

# Luxurious Rooftop Opportunity in Rocky Mount

118 S. Pearl Street  
Rocky Mount, NC 27804





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## KEY HIGHLIGHTS

- Near Iconic Rocky Mount Mills landmark known for great food and live events
- Delivering Cold Dark Shell
- Preferred Uses – Food Service or Coffee Service
- Residential units leased by owner

## PROPERTY HIGHLIGHTS

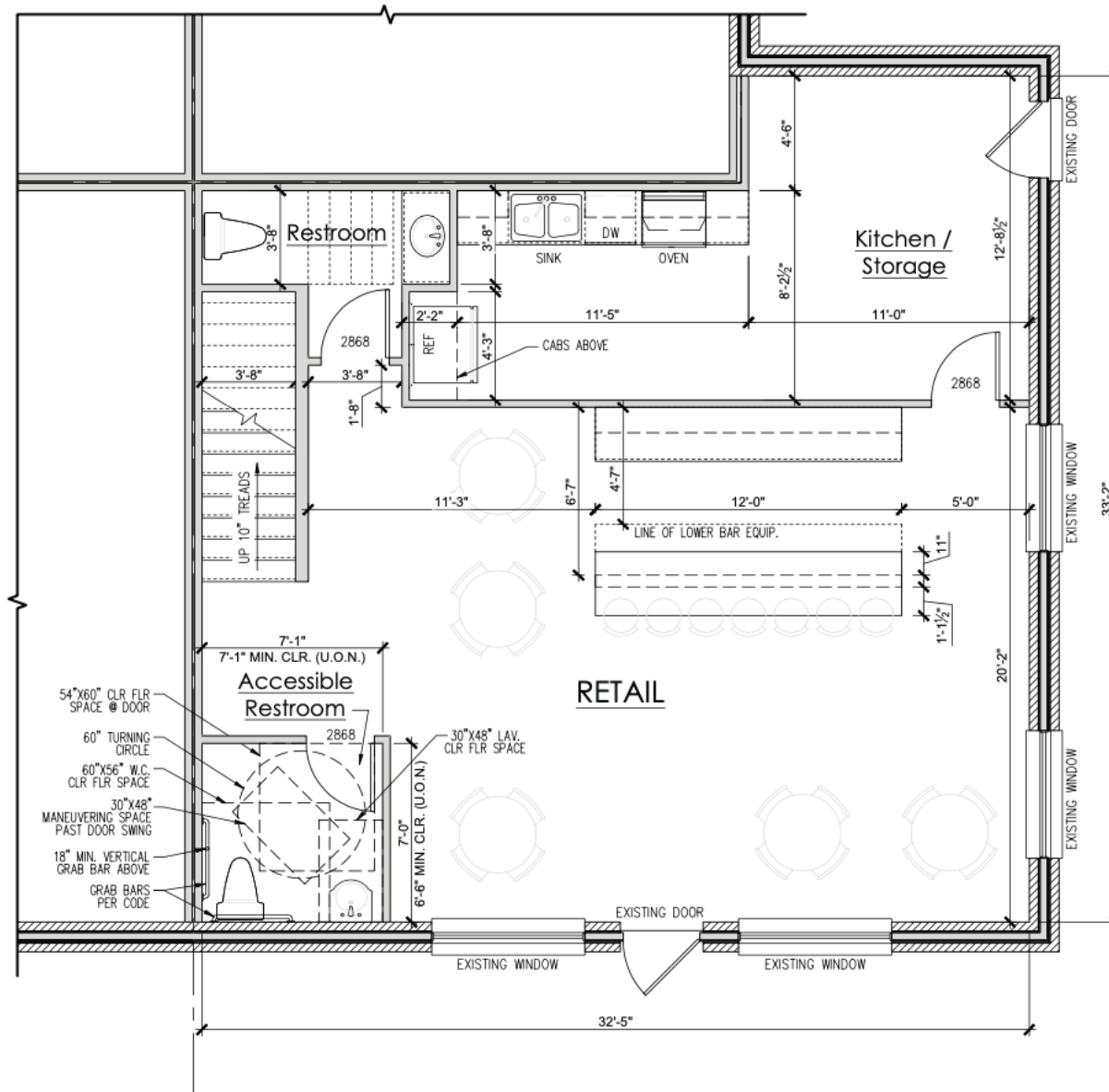
<b>Lease Term</b>	5 year minimum
<b>Lease Start</b>	October 1, 2022
<b>Use</b>	Retail
<b>Square Feet</b>	2,100 Total 1,200 SF Interior 900 SF 2nd Floor Patio
<b>Lot Size</b>	0.71 Acres
<b>Year Built</b>	August 2022
<b>Key Amenities</b>	2 Private Bathrooms New HVAC Private Rooftop Patio to Tenant



