

NNN LEASE PROPERTY FOR SALE

NATIONAL TENANTS | MONARCH & EYE CARE | \$194K NOI | 7.0% CAP

809 & 819 Tiffany Boulevard, Rocky Mount, NC 27804



OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	10,738 SF
Lot Size:	1.58 Acres
Cap Rate:	7.0%
NOI:	\$194,012
Year Built:	2001
Zoning:	X
Submarket:	Nash County

PROPERTY OVERVIEW

Located in the economic core of Rocky Mount, this stabilized, high-performing retail asset is backed by national-credit tenants Monarch and Eye Care, both secured with fresh 5-year lease renewals. Offered at a compelling 7.0% cap rate with an NOI of \$194,012, this \$2.75M investment delivers immediate, reliable cash flow and strong in-place performance from day one.

The upside is undeniable, featuring a 900 SF cold dark shell positioned for value-add and income expansion. Opportunities combining stability, yield, and built-in growth are increasingly scarce, this is a decisive acquisition for investors seeking both security and aggressive return potential in a proven market.

PROPERTY HIGHLIGHTS

- Immediate Cash Flow: Stabilized asset delivering a strong 7.0% cap rate with \$194,012 NOI in place
- National-Credit Tenancy: Anchored by Monarch and Eye Care, both secured with fresh 5-year lease renewals
- Prime Core Location: Positioned in the economic heart of Rocky Mount, ensuring long-term tenant demand
- Built-In Upside: 900 SF cold dark shell offers clear path for value-add and income growth
- Defensive Investment: Essential-service tenants provide durability through market cycles

