US Census

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CONTACT ME



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