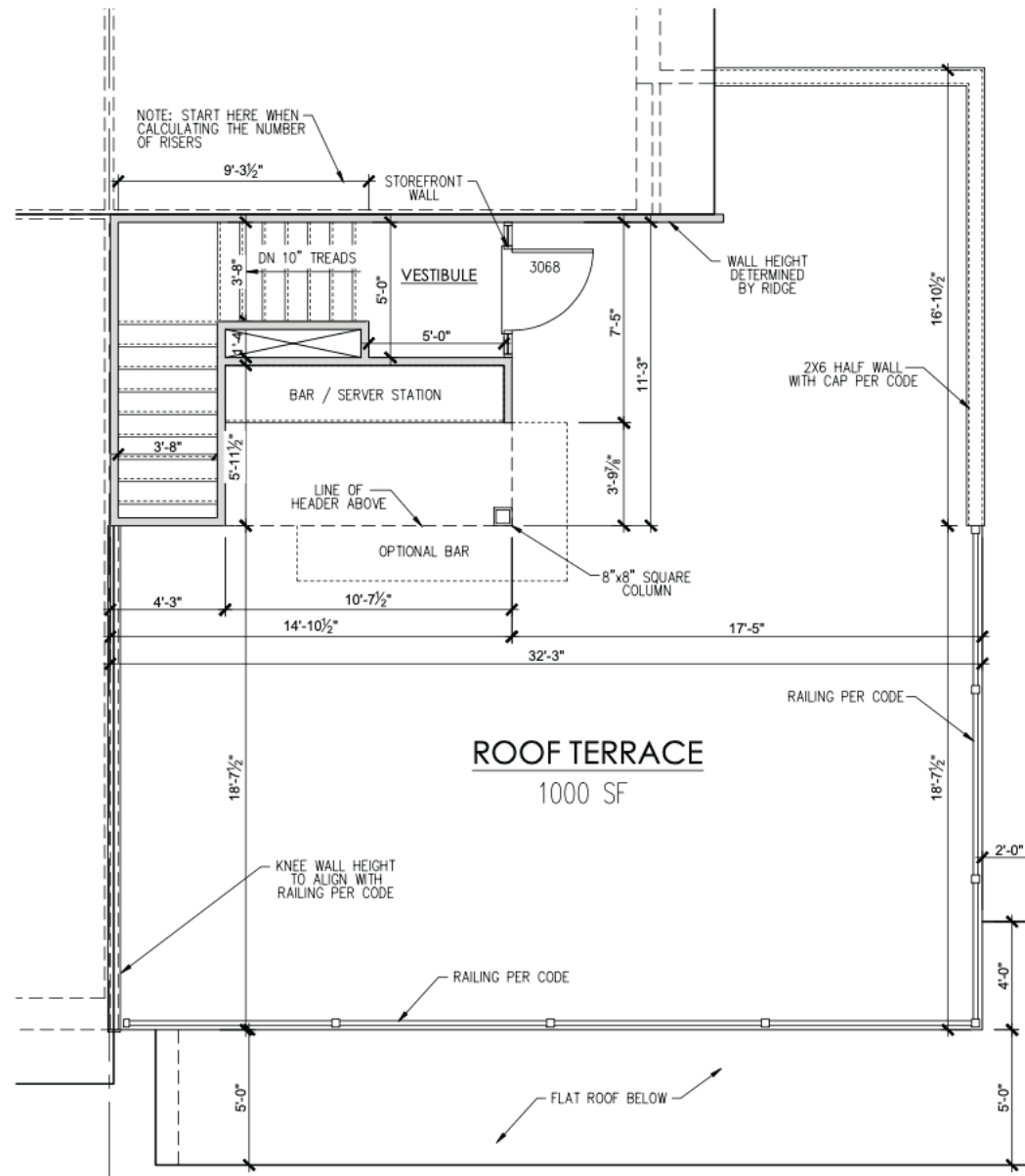
## PROPERTY RENDERINGS



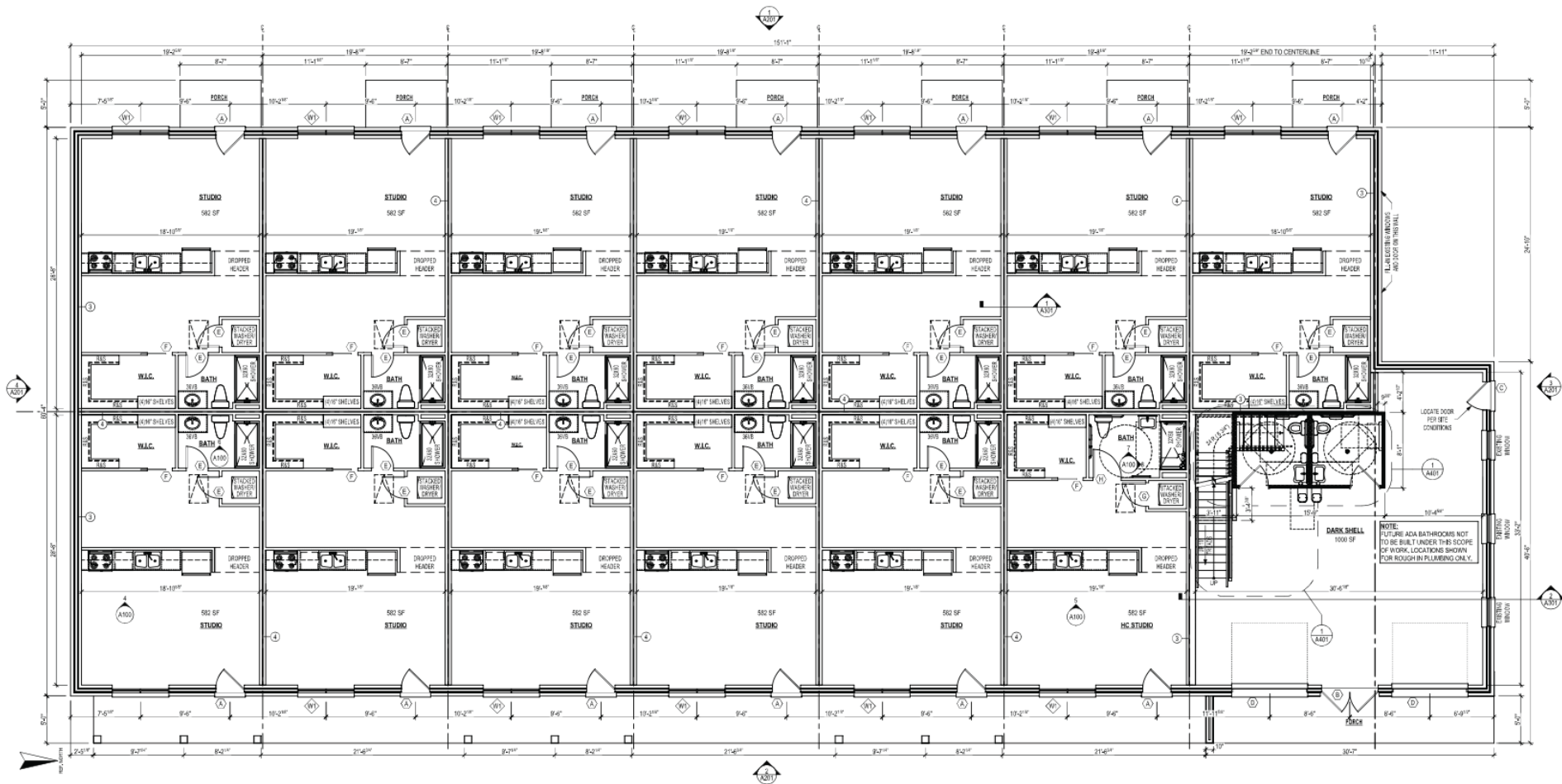
# FIRST FLOOR CONCEPTUAL



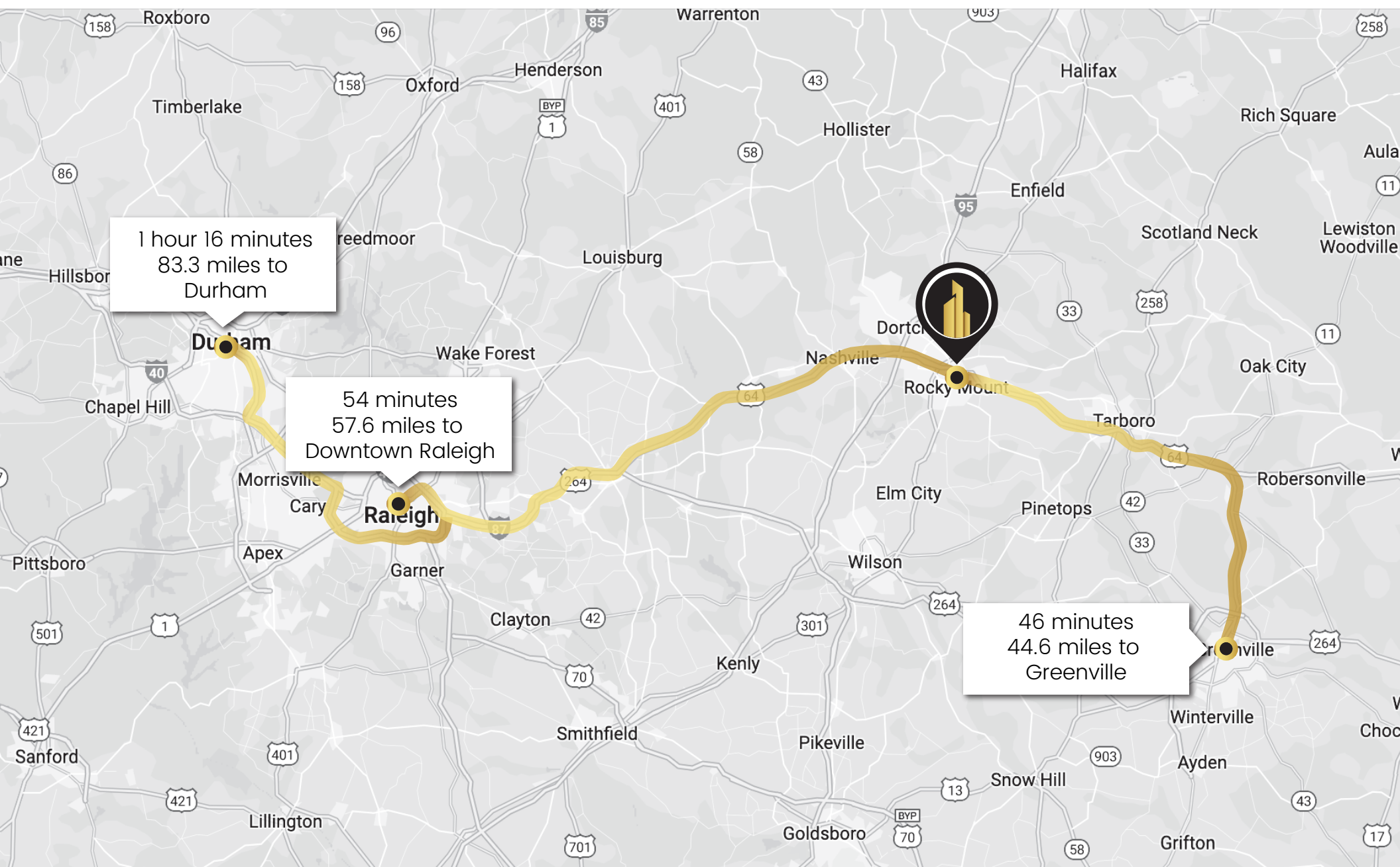
# ROOFTOP CONCEPTUAL



# RESIDENTIAL FLOOR PLAN



## AREA MAP



# AERIAL LOOKING SOUTHEAST



SW Main St

Franklin St

Western Ave



Bridge Tar  
River Trail

City Lake  
Park

Thomas St



Rocky Mount  
Middle School

Wesleyan Blvd



GR Edwards  
Middle School



