



711 SUTTER'S CREEK BOULEVARD
 ROCKY MOUNT, NORTH CAROLINA

RETAIL SPACE AVAILABLE FOR LEASE
 ±6,403 SF

711 SUTTER'S CREEK BOULEVARD

RETAIL SPACE AVAILABLE FOR LEASE

PROPERTY OVERVIEW



PROPERTY FEATURES

- A prime retail or restaurant outparcel located at the entrance with cross access to Target adjacent to McDonalds at the intersection of Wesleyan Blvd (US 301) & Sutter's Creek Boulevard
- Property is well-located in the heart of Rocky Mount's dominant retail trade area
- With Target directly across the street on one side, TJ Maxx & Walmart across on the other side, along with many other national retailers, and the Golden East Crossing Mall behind, this site literally sits in the center of the prime retail hub of Rocky Mount, NC
- Excellent visibility

AREA RETAILERS



TRAFFIC COUNTS

| | |
|--------------------------|------------|
| NORTH WESLEYAN BOULEVARD | 23,000 VPD |
| SUTTER'S CREEK BOULEVARD | 11,000 VPD |
| JEFFREYS ROAD | 15,000 VPD |

For more information, please contact:

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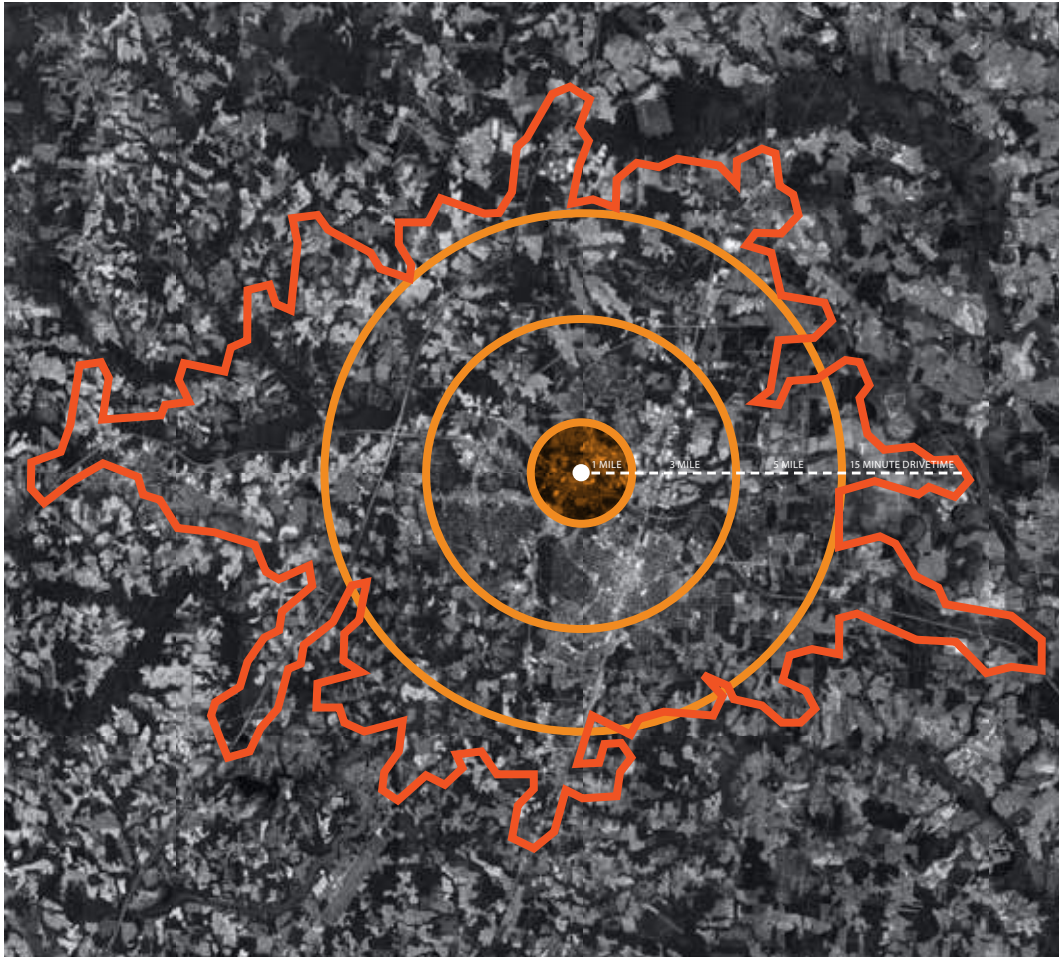
2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

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LOCATION OVERVIEW



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE | 15 MIN DRIVETIME |
|---------------------------|----------|----------|----------|------------------|
| 2019 ESTIMATED POPULATION | 1,662 | 32,145 | 56,169 | 69,961 |
| 2024 PROJECTED POPULATION | 1,622 | 32,493 | 56,483 | 69,930 |
| 2019 ESTIMATED HOUSEHOLDS | 829 | 14,610 | 24,558 | 30,382 |
| 2024 PROJECTED HOUSEHOLDS | 817 | 14,963 | 25,151 | 30,887 |
| AVERAGE HH INCOME | \$54,602 | \$55,690 | \$57,299 | \$61,137 |
| MEDIAN HH INCOME | \$44,538 | \$47,792 | \$48,545 | \$51,769 |
| 2019 TOTAL BUSINESSES | 517 | 2,138 | 2,643 | 3,186 |
| 2019 TOTAL EMPLOYEES | 6,571 | 26,031 | 31,820 | 40,964 |

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SITE PLAN



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RETAIL OVERVIEW



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