

Citgo

1001 N Church St, Rocky Mount, NC 27804



Phillip Rabil / Prabil@mkmcommercial.com / Cell: (252) 382-8117
Arpan Makam / Arpan@mkmcommercial.com / Cell: (919) 889-4747

Office: (919) 907-0760 / 214 W. Millbrook RD, Raleigh NC
www.mkmcommercial.com

General Information

Price: \$285,000



Property Type: Retail
Property Sub-type: Convenience Store
Building Class: C
Sale Type: Investment or Owner User
Lot Size: 0.67 AC
Gross Leasable Area: 880 SF
Zoning Description: COM (B2)
APN / Parcel ID: 3850-16-74-5420

Zoning = Commercial Corridor District (B2)-The B2 District is established for major retail and service activities removed from the central business district, with major arterial access and with adequate open space and parking. This district is intended to serve the resident, non-residents and transient traffic using major arterials that run through or around the City.

Traffic Count:

11,000 (North Church St), 25,000 (Highway U.S 64)

Rocky Mount citgo convenience store/gas station right off US-64 E + inventory are ready to be bought and put to good use. This store (880 sq ft) is the only gas station within a few of miles of any competition and is right in between the city's sports complex and a recently built event center. The building was recently renovated in 1985 and is located in commercial business neighborhood that contains an auto repair shop, a used car shop, a wholesale paint center, and more. The property itself measures out to be .067 acres and is only 50 mins away from Raleigh, NC and 45 mins from Greenville, NC Don't miss an opportunity to invest in a piece of real estate that is in a city that is right in-between New York and Florida (right off I-95), has recently added a brewery mill, is bringing in multiple industries (Example = CSX), 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

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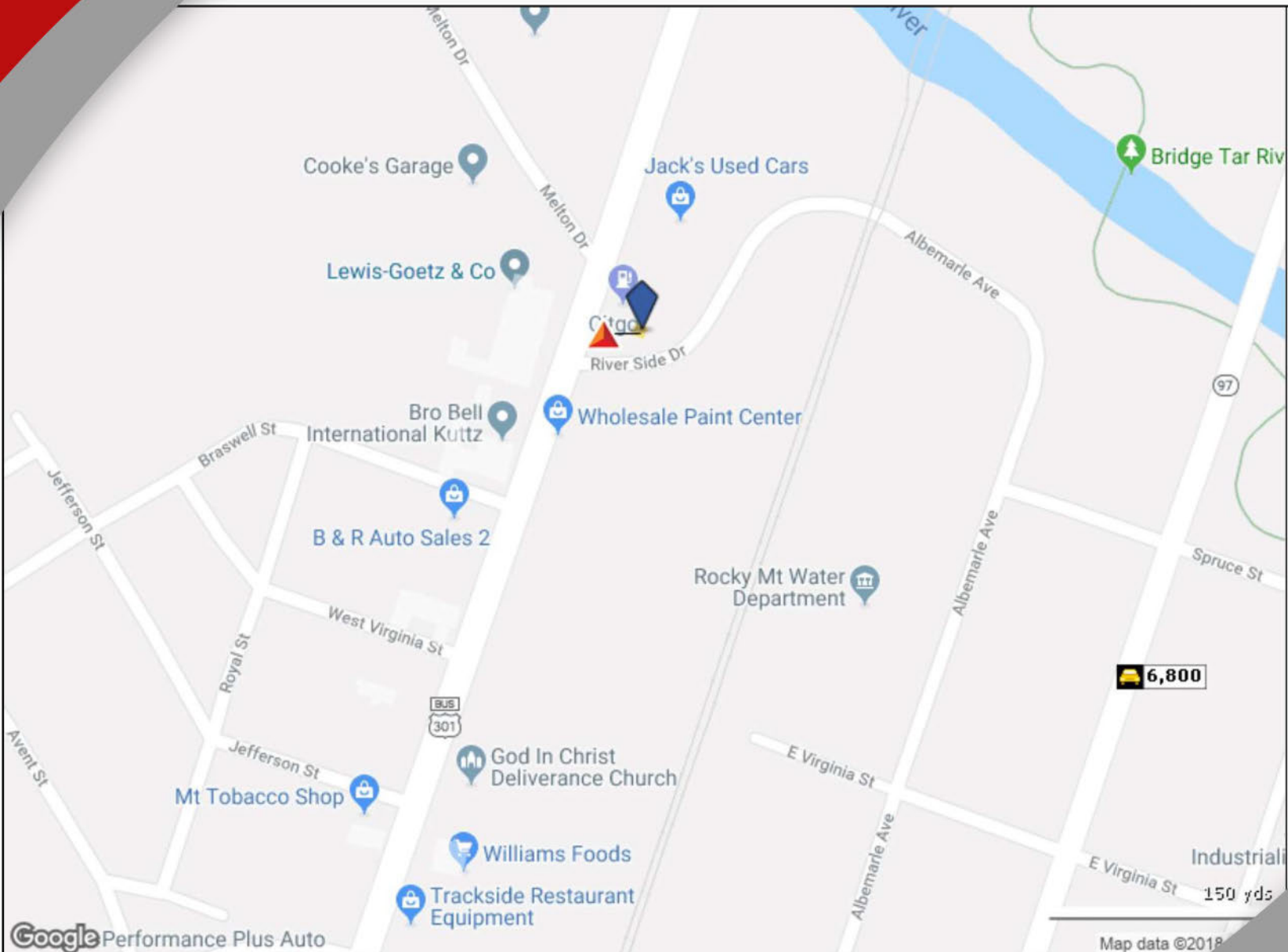
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Retailers Map

