

FOR SALE

Net - Leased Subway Portfolio with Expansion Potential

Two Fully Leased QSR
Assets + 3.4-Acre
Development Parcel

Roanoke Rapids, NC | Halifax County

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PROPERTY 1

1601 JULIAN ALLSBROOK
HIGHWAY |
ROANOKE RAPIDS, NC



PROPERTY 1 DETAILS

1601 Julian Allsbrook Highway - Subway (Freestanding)

PARCEL NUMBER:	0905612	OCCUPANCY:	100% Leased (Subway – NNN/
BUILDING SIZE:	±1,620 SF	ASKING PRICE:	NN Lease)Call for Pricing
LOT SIZE:	±0.475 Acres		
ZONING:	C-Commercial		

Investment Highlights

- **High-performing location in a well-established QSR trade area**
- **Passive, low-maintenance income with a national tenant**
- **Long-standing, proven tenancy with continued demand**
- **Ideal for investors seeking secure cash flow in a core location**

LOCATION ADVANTAGES

- **Prime Frontage on Julian Allsbrook Hwy (US-158)** — One of **the busiest commercial arteries in Roanoke Rapids, with daily** traffic counts exceeding 20,000 vehicles per day.
- **Outstanding Visibility & Easy Access** — Direct connection to I-95 (Exit 173) just 1.5 miles away, a key interstate linking East Coast metros
- **Surrounded by National Retailers** — Including Walmart Supercenter, Lowe's, Chick-fil-A, Harbor Freight, Walgreens, CVS, Food Lion, and multiple hotels.
- **Strong Local Draw + Regional Traffic** — Captures both local residents and through-travelers headed to and from Lake Gaston and Virginia border towns.
- **Walkable & Retail-Dense** — Situated near Roanoke Rapids High School, medical offices, and banks.