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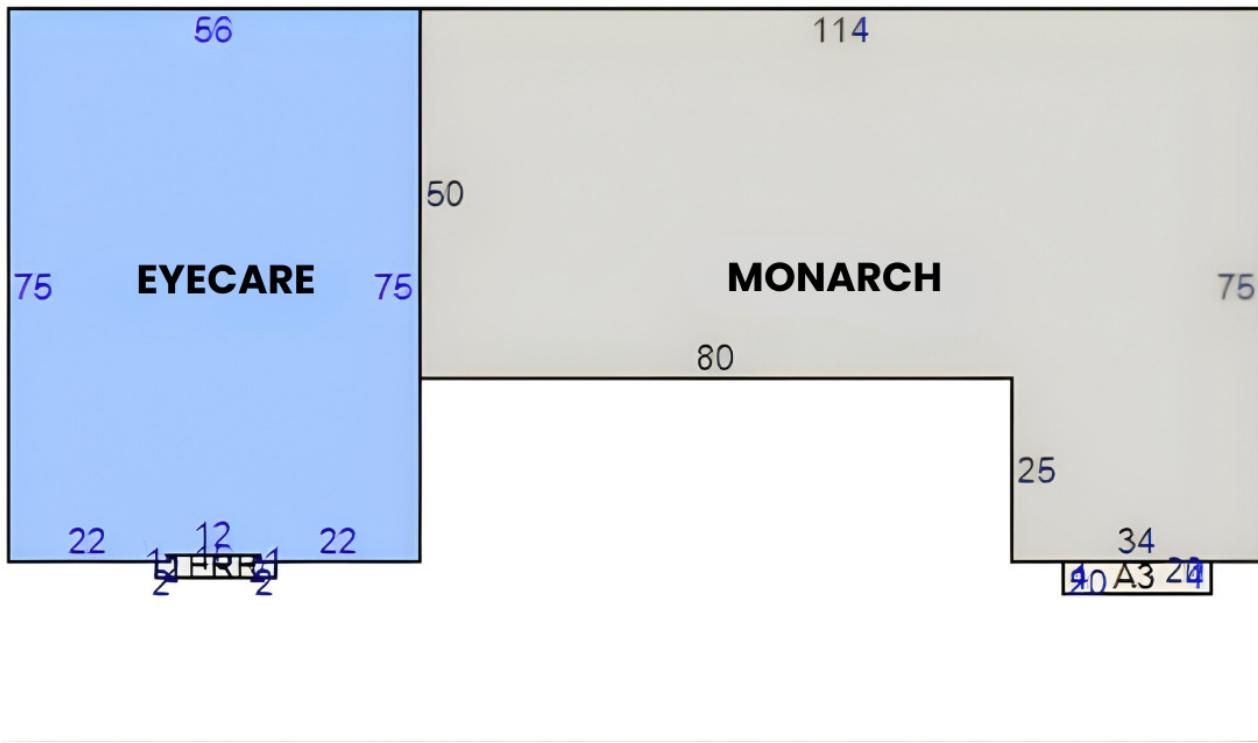
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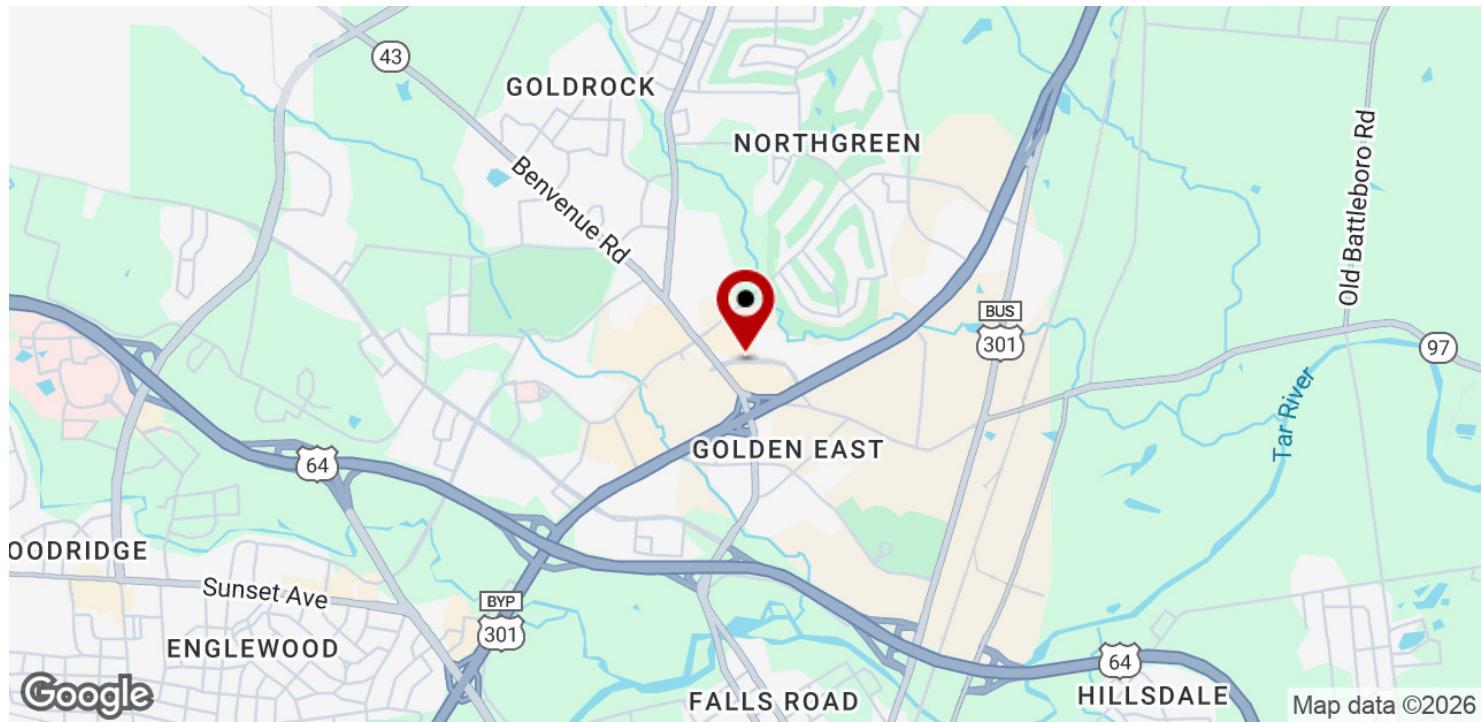
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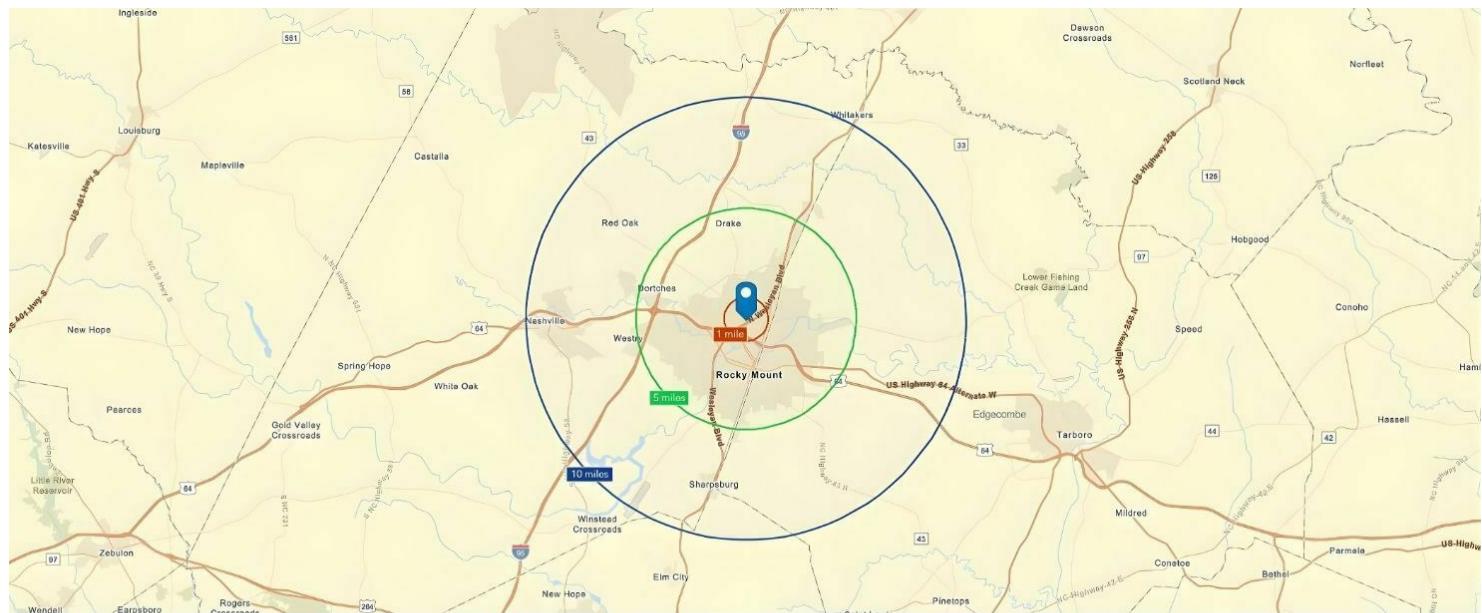
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1 MILE

5 MILES

10 MILES

2025 Estimated Population	2,758	54,372	85,995	 POPULATION
2030 Projected Population	2,760	54,103	85,654	
2025 Estimated Household	1,362	23,709	37,132	 HOUSEHOLD
2030 Projected Household	1,389	24,020	37,682	
2030 Estimated Owner Occupied Housing	569	12,623	22,897	 HOUSING
2030 Estimated Renter Occupied Housing	821	11,397	14,786	
2025 Estimated Total Business	373	2,429	3,240	 BUSINESS
2025 Estimated Total Employees	5,277	33,007	43,670	 EMPLOYEES

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Traffic Count Map - Close Up

809 Tiffany Blvd, Rocky Mount, North Carolina, 27804



Rings: 1, 5, 10 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 20,000
- ▲ 20,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



 [Source: Traffic Counts \(2025\)](#)

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