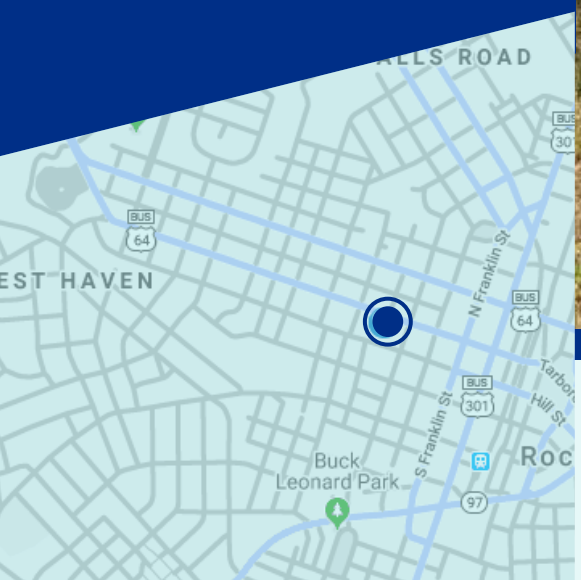




**605**  
**SUNSET AVENUE**  
**ROCKY MOUNT, NC 27804**

—  
NASH COUNTY SALE  
OPPORTUNITY  
\$335,000



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# 605 SUNSET AVENUE ROCKY MOUNT, NC 27804

NASH COUNTY SALE OPPORTUNITY  
7,032 SF

## PROPERTY DESCRIPTION

Located in Rocky Mount, NC, 605 Sunset Avenue is a satellite facility for Shaw University. The adult education facility for Shaw University was constructed in 1979. The 7,032 square foot facility has an attractive brick facade, large offices and classrooms appropriate for its recent use.

Located just outside of downtown Rocky Mount, this commercially zoned property would be a great fit for an owner/occupier or an investor to lease out to a local business.



# SALES PRICE

\$335,000

## WALLACE GREEN

wgreen@trademarkproperties.com  
919.630.0180 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



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# 605 SUNSET AVENUE ROCKY MOUNT, NC 27804

**NASH COUNTY SALE OPPORTUNITY**  
**7,032 SF**

## DEMOGRAPHICS

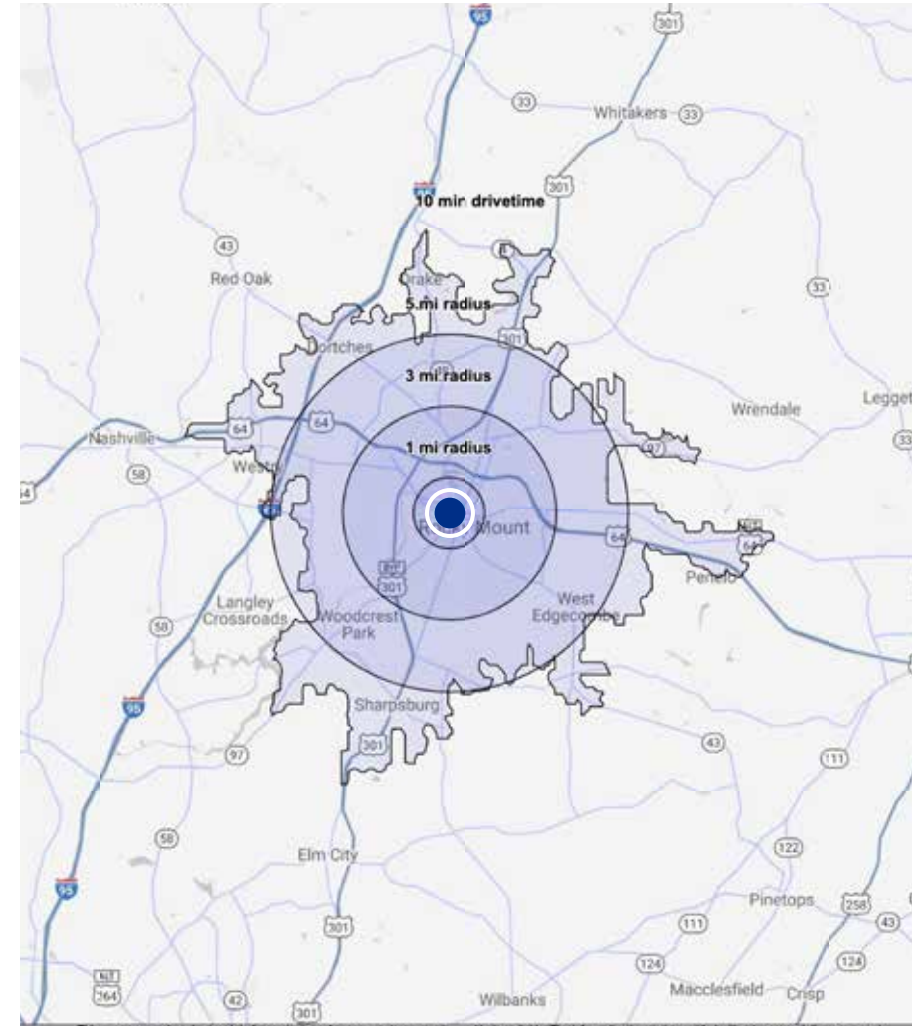
POPULATION	3-Mile Radius	5-Mile Radius	10-Minute Drive Time
2018 Estimated Population	25,610	55,382	68,900
2023 Project Population	25,469	55,966	69,278