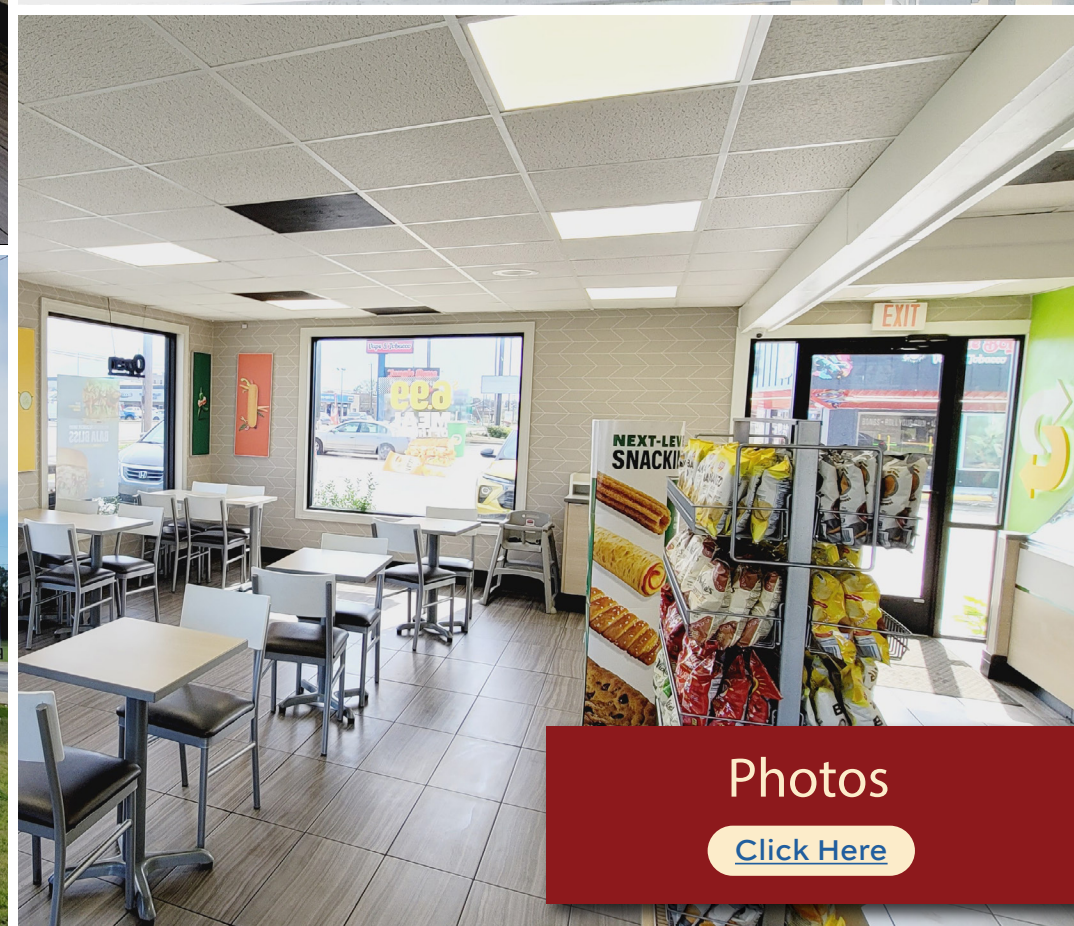
TRAFFIC COUNT

NC HIGHWAY 24	12,000 VEHICLES/DAY
NC HIGHWAY 111	6,000 VEHICLES/DAY

RADIUS	POPULATION	HOUSE-HOLDS	AVERAGE HOUSE-HOLD INCOMES
1 MILE	~1,500	~600	~\$45,000
5 MILES	~6,500	~2,500	~\$48,000
10 MILES	~15,000	~5,800	~\$50,000

View Floorplans

[Click Here](#)



PROPERTY 2

2436 W 10TH STREET |
ROANOKE RAPIDS, NC



PROPERTY 2 DETAILS

2436 W 10th Street – Subway (Standalone)

PARCEL NUMBER:	0919885	YEAR BUILT:	2003
BUILDING SIZE:	±1,681 SF	OCCUPANCY:	100% Leased (Subway)
LOT SIZE:	±0.44 Acres	ASKING PRICE:	Call for Pricing
ZONING:	C-Commercial		

Investment Highlights

- Freestanding, income-producing asset
- Leased to a global QSR brand
- Quiet, stable location with opportunity to expand
- Excellent for long-term hold or future repositioning

LOCATION ADVANTAGES

While this site is set back from the main highway, it offers:

- Proven Occupancy & Performance — Subway has remained in place long-term, serving a loyal local customer base.
- Easy Access to US-158 & I-95 — With regional connectivity and steady drive-by traffic.
- Surrounded by Residential & Institutional Uses — Minutes from Vidant North Hospital, growing residential neighborhoods, and local businesses.
- Expansion Flexibility — Positioned next to a ±3.4-acre undeveloped commercial parcel with direct road access.

TRAFFIC COUNT	
W 10th St	~14,000 VEHICLES/DAY
I-95 Nearby	~38,000 VEHICLES/DAY

RADIUS	POPULATION	HOUSE-HOLDS	AVERAGE HOUSE-HOLD INCOMES
1 MILE	~1,600	~620	~\$46,000
5 MILES	~6,700	~2,600	~\$49,000
10 MILES	~15,200	~5,900	~\$51,000
Note: These figures are approximate estimates based on available data.			



Photos

[Click Here](#)

