

RETAIL FOR LEASE



Oakwood Shopping Center, Rocky Mount, NC

CONTACT

RED Partners

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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 of the three outparcel buildings that are for lease, can be redeveloped as a possible ground lease or build-to-suit opportunity.

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

ZONING: B-3 Regional Commercial District

AVAILABLE INLINE SUITES: 2 Suites Available:
Suite 1: 3,000 SF
Suite 4: 6,500 SF

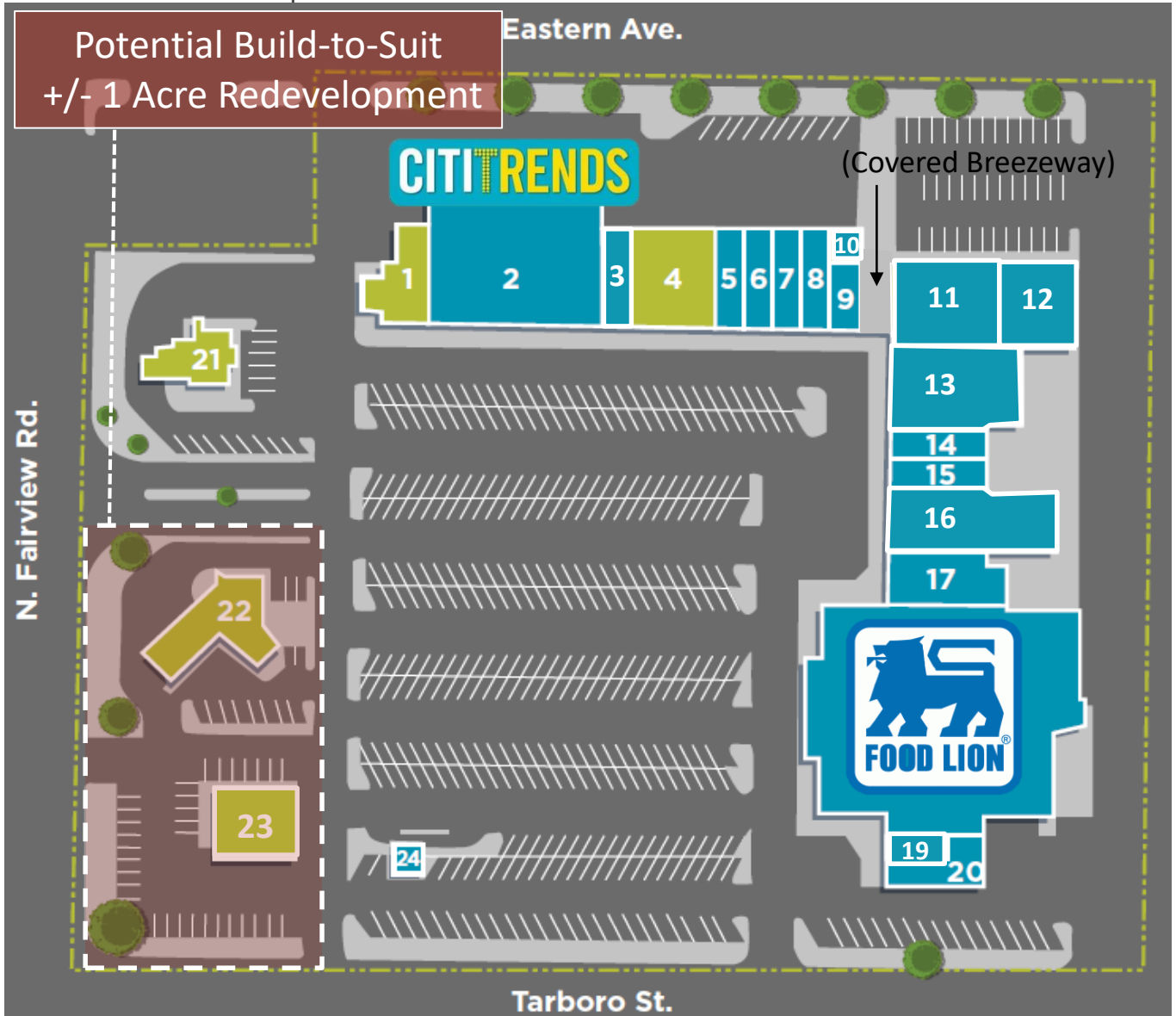
OUTPARCEL 1: 1,430 SF

OUTPARCEL 2: 2,426 SF

OUTPARCEL 3: 3,343 SF

EXPENSES: \$1.50 PSF

Potential Build-to-Suit
+/- 1 Acre Redevelopment

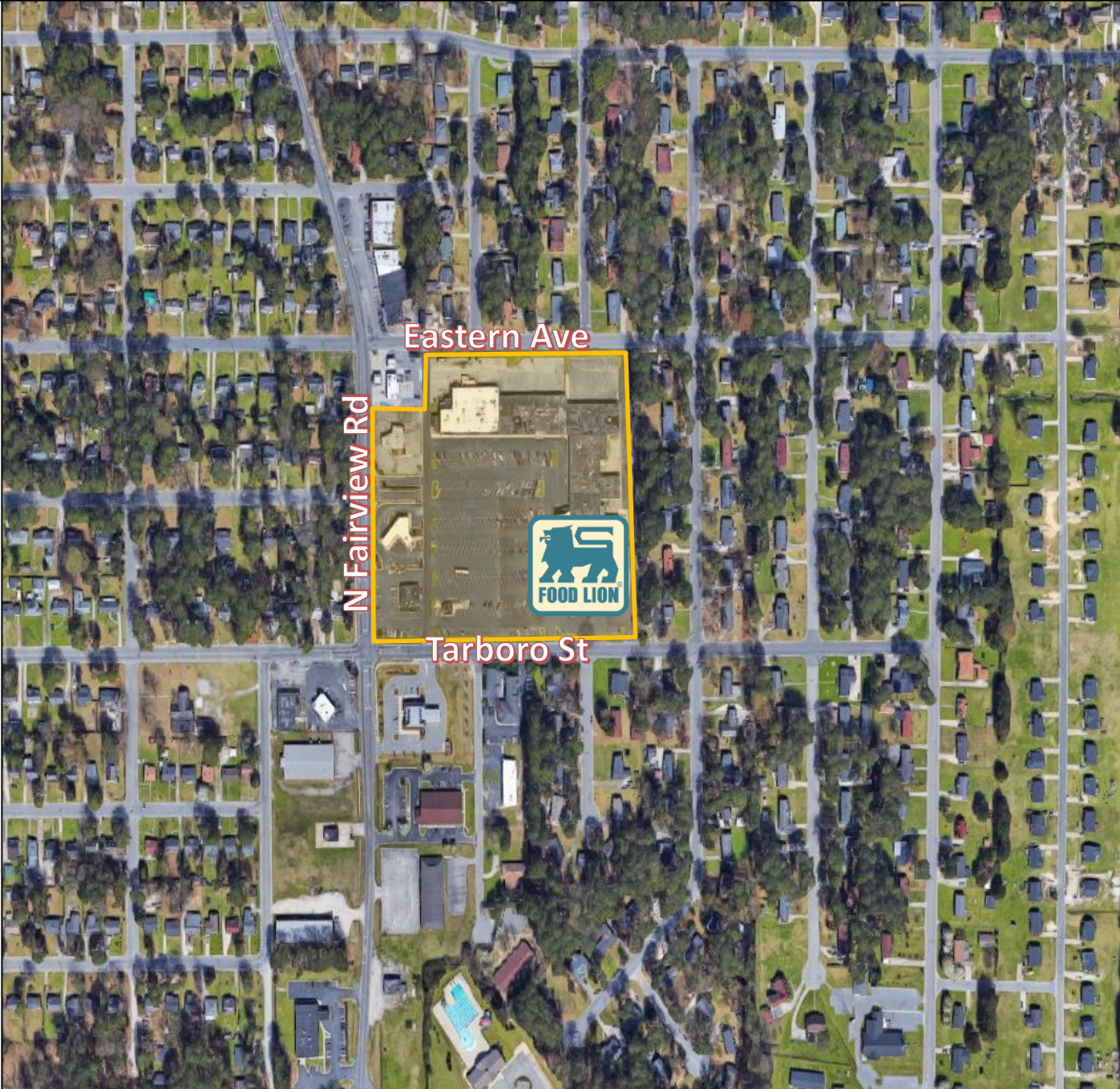


Suite/Outparcel	SF	\$ PSF (NNN)	Monthly Total
1	3,000	\$6.00	\$1,500.00
4	6,500	\$6.00	\$3,250.00
21	1,430	\$15.00	\$1,966.25
22	2,426	\$15.00	\$3,335.75
23	3,343	\$15.00	\$4,178.75

**Outparcels 22 & 23 can be combined for +/- 1 acre build-to-suit and/or ground lease.*

AERIAL

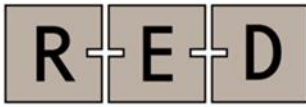
The Oakwood Shopping Center is surrounded by large residential neighborhoods and other light commercial businesses.
The center has been anchored by Food Lion since 1995.



AERIAL



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REAL
ESTATE
DEVELOPMENT
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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 sidewalk's 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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