HOUSEHOLDS	3-Mile Radius	5-Mile Radius	10-Minute Drive Time
2018 Estimated Households	11,516	24,032	29,767
2023 Projected Households	11,556	24,653	30,423
2018 Owner-Occupied Households	6,849	13,472	16,983
2018 Renter-Occupied Households	4,667	10,560	12,784

INCOME	3-Mile Radius	5-Mile Radius	10-Minute Drive Time
2018 Estimated Average Household Income	\$73,171	\$61,409	\$63,114
2023 Projected Average Household Income	\$86,816	\$70,192	\$72,563



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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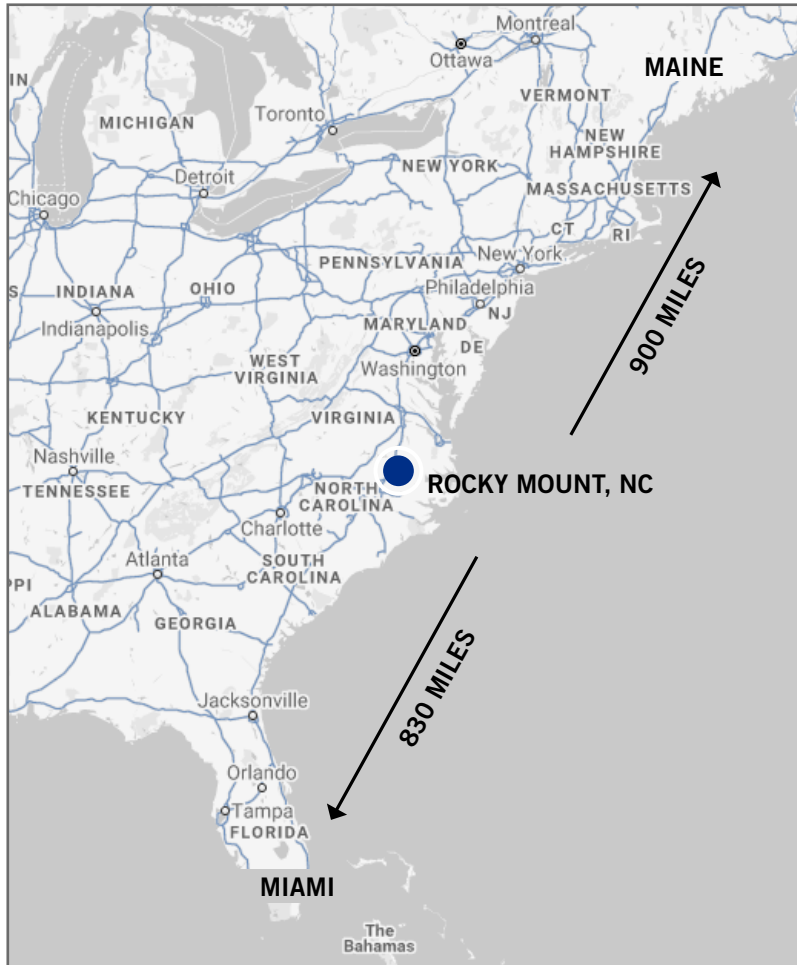


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605 SUNSET AVENUE  
ROCKY MOUNT, NC 27804

NASH COUNTY SALE OPPORTUNITY  
7,032 SF

## ABOUT ROCKY MOUNT



Rocky Mount, North Carolina is the half-way point between Miami and Maine. This exit is home to a variety of retail, hotels (10), and Nash UNC Hospital. While I-95 travels north and south, US-64, travels east and west providing a gateway from North Carolina's mountains to the coast via Rocky Mount. Due to the unique highway access and the Tar River that runs through the city, Rocky Mount continues to attract new businesses.



A focus in downtown revitalization is the preservation of warehouses and the old train depot, very desired architectural features. Rocky Mount Mills, on the Tar River is well a planned and executed 150-acre live-work-play development. A unique blend of vintage structures and innovative new business concepts. Rocky Mount Mills is home to this region's only beer incubator, with seven breweries and growing.



While travelers on I-95 select the area for restaurants and hotels, residents are benefiting from the employment centers created by the exploding growth in Rocky Mount.



The 403-bed hospital partners with the University of North Carolina Health Care to provide exceptional operating services and overall management. Owned by the state of NC, UNC Hospitals are consistently ranked among the best centers in the United States. UNC recently partnered with Nash Health Care in order to further their teaching mission and provide the highest level of patient care in this rapidly growing City in North Carolina. Nearby medical offices include Rocky Mount Medical, Boice Willis Clinic, Boice Willis Pediatric Clinic, and Davitas Kidney Center.

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## MARKET DRIVERS



### ROCKY MOUNT EVENT CENTER

- Located in Downtown Rocky Mount
- 165,000 SF building
- Event/conference space
- 2,000 parking spaces
- Seats over 4,000 guests
- Concession areas
- Basketball courts
- Volleyball courts
- Ropes course
- Climbing walls
- Soft play area
- Video arcade
- 80,000 average annual attendance
- 40 average annual events
- \$21 million average annual economic impact

### ROCKY MOUNT MILLS

- 150 acres
- Live-work-play-brew development
- 200-year-old campus
- Blend of vintage structures and innovative business concepts
- Five breweries
- Class A office space
- 5,000 SF event space
- 1/2 mile of river front
- Home to region's only beer incubator, a program designed for start-up breweries or seasoned brewers looking to increase production



As a Main Street America™ Accredited program, the city of Rocky Mount is a recognized leading program among the national network



of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development. All Main Street America™ Accredited programs meet a set of National Accreditation Standards of Performance as outlined by the National Main Street Center.

Source: City of Rocky Mount

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