Hardee's



DOLLAR TREE

Church St

# ROCKY MOUNT NC



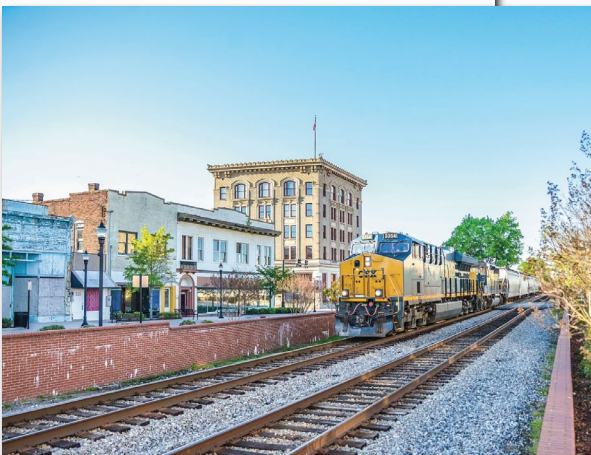
**Rocky Mount** is located in Edgecombe and Nash counties in North Carolina. It is the 19th-most populous city in North Carolina. Incorporated in 1867, the community at the falls of the Tar River that became the city of Rocky Mount dates from the middle of the 1700s. Historically strong in rail transportation, textiles, and agriculture, the economy of Rocky Mount has diversified into biomedical pharmaceuticals, manufacturing, and logistics. Located near the juncture of a number of highways and railway, distribution and logistics are important to local business. The area has a strong service sector and a number of financial and customer support centers are located here.

Rocky Mount's is located 50 miles from Raleigh and the Research Triangle located there. This has helped attract new companies to Rocky Mount seeking a skilled labor and a lower costs of living and doing business.

Rocky Mount is the regional shopping destination with many big-box retailers and specialty shops located in the city. Rocky Mount's shopping centers are generally congregated along and around US 301 (Wesleyan Boulevard). Large centers include Golden East Crossing, Englewood Square, Sutters Creek Plaza, Cobb Corners, and Westridge Shopping Center.



