

JOIN BURLINGTON AND PARTY CITY



FOUNDRY  
COMMERCIAL

720 SUTTER'S CREEK BOULEVARD

ROCKY MOUNT, NORTH CAROLINA

Developed by

**MADISON**  
CAPITAL GROUP

RETAIL SPACE AVAILABLE FOR LEASE  
OUTPARCEL FOR SALE, LEASE OR BUILD-TO-SUIT  
±42,500 SF (DIVISIBLE)

# 720 SUTTER'S CREEK BOULEVARD

## RETAIL SPACE AND OUTPARCEL AVAILABLE

### PROPERTY OVERVIEW



### PROPERTY FEATURES

- 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
- Hobby Lobby, Citi Trends, Mattress Firm and Chuck E. Cheese's are co-tenants
- Excellent visibility
- Flexibility to subdivide the box
- Potential for carving out an outparcel

### 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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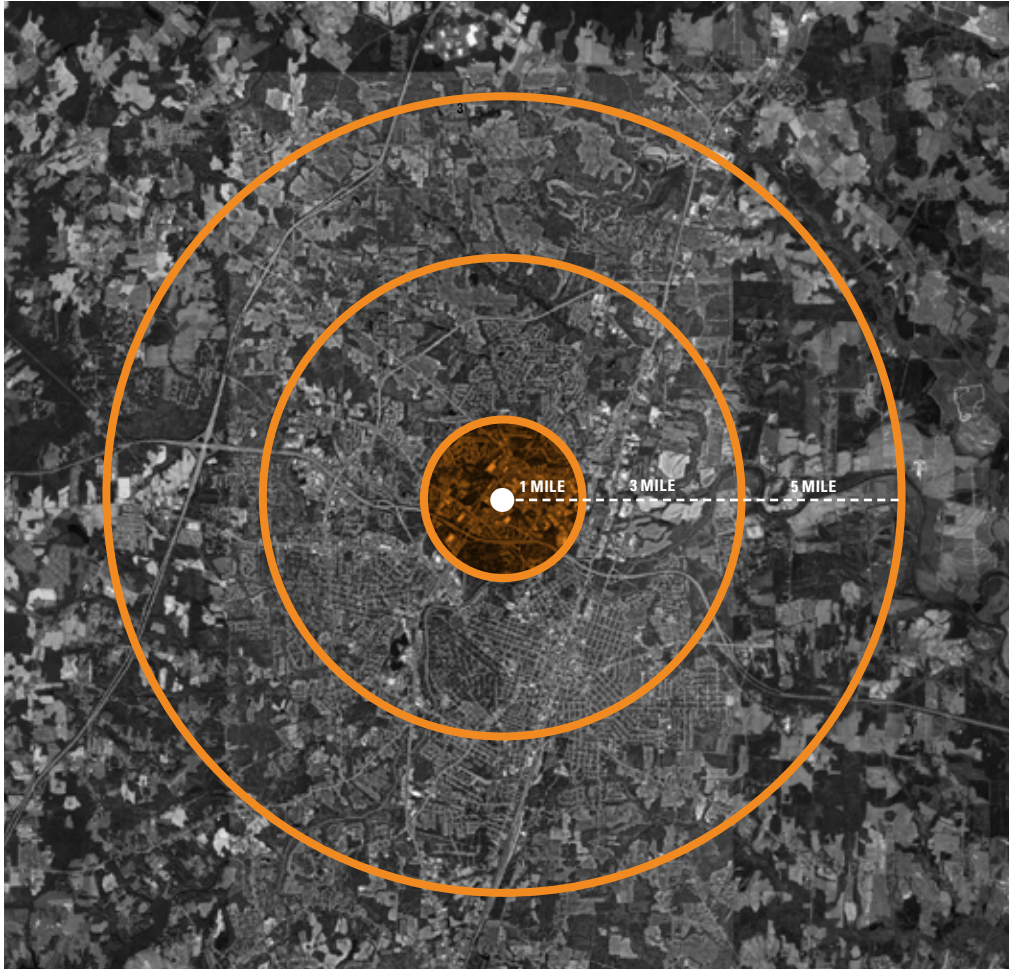
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### LOCATION OVERVIEW



