

## 300 Sunset Ave

300 Sunset Ave, Rocky Mount, NC 27804



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## General Information



**Rental Rate: \$10.00 /SF/Mo**

<b>Property Type:</b>	Retail
<b>Property Sub-type:</b>	Bank
<b>Gross Leasable Area:</b>	4,948 SF
<b>Service Type:</b>	Triple Net
<b>Space Type:</b>	New
<b>Lease Term:</b>	Negotiable

Located at an intersection and on the busiest street in Rocky Mount (Sunset Ave), this vacant building is ready to be leased out. It was originally used as a bank and is still internally designed for one. The building has 2 floors (floor 1= 3699 sq ft, floor 2 = 1249 sq ft) with 8-9 offices, 2 drive-through windows, and 1 conference room. It also contains many desks, chairs, lamps plus many fixtures (Example = refrigerator and hall lights). The property itself measures out to be 0.92 acres of land and is on the edge of downtown Rocky Mount. Nearby retailers include multiple banks (Example = PNC and Southern Bank and Trust), Auto Zone, a local restaurant, and more. The building is about 3 mins away from the local imperial centre of arts and science and the newly built city event center. In terms of nearby cities, the property is about 50 mins away from Raleigh, NC and 50 mins from Greenville, NC. Don't miss an opportunity to lease in a piece of real estate that is in a city that is right in-between New York and Florida (right off I-95), bringing in multiple industries (Example = CSX), has recently added a brewery mill, and just opened a 150,000 sq ft event center!

## Location

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Scan using QR code scanner app on your smartphone  
and directly view the map on your device.

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## Aerial View

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Comerica Trust Services

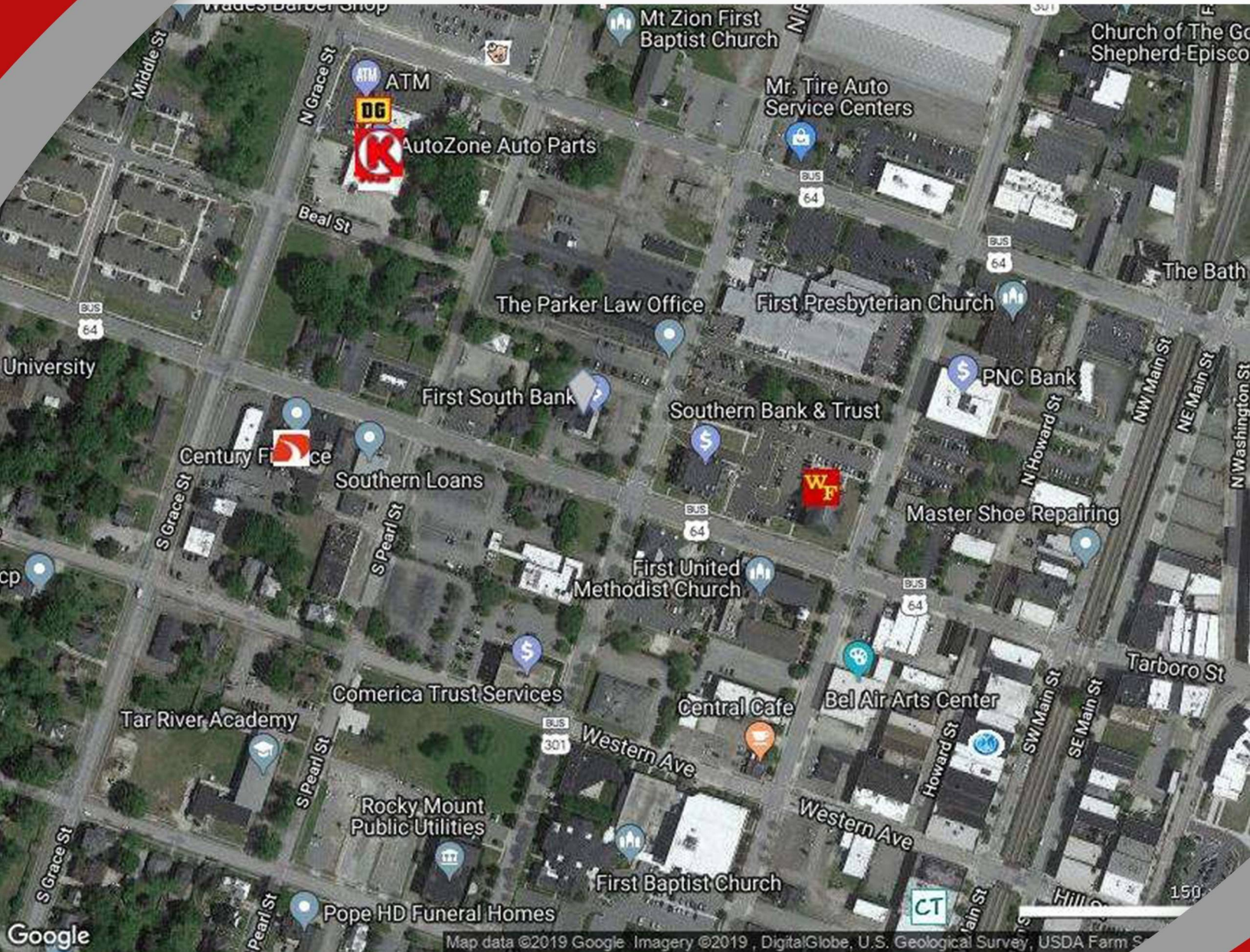
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## Retail Map