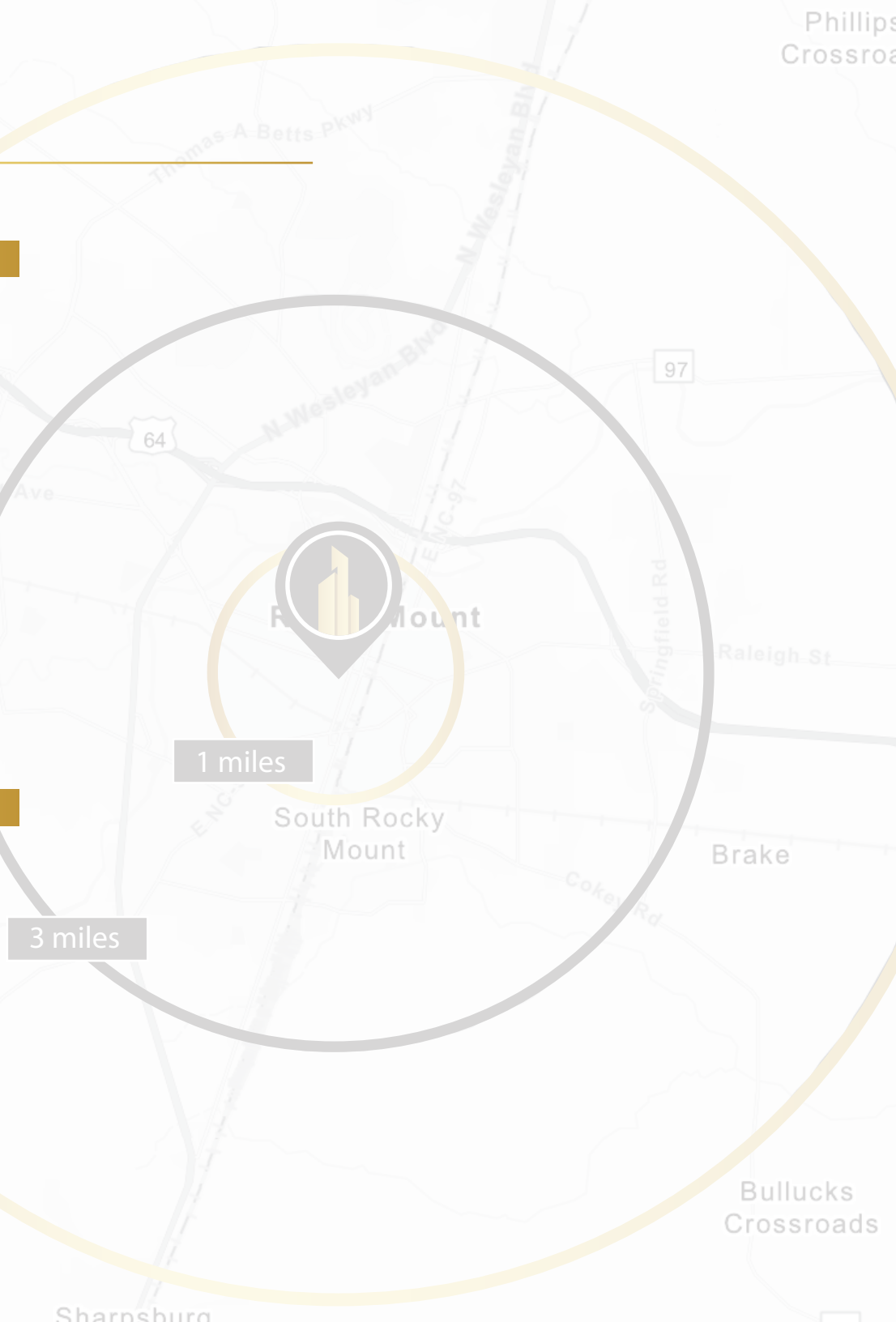
Tar River Trail is a 7-mile greenway running east to west along the namesake river that connects with multiple parks, city landmarks, and sports complex, with designated boat ramps for recreational paddling trips on the river. Notable among the connected parks is City Lake Park, built in 1937 during the Great Depression by the Works Progress Administration, and the 57-acre biodiverse Battle Park centered on the falls of the Tar River. The trail also includes a 220-foot long clear-span wooden bridge believed to be the longest such wooden bridge in the United States.



