

RETAIL FOR SALE

1123 EAST RALEIGH BOULEVARD, ROCKY MOUNT, NC 27801

DARK WALGREENS

LEASE EXP: 5/31/28

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

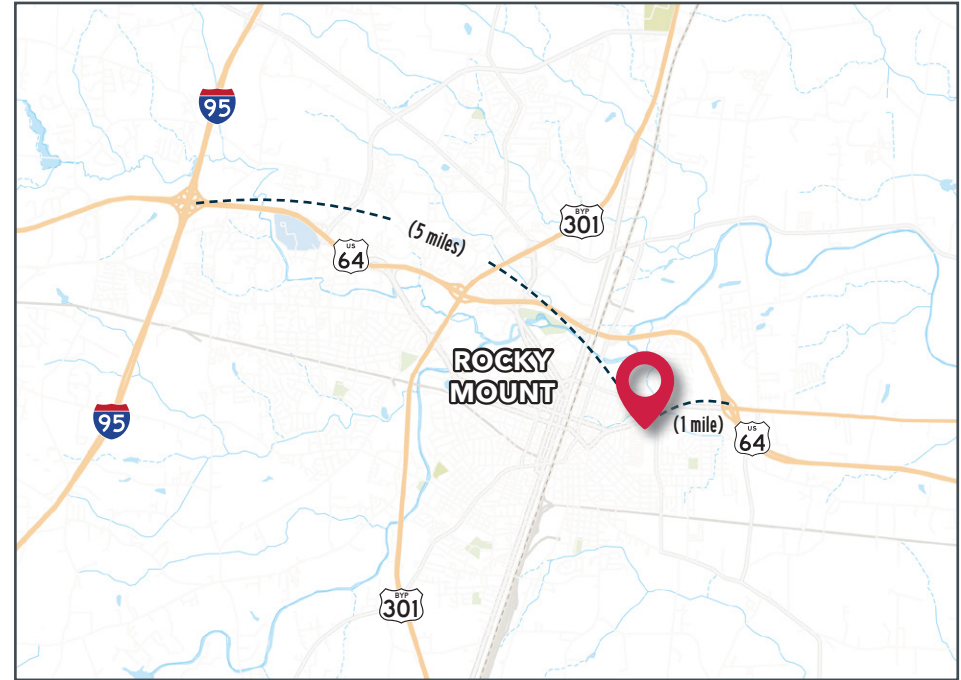
Located along East Raleigh Boulevard, one of Rocky Mount's primary commercial corridors, this highly visible freestanding property benefits from strong local traffic and convenient access to downtown Rocky Mount, US Highway 64, and Interstate 95. Positioned near the signalized intersection of E. Raleigh Boulevard and N. Fairview Road, the site serves a well-established trade area and offers excellent accessibility for retail, medical, service, or restaurant users.

PROPERTY HIGHLIGHTS

- » 14,217 SF on 1.67 Acres
- » Freestanding, former Walgreens located near signalized intersection
- » Built in 2004
- » Double drive-thru and 62 parking spaces
- » All brick construction, prominent visibility
- » NOI \$124,375 through 5/31/2028
- » Tenant willing to buyout lease

PRICING

- » Sale price: \$1.3M



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PROPERTY OVERVIEW

Address	1123 East Raleigh Boulevard Rocky Mount, NC 27801
Exterior	Brick
PIN	3860-20-1611-00
Site Area	1.67 acres
Building Size	14,217 SF
# of Floors	One

Year Built	2003
Jurisdiction	Rocky Mount
Zoning	B2CD
Access	East Raleigh Road
Amenities	Double drive-thru
Parking spaces	62
Parking ratio	4.36/1,000 SF



