

RETAIL FOR LEASE



Oakwood Shopping Center, Rocky Mount, NC

CONTACT

RED Partners

CRAIG CARLISLE
craig@redpart.comOffice: 704.909.2472
Fax: 704.333.7993

www.redpart.com



Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.

DESCRIPTION: Multiple retail spaces available for lease at a Food Lion anchored shopping center in Rocky Mount, NC. Two outparcel buildings are for lease or can be redeveloped as a possible ground lease, build-to-suit opportunity.

LOCATION: 113 N. Fairview Road
Rocky Mount, NC 27801

ZONING: B-3 Regional Commercial District

AVAILABLE SF: 620 SF – 6,500 SF

MAX CONTIGUOUS: 11,425 SF

PRICE PER SF: \$5.00 PSF - \$15.00 PSF NNN

EXPENSES: \$1.50 PSF

FOR LEASE

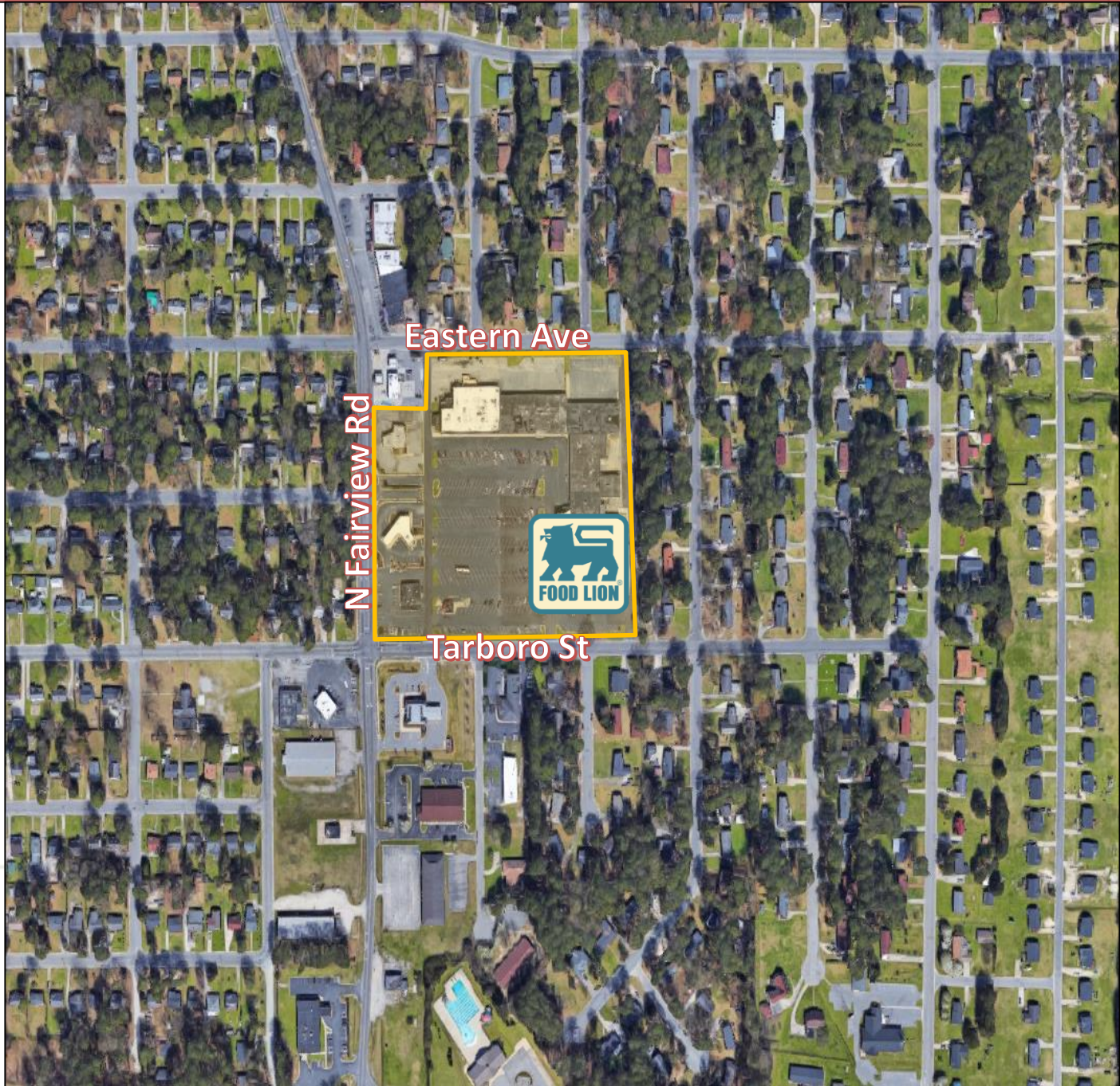


Suite	SF	\$ PSF (NNN)	Monthly Total
1	3,000	\$9.00	\$2,625.00
2	14,000	LEASED - Citi Trends	
3	1,280	\$10.00	\$1,226.67
4	6,500	\$7.00	\$4,604.17
10	620	Flat	\$850.00
11	5,425	\$5.00	\$2,938.54

Suite	SF	\$ PSF (NNN)	Monthly Total
12	4,200	LEASED- Kids R 1	
13	6,000	\$7.00	\$4,250.00
16	7,000	LEASED - A Beauty	
19	1,000	\$12.00	\$1,125.00
21	1,430	\$15.00	\$1,966.25
22	2,426	\$15.00	\$3,335.75

AERIAL

The Oakwood Shopping Center is surrounded by large residential neighborhoods and other light commercial businesses. The center has been anchored by Food Lion since 1995.



AERIAL



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IMPROVEMENTS & LOCATION OVERVIEW

Capital Improvements in 2017:

- New TPO roof with new downspout gutters.
- High resolution, integrated camera system installed on the perimeter of the property.
- Walk-way lights have been converted to LED to provide more light and to conserve energy costs.
- Additional high-wattage LED wall-pack lights have been installed behind each tenant's space to provide better visibility.
- Parking lot and sidewalks are impeccably swept five days a week.
- Landscaping is now being maintained on a weekly basis.

Rocky Mount Overview:

- Rocky Mount is part of a Combined Statistical Area which encompasses the Rocky Mount and Wilson metropolitan areas.
- The Rocky Mount-Wilson CSA population is currently over 200,000 residents.
- Rocky Mount is 50 miles from Raleigh, NC and 40 miles from Greenville, NC.

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