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 ESTIMATED POPULATION	1,890	30,172	55,892
2024 PROJECTED POPULATION	1,848	30,570	56,440
2019 ESTIMATED HOUSEHOLDS	946	13,809	24,505
2024 PROJECTED HOUSEHOLDS	938	14,214	25,215
AVERAGE HH INCOME	\$54,794	\$53,967	\$57,001
MEDIAN HH INCOME	\$45,269	\$45,901	\$47,858
2019 TOTAL BUSINESSES	478	2,069	2,639
2019 TOTAL EMPLOYEES	6,102	25,390	31,771

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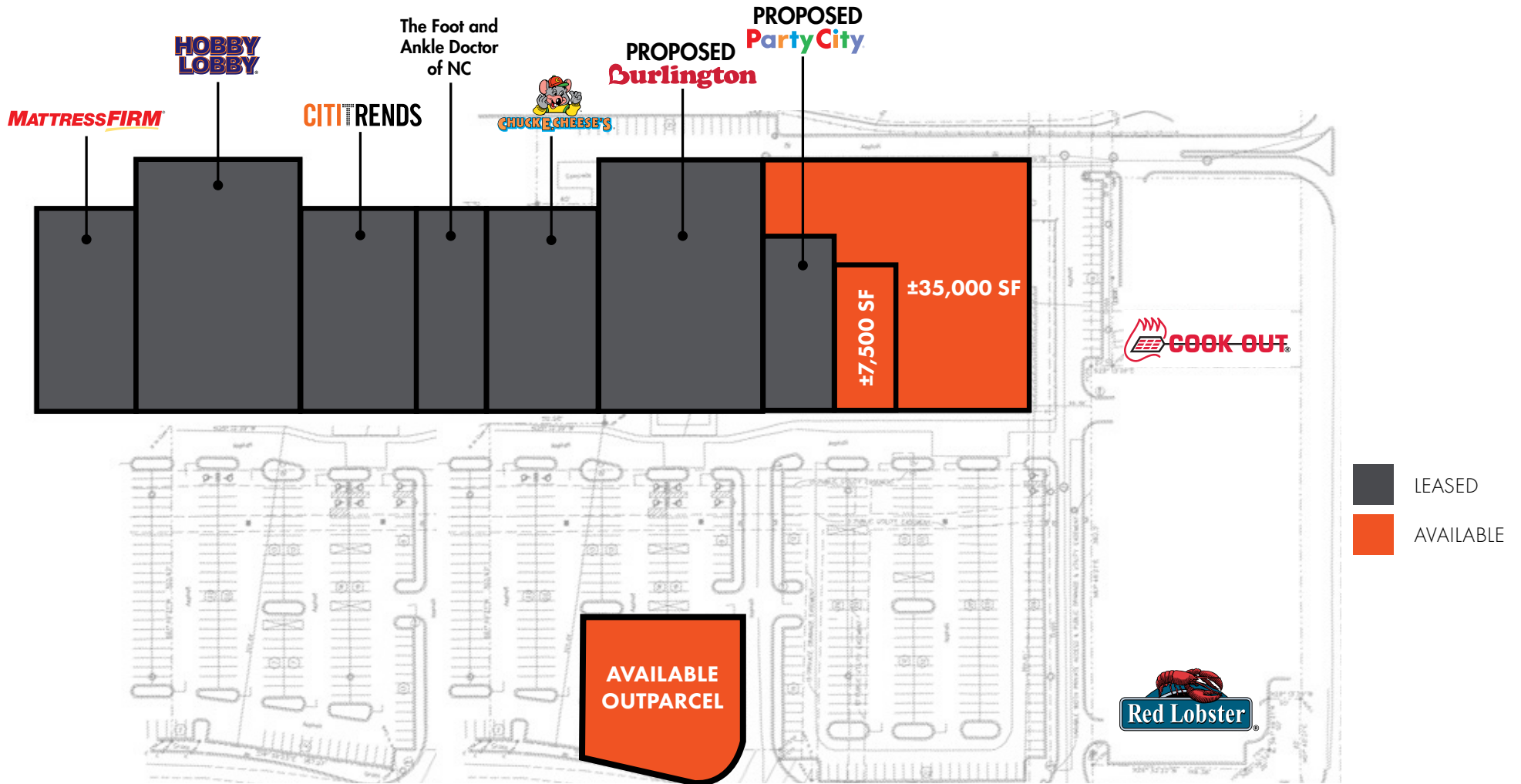
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### SITE PLAN



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### FLOOR PLAN



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