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AREA AMENITIES



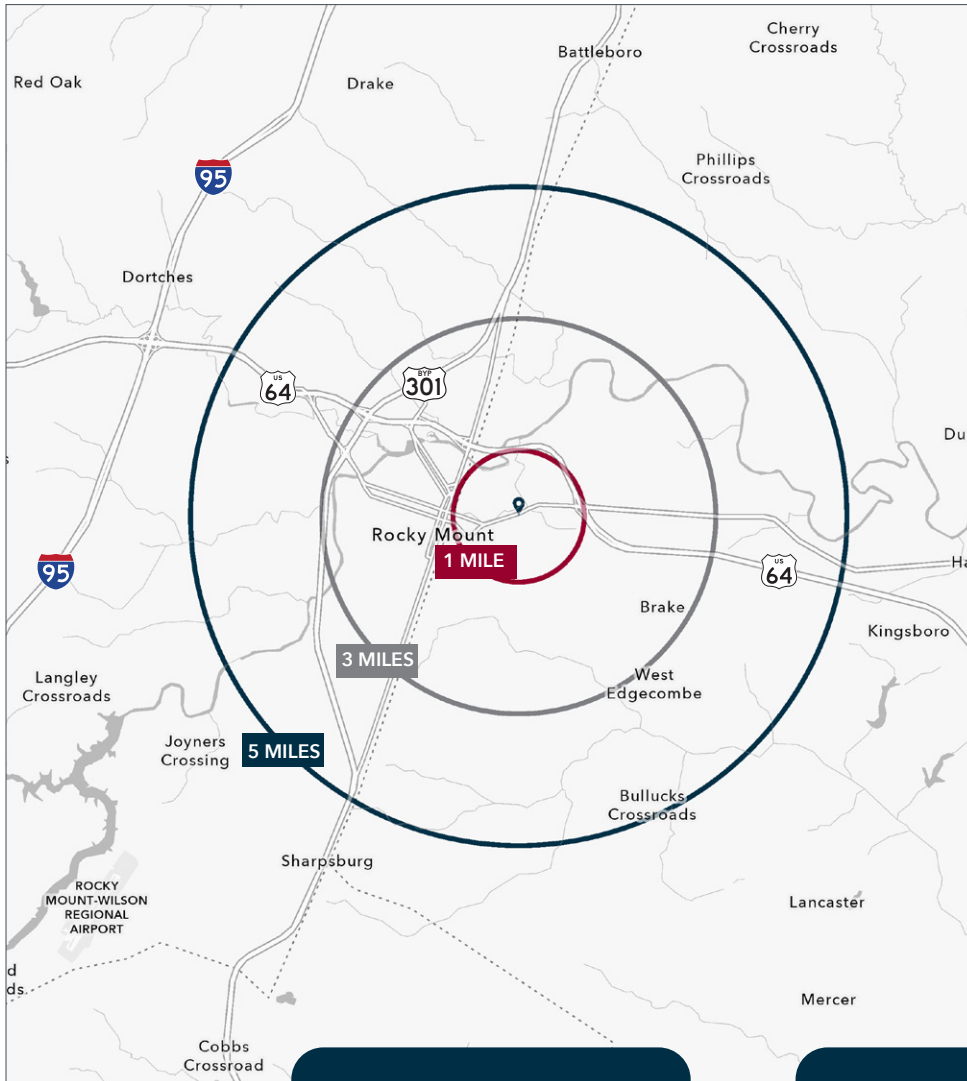
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PHOTOS



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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	7,802	25,388	50,524
Daytime Population	6,815	29,955	50,166
Number of Businesses	166	1,227	2,298
Number of Employees	5,920	15,883	29,339
Average Household Income	\$44,160	\$57,262	\$72,207



Top 20
 U.S. CITIES FOR
 MANUFACTURING
 (ROCKY MOUNT)
 GLOBAL TRADE MAGAZINE

135K
 ROCKY MOUNT MSA
 WORKFORCE

1.25M
 NUMBER OF CONTAINERS
 THE CAROLINA CONNECTOR
 INTERMODAL SITE CAN
 HANDLE PER YEAR

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