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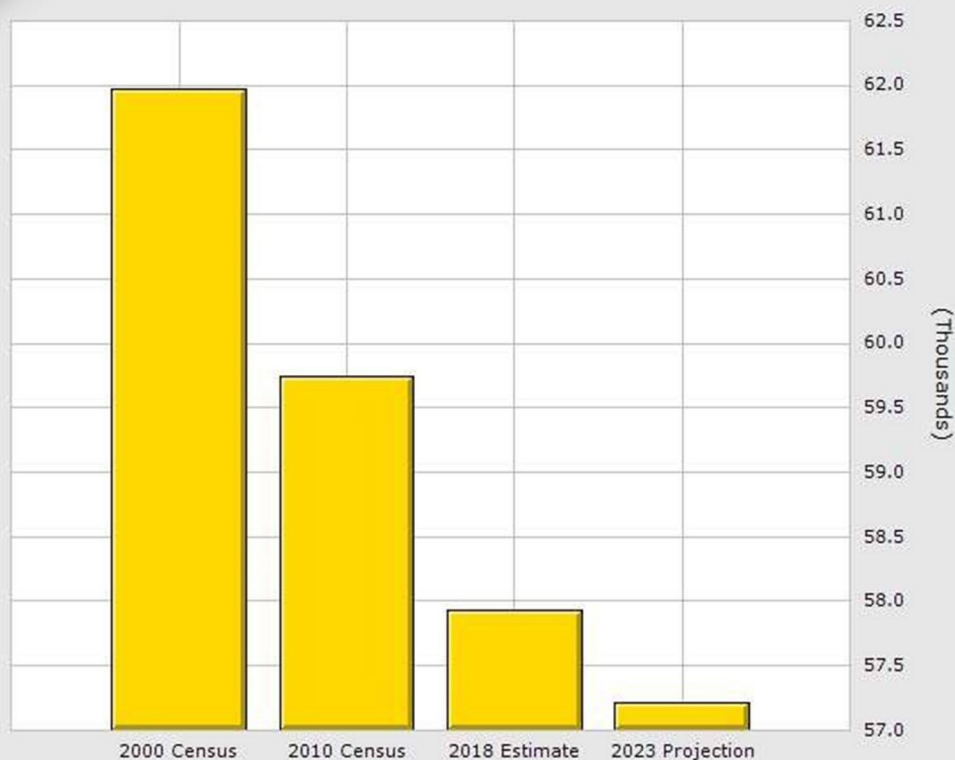
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## Demographic Summary Report

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Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	8,685	34,495	57,934
2023 Population:	8,734	34,193	57,209
Pop Growth 2018-2023:	0.56%	(0.88%)	(1.25%)
Average Age:	41.10	40.00	40.00
<b>Households</b>			
2018 Total Households:	3,654	14,273	23,576
HH Growth 2018-2023:	0.55%	(0.89%)	(1.23%)
Median Household Inc:	\$28,961	\$31,608	\$37,132
Avg Household Size:	2.30	2.40	2.40
2018 Avg HH Vehicles:	1.00	1.00	2.00
<b>Housing</b>			
Median Home Value:	\$80,760	\$90,696	\$111,511
Median Year Built:	1953	1967	1975

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