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Demographic & Traffic Count Report

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Rocky Mount Demographics Profile

Statistic	Rocky Mount	North Carolina	National
Population	56,175	9,940,828	318,558,162
Population density (sq mi)	1,273	181	91
Median age	37.0	38.3	37.7
Male/Female ratio	0.8:1	1.0:1	1.0:1
Married (15yrs & older)	48%	57%	55%
Speak English	95%	89%	79%
Speak Spanish	3%	7%	13%

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Church St	Melton Dr	0.21 S	2017	11,000	MPSI	.23
2	Atlantic Ave	Spruce St	0.05 N	2017	6,800	MPSI	.23
3	E Grand Ave	Albemarle Ave	0.03 W	2017	11,000	MPSI	.32
4	US Hwy 64 W	Exit 470 W	0.08 E	2015	18,950	MPSI	.38
5	US Hwy 64	Atlantic Ave	0.08 SE	2017	25,000	MPSI	.38
6	E Grand Ave	Pennsylvania Ave	0.02 W	2017	11,000	MPSI	.41
7	Myrtle Ave	E Virginia St	0.05 N	2017	2,500	MPSI	.47
8	N Church St	Falls Rd	0.01 N	2017	4,200	MPSI	.50
9	Atlantic Ave	US Hwy 64	0.16 SW	2017	6,100	MPSI	.58
10	US Hwy 64	Benvenue Rd	0.28 W	2017	33,000	MPSI	.83

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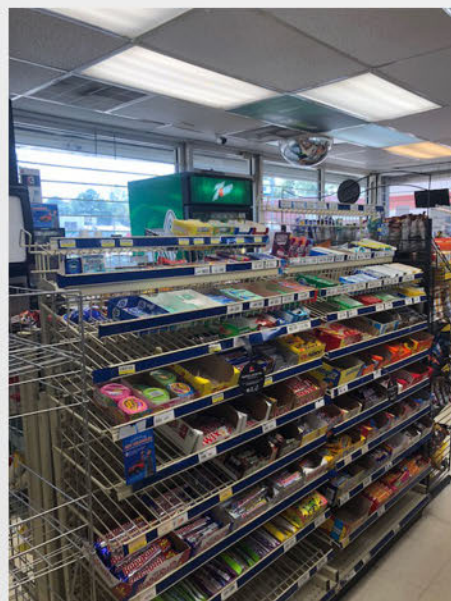
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