PROPERTY 3

10TH STREET |
ROANOKE RAPIDS, NC



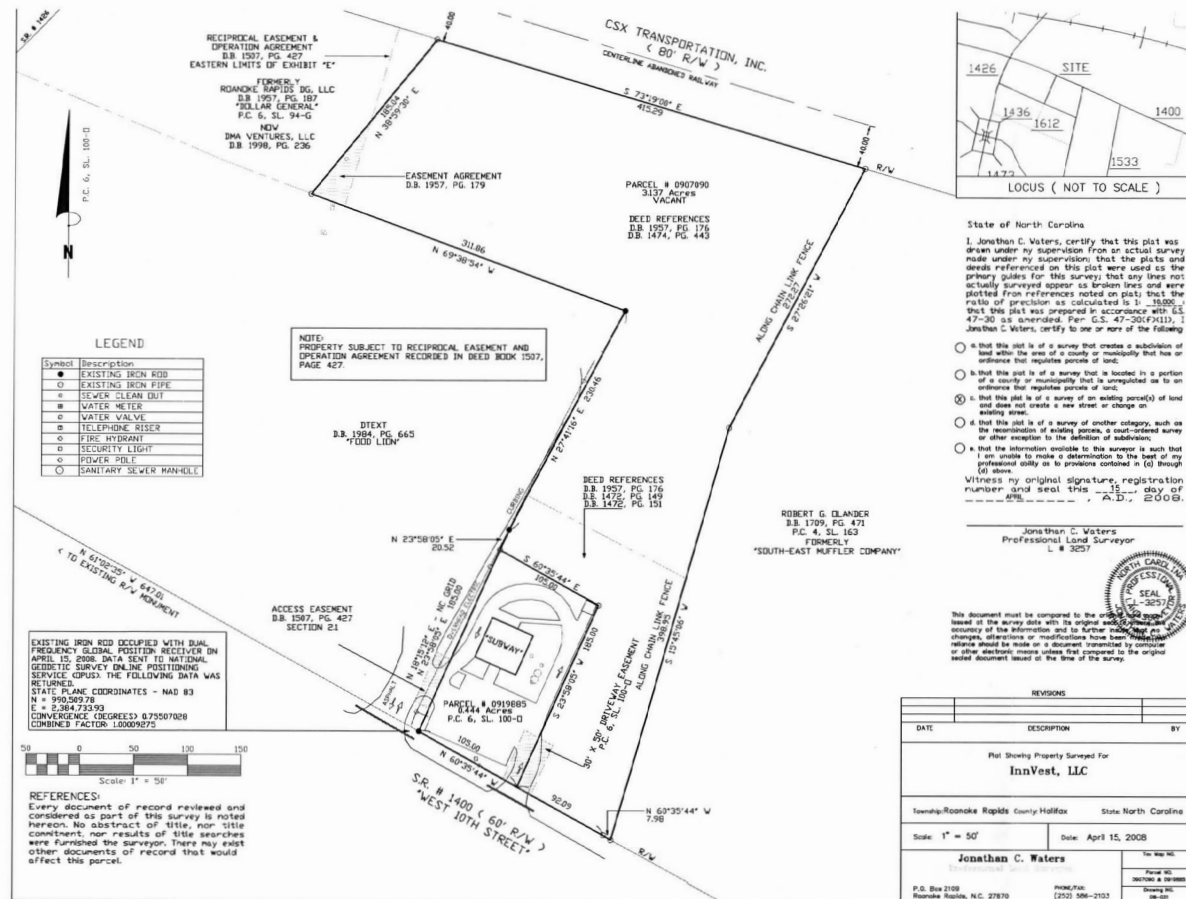
PROPERTY 3 DETAILS

±3.4 Acres of Adjacent Commercial Land
10th Street | Roanoke Rapids, NC

PARCEL NUMBER:	0907090	CONDITION	Wooded & Unimproved
LOT SIZE:	±3.4 Acres	ASKING PRICE:	Call for Pricing
ZONING:	C-Commercial (Vacant)		

Why It's Valuable

- Located on a key growth corridor in west Roanoke Rapids
- Ideal for QSRs, medical, strip retail, pad sites, or office use
- Rare commercial infill opportunity in a tight market
- Assemblage opportunity with adjacent Subway property



LOCATION



INVESTMENT SUMMARY

- ✓ **Strong National Brand**
Both properties are occupied by Subway, a global leader in fast-casual dining with stable credit and market reach.
- ✓ **Immediate & Predictable Cash Flow**
Both sites are 100% leased with existing income—perfect for passive investors and 1031 exchange buyers.
- ✓ **Diverse Location Benefits**
One site offers highway frontage and high visibility, while the other provides flexibility, quiet strength, and expansion opportunity.
- ✓ **Growth Potential**
The optional ±3.4-acre parcel unlocks future value through new development, increased income, or strategic land banking.
- ✓ **Low-Touch Ownership**
Triple-net and double-net leases reduce operational burden, making this an ideal set-and-forget portfolio.

CONTACT

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