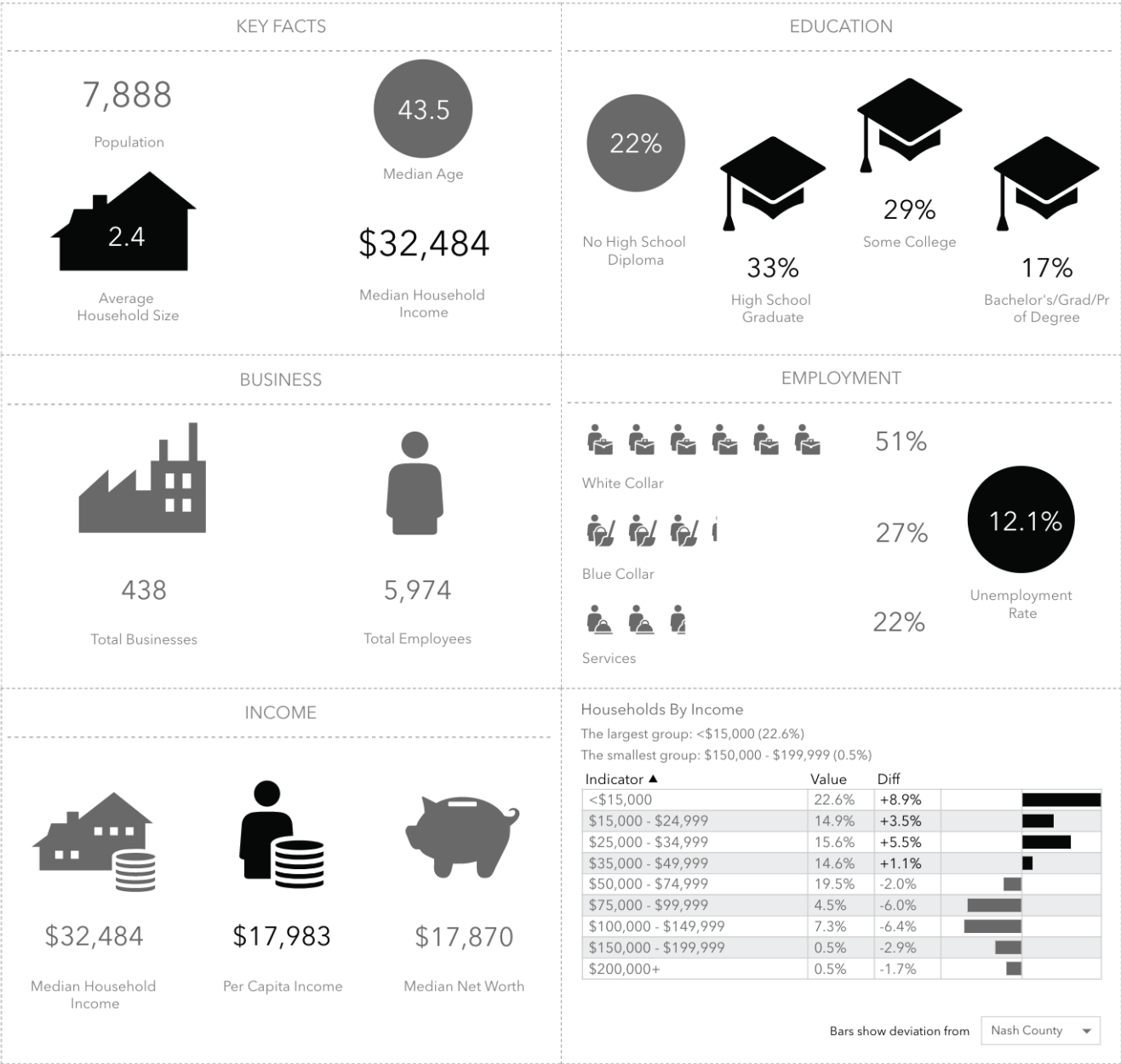
# DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	7,888	34,575	57,833
Households	3,285	14,357	23,677
Families	1,774	8,700	14,766
Average Household Size	2.36	2.39	2.40
Owner Occupied Housing Units	1,443	6,725	12,662
Renter Occupied Housing Units	1,842	7,632	11,014
Median Age	43.5	41.3	41.4
Median Household Income	\$32,484	\$36,091	\$41,246
Average Household Income	\$42,908	\$47,984	\$54,739

2026 Summary	1 Mile	3 Mile	5 Mile
Population	7,849	34,357	57,698
Households	3,274	14,291	23,654
Families	1,754	8,606	14,668
Average Household Size	2.36	2.38	2.39
Owner Occupied Housing Units	1,453	6,786	12,813
Renter Occupied Housing Units	1,821	7,505	10,841
Median Age	43.9	42.0	42.2
Median Household Income	\$35,450	\$39,102	\$45,547
Average Household Income	\$46,902	\$52,913	\$60,777



# DEMOGRAPHIC OVERVIEW



# CONTACT

**Keith Bashi**  
Keith@cityplat.com  
919.520.9634

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**CityPlat**  
www.cityplat.com  
919.650.2643

107 Fayetteville St  
Raleigh, NC 27601

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